

# August 2016

All Home Types  
Single Family  
Townhouse

## Local Market Insight

27360



Presented by  
**Megan Clement**  
**Keller Williams Realty**  
Email: [DavidsonCountyRealEstate@gmail.com](mailto:DavidsonCountyRealEstate@gmail.com)  
Work Phone: 336-992-4926  
Mobile Phone: 336-239-7501  
Web: [www.DavidsonCountyHomefinder.com](http://www.DavidsonCountyHomefinder.com)

## August 2016

27360

### New Listings

**55**

↓ -20.3%

from Jul 2016:  
**69**

↑ 1.9%

from Aug 2015:  
**54**

| YTD | 2016       | 2015       | +/-  |
|-----|------------|------------|------|
|     | <b>474</b> | <b>467</b> | 1.5% |

5-year Aug average: **66**

### Closed Sales

**42**

↓ -26.3%

from Jul 2016:  
**57**

↓ -4.5%

from Aug 2015:  
**44**

| YTD | 2016       | 2015       | +/-  |
|-----|------------|------------|------|
|     | <b>319</b> | <b>293</b> | 8.9% |

5-year Aug average: **41**

### New Pendings

**22**

↓ -26.7%

from Jul 2016:  
**30**

↓ -29.0%

from Aug 2015:  
**31**

| YTD | 2016       | 2015       | +/-  |
|-----|------------|------------|------|
|     | <b>363</b> | <b>349</b> | 4.0% |

5-year Aug average: **29**

### Median Sold Price

**\$147,450**

↑ 27.1%

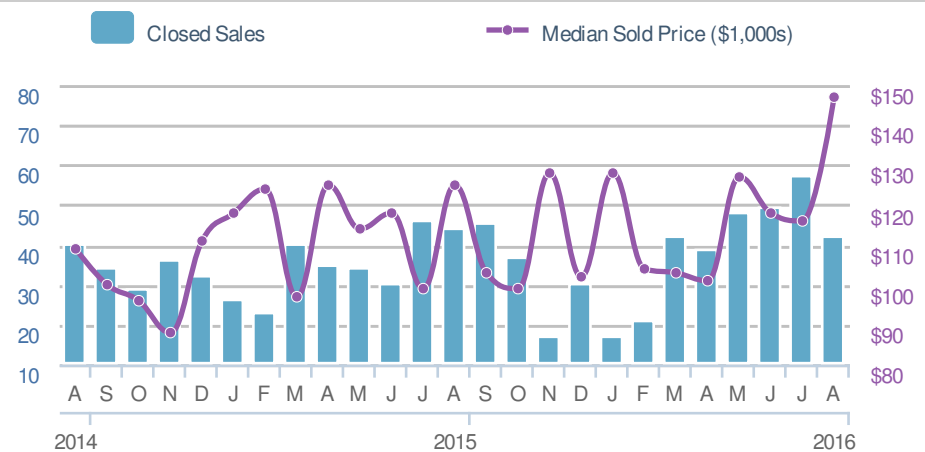
from Jul 2016:  
**\$116,000**

↑ 17.1%

from Aug 2015:  
**\$125,950**

| YTD | 2016             | 2015             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$115,249</b> | <b>\$111,995</b> | 2.9% |

5-year Aug average: **\$112,380**



### Active Listings

**295**



Jul 2016  
**287**

Aug 2015  
**279**

### Median Days to Contract

**34**



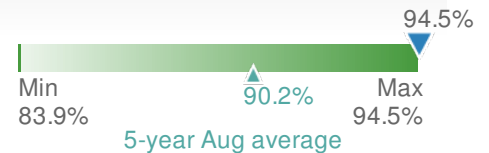
Jul 2016  
**34**

Aug 2015  
**22**

YTD  
**48**

### Avg Sold to OLP Ratio

**94.5%**



Jul 2016  
**92.4%**

Aug 2015  
**93.3%**

YTD  
**92.4%**

## August 2016

### 27360 - Single Family

**New Listings** 49

↓ **-23.4%** ↓ **-7.5%**  
 from Jul 2016: **64** from Aug 2015: **53**

| YTD | 2016       | 2015       | +/-   |
|-----|------------|------------|-------|
|     | <b>443</b> | <b>452</b> | -2.0% |

5-year Aug average: **62**

**Closed Sales** 39

↓ **-27.8%** ↓ **-9.3%**  
 from Jul 2016: **54** from Aug 2015: **43**

| YTD | 2016       | 2015       | +/-  |
|-----|------------|------------|------|
|     | <b>305</b> | <b>280</b> | 8.9% |

5-year Aug average: **39**

**New Pendings** 21

↓ **-25.0%** ↓ **-32.3%**  
 from Jul 2016: **28** from Aug 2015: **31**

| YTD | 2016       | 2015       | +/-  |
|-----|------------|------------|------|
|     | <b>346</b> | <b>334</b> | 3.6% |

