

Williamson County Association of REALTORS® Announces November Housing Numbers

December 7, 2009 (Franklin, TN)—The Williamson County Association of REALTORS® today announces the sale of homes statistics for Williamson County, Tn. for the month of November 2009. There were 238 residential and condominium closings reported for the month of November, according to figures provided by RealTracs Solutions, the multiple listing service used by REALTORS® in the Middle-Tennessee area.

Compared to November of 2008, the single family residential closings increased by 62 percent and the median price decreased by 12 percent. Condominiums closings have increased by 87 percent and the median price increased by 27 percent. The average days on the market (DOM) for residential homes have increased by 2 days and condominiums have increased by 38 days. The median is a typical market price where half of the homes sold for more and half sold for less.

November 2009

	<u>Closings</u>	<u>Median Price</u>	<u>Average Price</u>	<u>DOM</u>
Residential	210	\$ 319,950	\$ 377,859	91
Condominium	28	\$ 235,000	\$ 233,301	89

November 2008

	<u>Closings</u>	<u>Median Price</u>	<u>Average Price</u>	<u>DOM</u>
Residential	130	\$ 364,891	\$ 451,967	89
Condominium	15	\$ 185,500	\$ 184,630	51

November 2007

	<u>Closings</u>	<u>Median Price</u>	<u>Average Price</u>	<u>DOM</u>
Residential	247	\$ 365,000	\$ 427,205	69
Condominium	31	\$ 219,990	\$ 227,241	40

November 2006

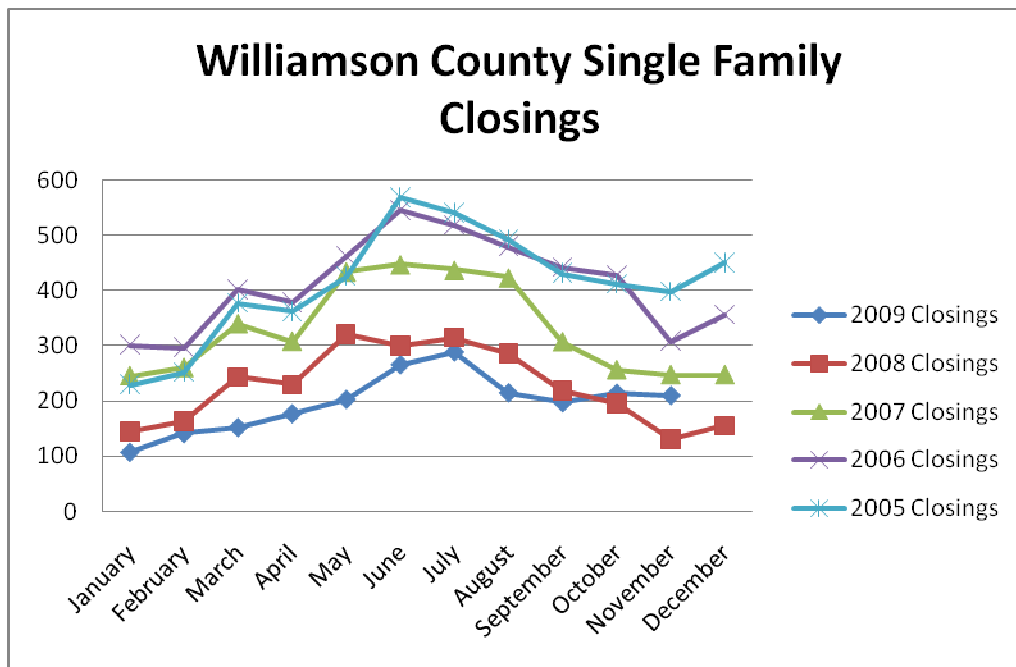
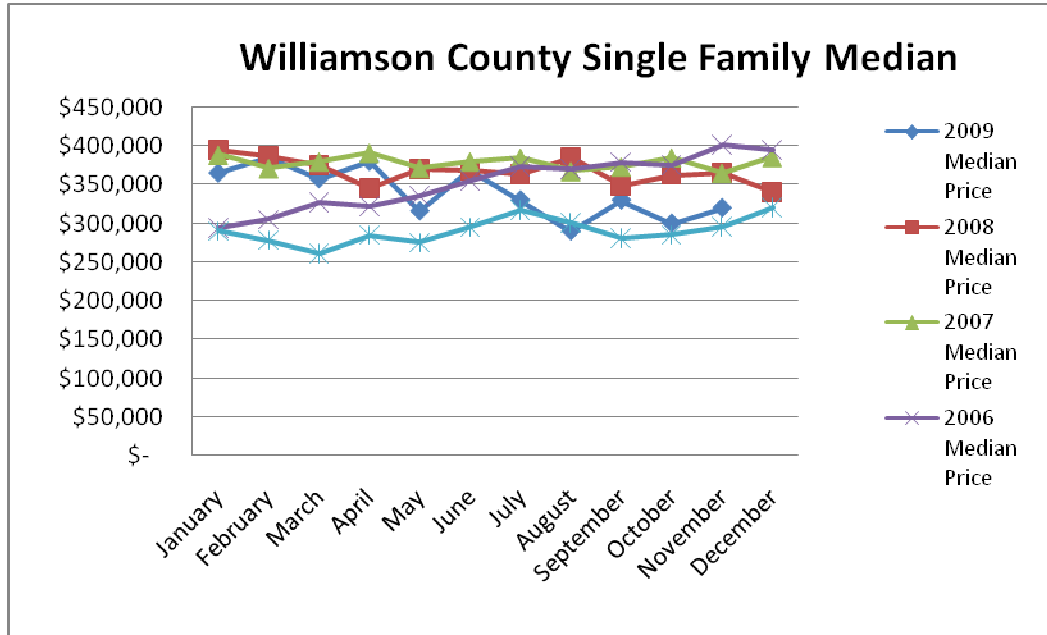
	<u>Closings</u>	<u>Median Price</u>	<u>Average Price</u>	<u>DOM</u>
Residential	308	\$ 401,700	\$ 466,644	55
Condominium	24	\$ 189,890	\$ 219,234	23

November 2005

	<u>Closings</u>	<u>Median Price</u>	<u>Average Price</u>	<u>DOM</u>
Residential	398	\$ 296,072	\$ 370,150	50
Condominium	52	\$ 152,920	\$ 167,229	27

"November traditionally has the fewest number of closings in our local market; however this year broke from the norm. With the extension and expansion of the Homebuyers Tax credit, we expect that the winter closings will be higher than in the few years past as existing homeowners and new buyers rush to take advantage of the credit before April. With the holidays approaching, we anticipate more buyers to be utilizing their vacation time to visit houses for sale and begin the process of making offers that will reflect in the 2010 closings," said Karen Baker, 2010 President of the Williamson County Association of

REALTORS®.



The Williamson County Association of REALTORS® is the professional trade organization servicing the real estate industry in Williamson County. Established in 1962, the association provides professional development and support services for real estate professionals. The organization promotes smart growth in communities and represents the rights of private property ownership. The association has over 1,550 members and is headquartered in Franklin, Tn.

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