

Monthly Market Stats

- ⇒ Franklin tops the charts in the number of single family closings this month, while Brentwood has the highest average price.
- ⇒ Brentwood had 9% more closings and 20% increase in median price over September of last year.
- ⇒ Number of residential closings in Spring Hill increased by 3.5% while median price increased 11.6% in September 2014 over September of 2013.
- ⇒ Residential sales are brisk throughout the county, while condominium and land sales are down.

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Statistics At A Glance

The median sales price for a single-family home was \$385,750 in September of 2014, an increase of 2.8% over September 2013, and a 17.8% increase over 2012.

The number of single-family residential closings increased by 13% in September 2014 compared to September 2013. There was a 30.5% increase over September 2012.

Condo closings in September 2014 were down 32.3% over September 2013, with median price down 22.5% over last year.

SEPTEMBER 2014

	Closings	Med. Price	Avg. Price	DOM
Res.	424	385,750	447,109	59
Condo.	31	182,500	199,830	54
Land	27	134,900	204,721	269

SEPTEMBER 2013

	Closings	Med. Price	Avg. Price	DOM
Res.	375	375,193	438,677	65
Condo.	41	225,000	226,646	53
Land	23	179,955	354,298	180

SEPTEMBER 2012

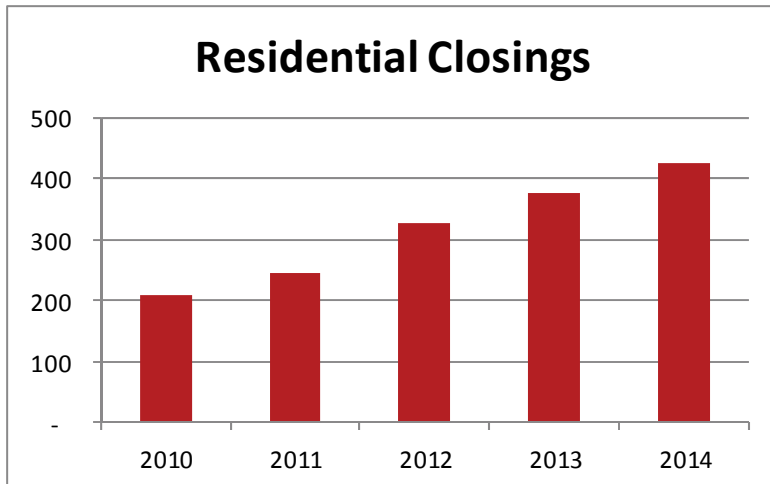
	Closings	Med. Price	Avg. Price	DOM
Res.	325	327,500	375,960	81
Condo	30	233,500	210,664	83
Land	36	165,000	181,423	85

Communities Quick View

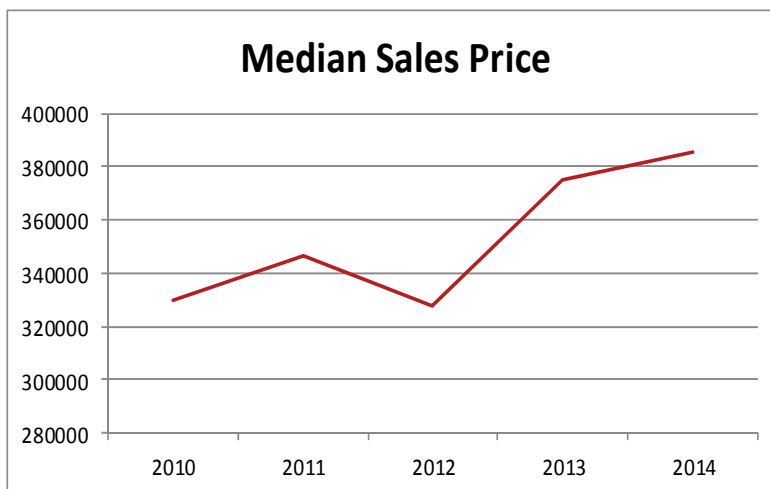
City	Closings	Average Price	Median Price	DOM	Inventory	Pending
Brentwood	71	\$ 710,200	\$ 664,000	59	302	66
Fairview	16	\$ 219,124	\$ 182,500	95	67	17
Franklin	181	\$ 472,950	\$ 410,000	57	738	176
Nolensville	43	\$ 346,998	\$ 337,762	54	115	42
Spring Hill	59	\$ 283,644	\$ 275,615	53	187	66
Thompsons Station	41	\$ 288,024	\$ 259,400	46	167	49

Market Snapshot

Residential Closings



Median Sales Price



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Nationwide, Existing-Home Sales Rebound in September

After a modest decline last month, existing-home sales bounced back in September to their highest annual pace of the year, according to the National Association of Realtors®. Total existing-home sales¹, which are completed transactions that include single-family homes, townhomes, condominiums and co-ops, increased 2.4 percent. Sales are now at their highest pace of 2014, but still remain 1.7 percent below the 5.26 million-unit level from last September.

Lawrence Yun, NAR chief economist, says the improved demand for buying seen since the spring has carried into the fall. "Low interest rates and price gains holding steady led to September's healthy increase, even with investor activity remaining on par with last month's marked decline," he said. "Traditional buyers are entering a less competitive market with fewer investors searching for available homes, but may also face a slight decline in choices due to the fact that inventory generally falls heading into the winter."

The median existing-home price for all housing types in September was \$209,700, which is 5.6 percent above September 2013. This marks the 31st consecutive month of year-over-year price gains.

Total housing inventory at the end of September fell 1.3 percent to 2.30 million existing homes available for sale, which represents a 5.3-month supply at the current sales pace. Despite fewer homes for sale in September, unsold inventory is still 6.0 percent higher than a year ago. [Read more.](#)

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— 424 Residential Closings- \$385,750 Median Price
- Davidson County— 897 Residential Closings- \$203,000 Median Price
- Rutherford County— 454 Residential Closings- \$174,950 Median Price
- Wilson County— 217 Residential Closings- \$237,000 Median Price
- Maury County— 133 Residential Closings- \$160,000 Median Price