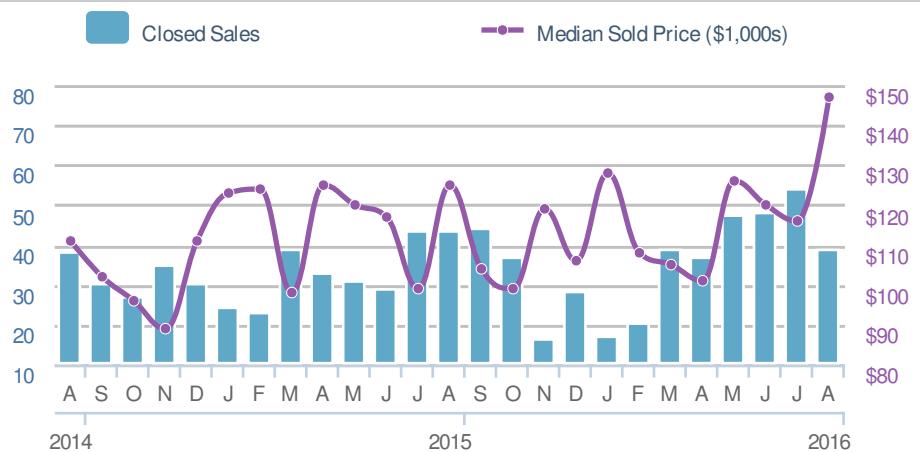
5-year Aug average: **28**

**Median Sold Price** \$147,000

↑ **26.2%** ↑ **17.6%**  
 from Jul 2016: **\$116,500** from Aug 2015: **\$125,000**

| YTD | 2016             | 2015             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$115,500</b> | <b>\$112,700</b> | 2.5% |

5-year Aug average: **\$112,500**



**Active Listings** 278

278  
 Min 273 Max 369  
 5-year Aug average **323**

| Jul 2016   | Aug 2015   |
|------------|------------|
| <b>274</b> | <b>273</b> |

**Median Days to Contract** 44

44  
 Min 24 Max 86  
 5-year Aug average **56**

| Jul 2016  | Aug 2015  | YTD       |
|-----------|-----------|-----------|
| <b>29</b> | <b>24</b> | <b>48</b> |

**Avg Sold to OLP Ratio** 94.0%

94.0%  
 Min 83.8% Max 94.0%  
 5-year Aug average **90.0%**

| Jul 2016     | Aug 2015     | YTD          |
|--------------|--------------|--------------|
| <b>92.5%</b> | <b>93.2%</b> | <b>92.2%</b> |

## August 2016

### 27360 - Townhouse

#### New Listings

5

↑ 25.0%

from Jul 2016:

4

↑ 400.0%

from Aug 2015:

1

| YTD | 2016 | 2015 | +/-    |
|-----|------|------|--------|
|     | 24   | 8    | 200.0% |

5-year Aug average: 2

#### Closed Sales

3

↑ 50.0%

from Jul 2016:

2

↑ 200.0%

from Aug 2015:

1

| YTD | 2016 | 2015 | +/-   |
|-----|------|------|-------|
|     | 10   | 8    | 25.0% |

5-year Aug average: 1

#### New Pendings

1

↓ 50.0%

from Jul 2016:

2

↔ 0.0%

from Aug 2015:

0

| YTD | 2016 | 2015 | +/-   |
|-----|------|------|-------|
|     | 13   | 9    | 44.4% |

5-year Aug average: 1

#### Median Sold Price

**\$157,643**

↑ 26.9%

from Jul 2016:

\$124,250

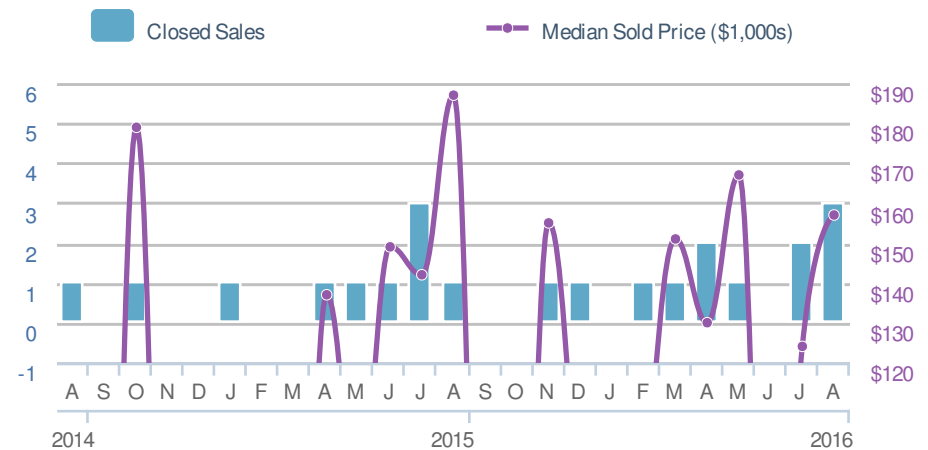
↓ 15.9%

from Aug 2015:

\$187,500

| YTD | 2016      | 2015      | +/-  |
|-----|-----------|-----------|------|
|     | \$151,500 | \$139,950 | 8.3% |

5-year Aug average: \$114,819



#### Active Listings

12



| Jul 2016 | Aug 2015 |
|----------|----------|
| 9        | 5        |

#### Median Days to Contract

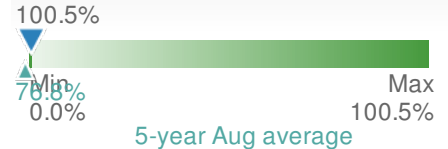
1



| Jul 2016 | Aug 2015 | YTD |
|----------|----------|-----|
| 148      | 0        | 12  |

#### Avg Sold to OLP Ratio

100.5%



| Jul 2016 | Aug 2015 | YTD   |
|----------|----------|-------|
| 95.4%    | 98.7%    | 98.4% |