

Monthly Market Stats

MTH/MTH Comparison: June 2015

June 2015

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	624	\$407,000	1,807	628	61
Condos	43	\$208,075	99	46	45
Total	667	-	1,906	-	-
Land	25	\$230,000	443	23	191

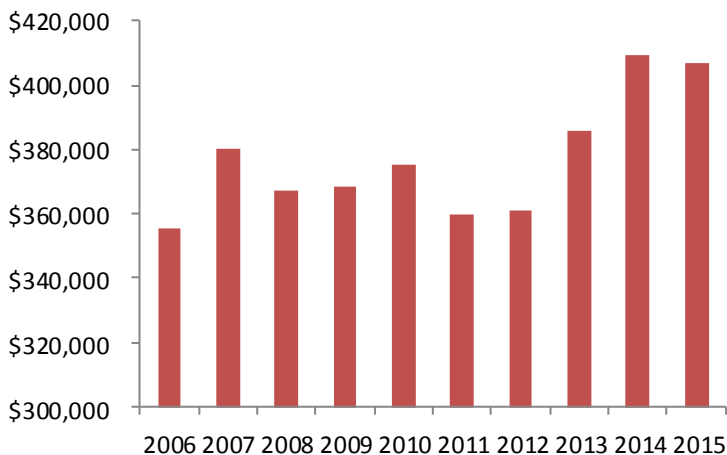
Quick Facts



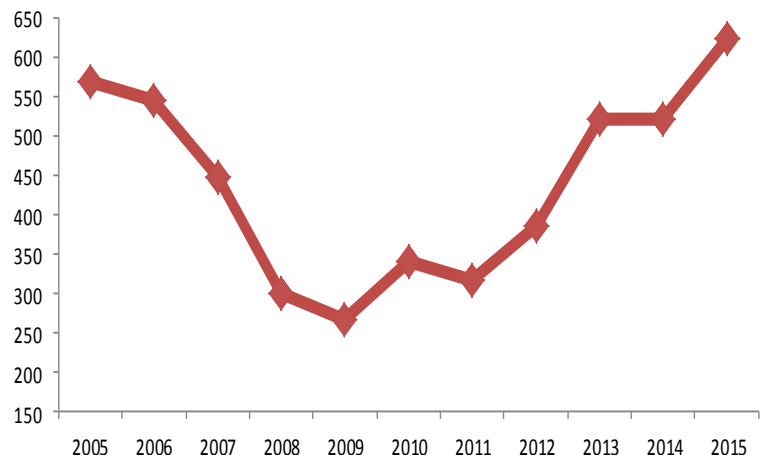
#WCHousingStats

- The 624 closings in June were nearly 20% more than the same time last year (522) and highest ever reported.
- Condo closings rose 34% in June compared to the same time last year (from 32 to 43).
- Thompsons Station days on market dropped 64% (75 to 48) while closings rose 65% (43 to 71) compared to last June.

June Median Price



June Residential Closings



June 2014

	Closings	Median	Inventory	Pending	DOM
Res	522	\$409,065	1,935	547	65
Condos	32	\$237,450	96	40	50
Total	554	-	2,031	-	-
Land	20	\$172,375	598	22	180

June 2013

	Closings	Median	Inventory	Pending	DOM
Res	521	\$386,000	1,816	542	68
Condos	46	\$191,000	112	57	76
Total	567	-	1,928	-	-
Land	17	\$159,000	693	23	293

SINGLE FAMILY HOMES- CITIES

	Closed	Median	Inventory	Pending	DOM
Brentwood	109	\$622,563	349	100	63
Fairview	22	\$205,000	72	19	64
Franklin	253	\$466,470	734	254	63
Nolensville	47	\$399,900	155	51	62
Spring Hill	109	\$273,000	178	113	53
Thompson's Station	71	\$330,000	182	66	48

SINGLE FAMILY HOMES- REGIONAL

	Closed	Median
Williamson	624	\$407,000
Davidson	1,057	\$237,592
Rutherford	533	\$194,900
Wilson	267	\$245,985
Maury	171	\$188,000
Sumner	313	\$225,000

Message from the President

The summer selling season is here and better than ever, but you don't have to take my word for it. Here are some highlights from this month's numbers:

The market in Williamson County saw a nearly 20% increase in residential home sales for June. There were 624 home closings in June 2015 compared to 522 closings reported the previous year.

Median price for June 2015 was consistent with last year's \$409,065 number, a difference of only .5%.

Total June inventory levels remain low, down to 1,906 from last year's 2,031. Days on the market for residential homes fell from 65 in 2014 to 61, while condos dropped from 50 in 2014 to 45 days.

Inventory remains a problem for an area with some of the highest demand in the state. Single family homes are moving from listing to close in a two month timespan, while condos are moving on and off the market at breakneck speeds.

You cannot overstate the value of a REALTOR® in these conditions. Sellers are juggling multiple offers and buyers are striving to find homes before they hit the market. REALTORS® are the all-stars of this market, helping buyers move in and sellers move up.

Overall, the market in Williamson County is performing strongly. The quarterly and year-to-date figures confirm one of the best real estate years in Williamson County history. It's just more proof that Williamson County is a great place to call home.

Chip Kerr

2015 WCAR President

President@wcartn.org

