

# Monthly Market Stats

- ⇒ Franklin tops the charts in the number of single family closings this month, while Brentwood has the highest average price.
- ⇒ Number of closings are up compared to March 2013 and March 2012.
- ⇒ Condominium sales are the highest seen since 2007, days on market continue to decrease.
- ⇒ Inventory is at the lowest level since 2006.

## Statistics At A Glance

The number of single-family residential closings held steady, with a moderate increase of 1.2% in March 2014 compared to March 2013.

The median sales price for a single-family home was \$362,530 in March of 2013 with an increase to \$395,000 in March of 2014, a 9.0% increase over last year.

Days on the market decreased slightly from March 2013 compared to March 2014.

Median condo prices jumped 39% compared to the same period last year. Volume was up 35.3% in March 2014 over March 2013.

March 2014				
	Closings	Med. Price	Avg. Price	DOM
Res.	341	395,000	441,469	72
Condo	46	265,000	238,990	52
Land	28	162,500	273,251	150
March 2013				
Res.	337	362,530	396,342	76
Condo.	34	190,555	185,703	88
Land	34	121,250	204,668	211
March 2012				
Res.	244	318,750	398,286	92
Condo	16	160,250	173,981	117
Land	34	162,500	268,908	239

For Information regarding this report please contact:

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OR

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[www.wcartn.org](http://www.wcartn.org)

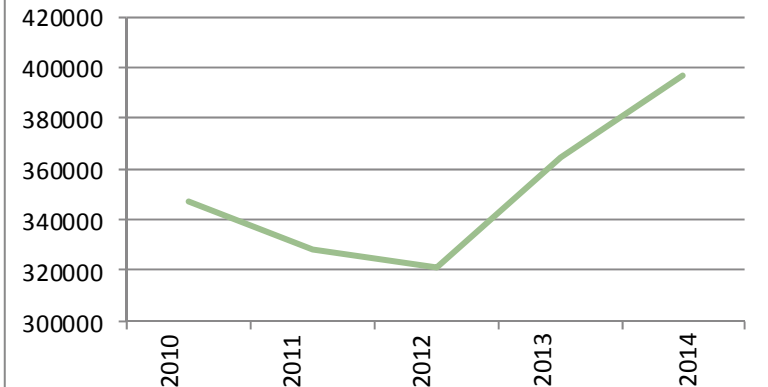
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## Communities Quick View

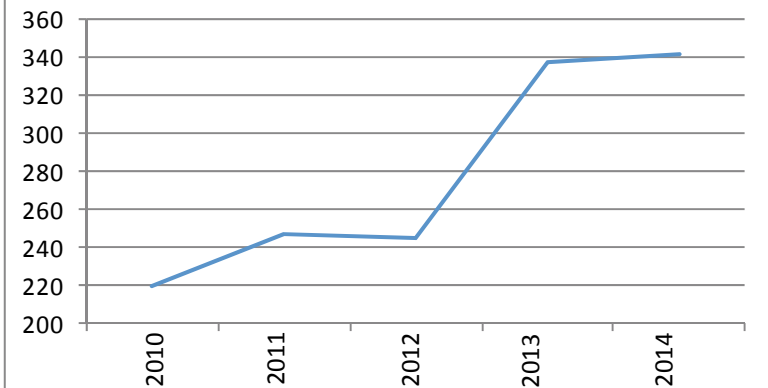
City	Closings	Average Price	Median Price	DOM	Inventory	Pending
Brentwood	52	\$ 672,507	\$ 615,248	77	332	59
Fairview	11	\$ 151,727	\$ 165,000	93	71	10
Franklin	150	\$ 471,388	\$ 425,850	72	697	170
Nolensville	27	\$ 388,970	\$ 425,885	28	136	41
Spring Hill	67	\$ 295,661	\$ 280,000	76	196	101
Thompsons Station	26	\$ 284,756	\$ 277,210	70	149	37

## Market Snapshot

### Median Sales Price



### Single-Family Closings



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## Williamson County Chamber Releases Inaugural Trends Report

Williamson Inc., the combined chamber and economic development organization for Williamson County, hosted its inaugural Outlook Williamson event recently, outlining what the county needs to do to attract companies and jobs to the area, as well as its present and future development needs. They also used the event to unveil its Inaugural Trends Report.

### Population Change

- Over the next 10 years, Williamson County is expected to see the greatest growth in the 65 years and older age group, with 51% growth expected by 2023. This is important from a planning and services perspective, as this age group can create greater demand for different housing options, services and retail options than currently exist.

### Commuting Patterns

- 54.5% of the labor force live and work in Williamson County
- 28 minutes is the average travel time to work
- 2.7% of the labor force commute outside of the state for work
- 34.7% of the labor force, or 28,910 residents, commute to Davidson County for work

### Property Tax

- Williamson County has the third lowest property tax rate in the region at \$2.31 per \$100.

### Economy

- The Williamson County economy is projected to grow to 141,226 jobs by 2023. 10-year growth across all occupations. Within the 24,623 jobs projected, greatest growth is expected to occur in office and administrative support occupations, followed by sales & related occupations and business & financial occupations.

For additional information or to download your own copy of the Williamson County Chamber's **Inaugural Trends Report** please visit [www.williamsonchamber.com](http://www.williamsonchamber.com).

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

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

- Williamson County– 341 Residential Closings- \$395,000 Median Price
- Davidson County– 658 Residential Closings- \$185,750 Median Price
- Rutherford County– 392 Residential Closings- \$164,900 Median Price
- Wilson County-174 Residential Closings- \$225,400 Median Price
- Maury County– 105 Residential Closings- \$136,000 Median Price
- Robertson County– 64 Residential Closings- \$158,900 Median Price