

- ⇒ The average price of residential properties in **Nolensville** is up 17% over November 2013 with number of closings up by 7%.
- ⇒ **Franklin** gained 7.6% more closings in November of 2014 with a 7.9% decrease in median price over this month last year.
- ⇒ The number of residential closings in **Thompsons Station** increased by 120% while the average price went up 24% and the median price jumped by 31.2%
- ⇒ November 2014 residential closings in **Brentwood** increased by 12.2% with a decrease of less than 1% in median price.

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Monthly Market Stats

WILLIAMSON COUNTY ASSOCIATION
OF REALTORS®

NOVEMBER 2014

Statistics At A Glance

The median sales price for a single-family home was \$387,930 in November of 2014, a decrease of 3% over November 2013, and a 10.9% increase over 2012.

The number of single-family residential closings increased by 22.9% in November 2014 compared to November 2013. There was a 15% increase over November 2012.

Land closings in November 2014 were up 140% over November 2013, with median price up 11.5%.

NOVEMBER 2014

	Closings	Med. Price	Avg. Price	DOM
Res.	359	387,930	455,094	64
Condo.	25	215,900	225,920	51
Land	24	157,500	239,453	266

NOVEMBER 2013

	Closings	Med. Price	Avg. Price	DOM
Res.	292	399,718	462,844	64
Condo.	19	179,900	206,399	64
Land	10	141,250	195,800	247

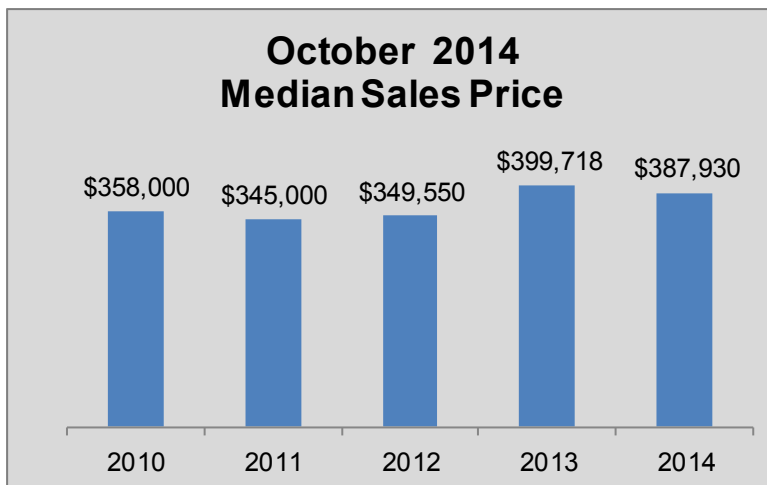
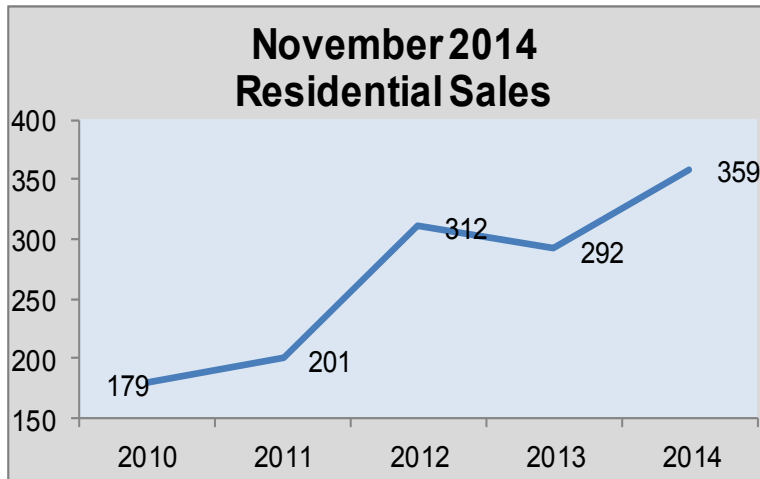
NOVEMBER 2012

	Closings	Med. Price	Avg. Price	DOM
Res.	312	349,550	404,936	78
Condo.	26	207,000	222,939	89
Land	42	50,000	112,705	89

Communities Quick View

City	Closings	Average Price	Median Price	DOM	Inventory	Pending
Brentwood	55	\$ 658,146	\$619,120	52	267	42
Fairview	13	\$ 207,187	\$ 180,000	73	74	12
Franklin	156	\$ 475,266	\$ 398,182	59	658	143
Nolensville	28	\$ 433,481	\$ 424,950	71	110	32
Spring Hill	50	\$ 296,481	\$ 282,063	76	194	41
Thompsons Station	44	\$ 321,682	\$ 308,250	54	155	47

Williamson Co. Market Snapshot



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WASHINGTON (November 26, 2014)—Pending home sales declined in October but remained at a healthy level of activity and are above year-over-year levels for the second straight month, according to the [National Association of Realtors®](#).



[Click photo for video](#)

The [Pending Home Sales Index](#),* a forward-looking indicator based on contract signings, decreased 1.1 percent to 104.1 in October from an upwardly-revised 105.3 in September, but is 2.2 percent higher than October 2013 (101.9). The index is above 100—considered an average level of contract activity—for the sixth consecutive month.

[Lawrence Yun](#), NAR chief economist, says despite October's modest decline, contract signings have remained at a healthy pace now for six straight months. "In addition to low interest rates, buyers entering the market this autumn are being lured by the increase in homes for sale and less competition from investors paying in cash," he said. "Demand is holding steady but would be more robust if it weren't for lagging wage growth and tight credit conditions that continue to hamper those individuals looking for relief from rising rents."

The median existing-home price¹ for all housing types in October was \$208,300, which is 5.5 percent above October 2013. Monthly median price growth has averaged 5.8 percent in 2014 (through October) after averaging 11.5 percent last year.

"The increase in median prices for existing-homes has leveled off, representing a healthier pace that has kept affordability in-check for buyers in many parts of the country while giving more previously stuck homeowners with little or no equity the ability to sell," says Yun.

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

A look at how other area markets are performing compared to Williamson County:

- Williamson County— 359 Residential Closings- \$387,930 Median Price
- Davidson County— 665 Residential Closings- \$193,834 Median Price
- Rutherford County— 354 Residential Closings- \$194,470 Median Price
- Wilson County— 228 Residential Closings- \$228,750 Median Price
- Maury County— 95 Residential Closings- \$175,000 Median Price
- Sumner County— 225 Residential Closings- \$199,900 Median Price