

Monthly Market Stats

MTH/MTH Comparison: November 2015

November 2015

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	321	\$412,176	1,711	357	52
Condos	27	\$222,500	78	34	40
Total	348	-	1,789	391	-
Land	17	\$199,000	469	21	102

Quick Facts



#WCHousingStats

- Median price of home sales in Williamson County exceeded \$400,000 mark in 11 of the past 12 months.
- Number of closings in Williamson County are down by 10.5% compared to November 2014.
- Nolensville saw a 35.7% increase in closings from 28 in 2014 to 38 this November.
- Overall closings year-to-date in 2015 are 2.5% higher than in the first 11 months of 2014.

November Median Price



November Residential Closings



November 2014

	Closings	Median	Inventory	Pending	DOM
Res	359	\$387,930	1,628	335	64
Condos	25	\$215,900	70	21	51
Total	384	-	1,698	356	-
Land	24	\$157,500	550	24	266

November 2013

	Closings	Median	Inventory	Pending	DOM
Res	292	\$399,718	1,588	322	64
Condos	19	\$179,900	80	26	64
Total	311	-	1,668	348	-
Land	10	\$141,250	662	18	247

SINGLE FAMILY HOMES- WILLIAMSON CO CITIES

	Closed	Median	Inventory	Pending	DOM
Brentwood	44	\$616,271	272	51	56
Fairview	9	\$215,000	61	12	67
Franklin	146	\$451,805	684	168	49
Nolensville	38	\$407,790	125	39	52
Spring Hill	43	\$289,515	176	43	56
Thompson's Station	32	\$377,196	188	39	44

SINGLE FAMILY HOMES- REGIONAL

	Closed	Median
Williamson	321	\$412,176
Davidson	641	\$240,000
Rutherford	352	\$190,750
Wilson	172	\$243,500
Maury	100	\$195,348
Sumner	241	\$214,900

Message from the President

Home values are up as evidenced by the \$412,000 median sales price of Williamson County homes in November 2015. This represents a 6.25% increase over last November's median price, according to data from the Williamson County Association of REALTORS® (WCAR).

The November median price marks 11 months of the past 12 months where median prices exceeded \$400,000.

The 321 closings in the month of November were 10.5% lower than the 359 closings in the prior year. However, overall closings year-to-date in 2015 are 2.5% higher than in the first 11 months of 2014.

New federal regulations in October coupled with normal seasonality of the market most likely contributed to the reduction in the number of closings. Both buyers and sellers should be encouraged by the continued stability and appeal of the local real estate market.

As 2015 comes to a close what we've experienced in Williamson County real estate is a market that has seen highest sales volume since 2006 and the highest sales prices ever. The increase in inventory over last year bodes well for buyers looking to find a home before year end.

David Logan

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