

Monthly Market Stats

- ⇒ Franklin tops the charts in the number of single family closings this month, while Brentwood has the highest average price.
- ⇒ Spring Hill had 28% more closings and 27% increase in median price over June of last year.
- ⇒ Closings in Brentwood increased by 10% and 6.7% in median price in June 2014 over June of 2013.
- ⇒ Sales are brisk throughout the county in residential, condominium and land sales.

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Statistics At A Glance

The median sales price for a single-family home was \$409,065 in June of 2014, an increase of 5.6% over June 2013, and a 13.3% increase over 2012.

The number of single-family residential closings increased by 0.19% in June 2014 compared to June 2013. There was a 34.9% increase over June 2012.

Condo closings in June 2014 were down 30% over June 2013, but the median price increased 24% to \$327,450.

June 2014

	Closings	Med. Price	Avg. Price	DOM
Res.	522	\$409,065	\$468,573	65
Condo.	32	\$327,450	\$242,534	50
Land	20	\$172,375	\$329,863	180

June 2013

	Closings	Med. Price	Avg. Price	DOM
Res.	521	386,000	441,696	68
Condo.	46	191,000	200,322	76
Land	17	159,000	207,735	293

June 2012

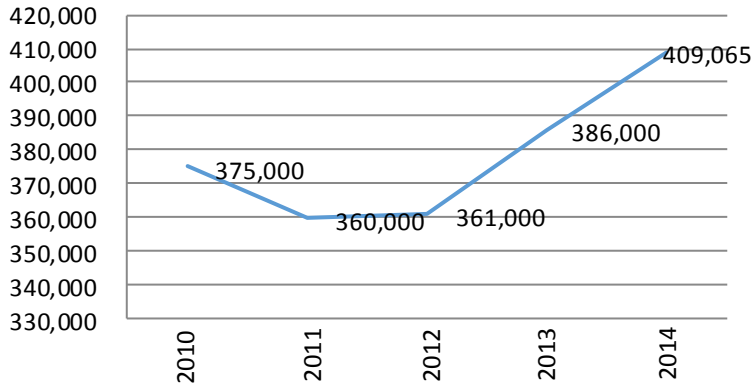
	Closings	Med. Price	Avg. Price	DOM
Res.	387	361,000	418,183	83
Condo.	26	183,500	204,984	93
Land	21	150,000	187,299	236

Communities Quick View

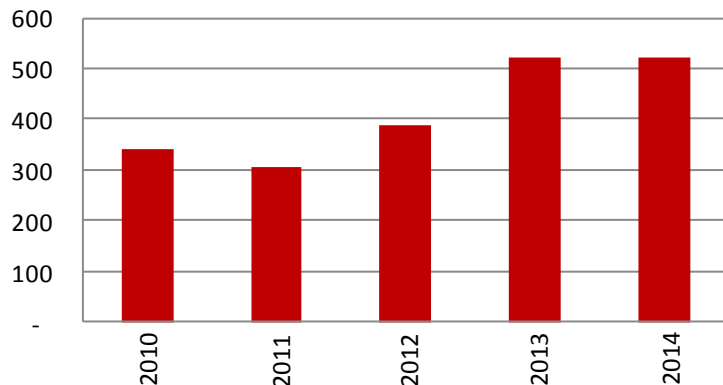
City	Closings	Average Price	Median Price	DOM	Inventory	Pending
Brentwood	106	\$ 664,576	\$ 617,500	407	99	63
Fairview	12	\$ 268,721	\$ 262,500	79	13	61
Franklin	244	\$ 470,058	\$ 412,000	812	233	64
Nolensville	31	\$ 360,240	\$ 374,270	138	32	57
Spring Hill	73	\$ 286,307	\$ 279,826	219	74	62
Thompsons Station	43	\$ 386,407	\$ 317,500	169	73	75

Market Snapshot

Median Sales Price



Single-Family Closings



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Recovery Broadens as More Markets See Price Increases

Home prices were on the rise again last month, but in a stark contrast to last year, price increases were more generalized and less concentrated to just a few metro pockets, according to realtor.com's May 2014 National Housing Trend Report.

In May, the median list price of homes was \$214,900 nationwide, an 8 percent increase year-over-year. All but eight of the 146 markets that realtor.com tracks reported year-over-year price increases in May. "This broad increase in price suggests a more evenly distributed recovery and a healthier national housing market," reads a realtor.com statement on the findings.

Nationally, home inventories in May were down 5.8 percent compared to year ago levels. A limited number of homes for-sale across the country is credited with lifting home prices.

"Home prices are as high as they are because of low inventory spread across the nation," says Steve Berkowitz, CEO of Move Inc., which operates realtor.com. "But we are not seeing the runaway pricing of last year. Nor is the situation exclusive to the hotbed markets of recent years."

Source: DAILY REAL ESTATE NEWS | MONDAY, JULY 07, 2014

Across the Nation and Next Door— What does the current market mean to you?

Look at how other area markets are performing compared to Williamson County...

- Williamson County— 522 Residential Closings- \$409,065 Median Price
- Davidson County— 871 Residential Closings- \$219,900 Median Price
- Rutherford County— 490 Residential Closings- \$174,450 Median Price
- Wilson County— 254 Residential Closings- \$222,450 Median Price
- Maury County— 134 Residential Closings- \$184,950 Median Price
- Sumner County— 300 Residential Closings- \$219,450 Median Price