

Monthly Market Stats

- ⇒ Franklin tops the charts in the number of single family closings this month, while Brentwood has the highest average price.
- ⇒ Thompson Station had 16% more closings and 6.8% increase in price over May of last year.
- ⇒ Closings and pending home sales in Brentwood jumped by 44% and 28.6% respectively in May 2014 over April of 2014.
- ⇒ While inventory in high activity areas may seem low, overall inventory remains comparable to 2013.

For information regarding this report please contact:

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www.wcartn.org

615-771-6845

Statistics At A Glance

The median sales price for a single-family home was \$399,950 in May of 2014, an increase of 6.3% over May 2013.

The number of single-family residential closings decreased by 9.4% in May 2014 compared to May 2013.

Condo closings are up by 18% over 2013 with a 6.7% increase in average price May 2013 compared to May 2014.

Land sales continue to decrease in number of closings and increase in days on the market.

May 2014

	Closings	Med. Price	Avg. Price	DOM
Res.	416	\$399,950	\$467,321	69
Condo.	32	\$205,000	\$210,786	47
Land	26	\$185,000	\$230,477	271

May 2013

	Closings	Med. Price	Avg. Price	DOM
Res.	459	376,007	425,778	70
Condo.	27	192,000	207,329	48
Land	31	160,000	199,006	162

May 2012

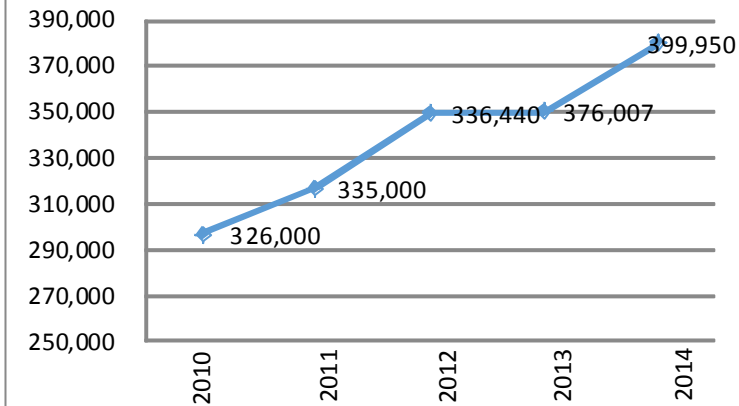
Res.	378	336,440	405,075	87
Condo.	37	167,500	195,789	62
Land	35	127,500	253,666	145

Communities Quick View

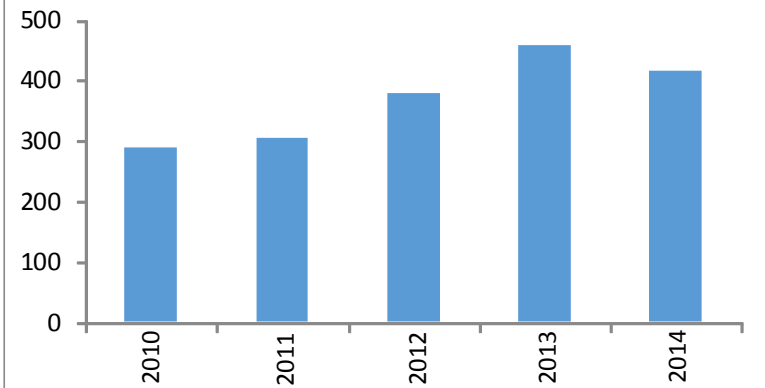
City	Closings	Average Price	Median Price	DOM	Inventory	Pending
Brentwood	91	\$ 688,542	\$ 592,446	62	384	108
Fairview	20	\$ 206,728	\$ 172,500	104	74	18
Franklin	170	\$ 489,816	\$ 408,500	68	808	202
Nolensville	36	\$ 361,394	\$ 354,026	79	123	48
Spring Hill	57	\$ 286,747	\$ 282,000	52	234	66
Thompsons Station	25	\$ 313,535	\$ 304,000	113	165	36

Market Snapshot

Median Sales Price



Single-Family Closings



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More Americans Stayed Put Last Year

Fewer Americans are on the move, with newly released Census data showing that only 11.7 percent of Americans moved between 2012 and 2013 due to job, family, or housing reasons.

The number of movers has shrunk compared to 1998 and 1999 when the national mover rate was at 15.9 percent. Single people were on the move the most from 2012 to 2013. More than 12 million people who had never been married moved last year compared to 9.9 million of married people and 3 million divorced people who moved.

Also, the Census found that women tended to move more than men from 2012 to 2013—18.3 million women moved compared to 17 million men.

For those who did move, many opted to stay within a few miles of their current address, the Census found. For example, 23 million movers stayed within their counties while 11 million moved away. Of those who moved away from their current county, more than 4 million still moved less than 50 miles away from where they originally lived.

Source: "[Census: Americans Less Likely to Move Now Than in the 1990s](#)," *The Associated Press* (June 6, 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— 416 Residential Closings- \$399,950 Median Price
- Davidson County— 877 Residential Closings- \$204,000 Median Price
- Rutherford County— 450 Residential Closings- \$162,500 Median Price
- Wilson County— 213 Residential Closings- \$221,900 Median Price
- Maury County— 134 Residential Closings- \$153,750 Median Price
- Robertson County— 81 Residential Closings- \$142,000 Median Price