

# August 2016

All Home Types  
Single Family  
Townhouse

## Local Market Insight

27127



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

27127

### New Listings

**74**

↑ 4.2%

from Jul 2016:  
71

↓ -5.1%

from Aug 2015:  
78

YTD	2016	2015	+/-
	<b>634</b>	<b>693</b>	-8.5%

5-year Aug average: **76**

### Closed Sales

**74**

↑ 10.4%

from Jul 2016:  
67

↑ 32.1%

from Aug 2015:  
56

YTD	2016	2015	+/-
	<b>495</b>	<b>377</b>	31.3%

5-year Aug average: **52**

### New Pendings

**42**

↓ -17.6%

from Jul 2016:  
51

↑ 40.0%

from Aug 2015:  
30

YTD	2016	2015	+/-
	<b>570</b>	<b>414</b>	37.7%

5-year Aug average: **42**

### Median Sold Price

**\$134,350**

↑ 9.7%

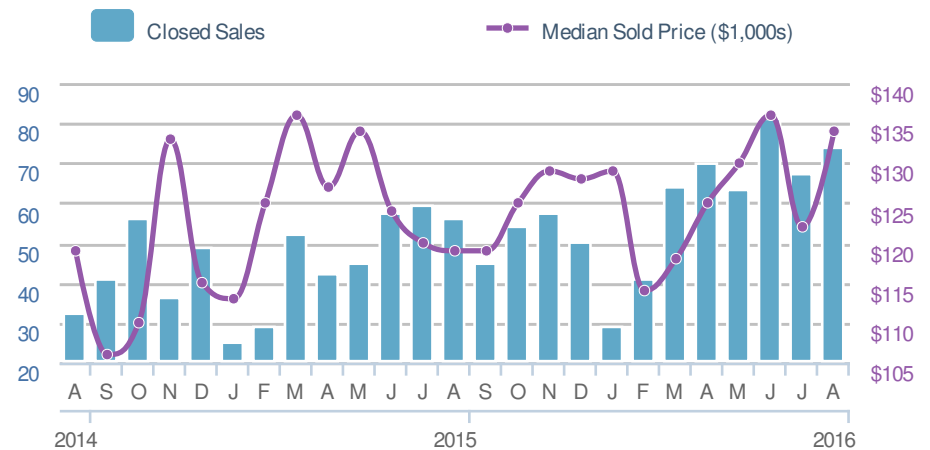
from Jul 2016:  
\$122,500

↑ 12.0%

from Aug 2015:  
\$119,950

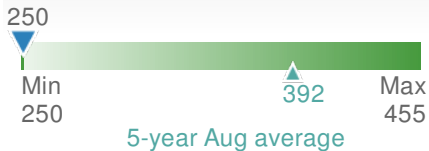
YTD	2016	2015	+/-
	<b>\$126,490</b>	<b>\$124,000</b>	2.0%

5-year Aug average: **\$119,460**



### Active Listings

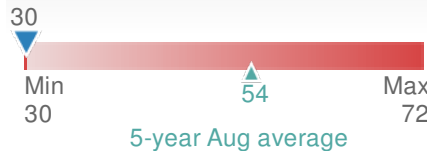
**250**



Jul 2016	Aug 2015
<b>259</b>	<b>419</b>

### Median Days to Contract

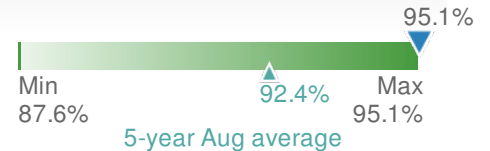
**30**



Jul 2016	Aug 2015	YTD
<b>34</b>	<b>54</b>	<b>43</b>

### Avg Sold to OLP Ratio

**95.1%**



Jul 2016	Aug 2015	YTD
<b>95.9%</b>	<b>93.9%</b>	<b>94.8%</b>

## August 2016

### 27127 - Single Family

#### New Listings **60**

↑ 1.7%

from Jul 2016:  
59

↓ -6.3%

from Aug 2015:  
64

YTD	2016	2015	+/-
	<b>507</b>	<b>583</b>	-13.0%

5-year Aug average: **62**

#### Closed Sales **63**

↑ 23.5%

from Jul 2016:  
51

↑ 18.9%

from Aug 2015:  
53

YTD	2016	2015	+/-
	<b>405</b>	<b>323</b>	25.4%

5-year Aug average: **45**

#### New Pendings **36**

↓ -14.3%

from Jul 2016:  
42

↑ 50.0%

from Aug 2015:  
24

YTD	2016	2015	+/-
	<b>458</b>	<b>358</b>	27.9%

5-year Aug average: **34**

#### Median Sold Price **\$138,500**

↑ 12.6%

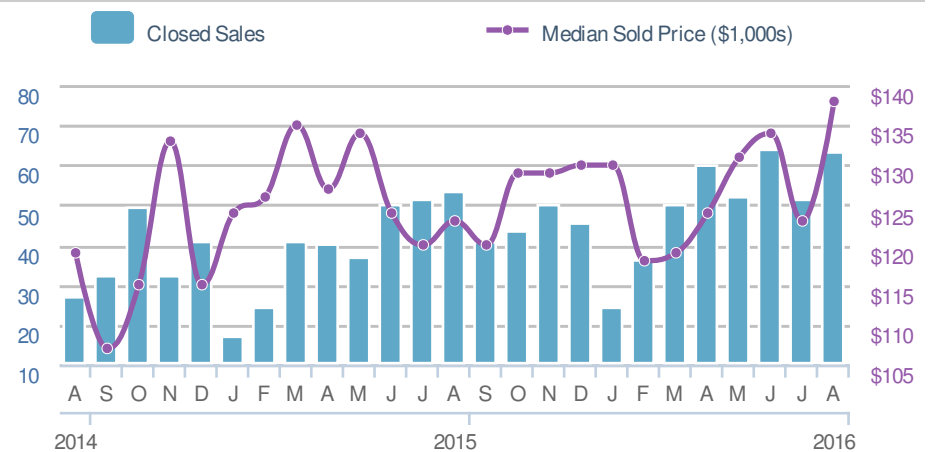
from Jul 2016:  
\$123,000

↑ 12.1%

from Aug 2015:  
\$123,555

YTD	2016	2015	+/-
	<b>\$127,900</b>	<b>\$125,000</b>	2.3%

5-year Aug average: **\$121,691**

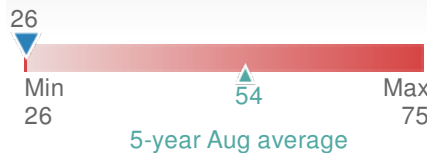


#### Active Listings **205**



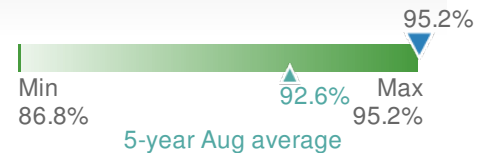
Jul 2016	Aug 2015
<b>215</b>	<b>349</b>

#### Median Days to Contract **26**



Jul 2016	Aug 2015	YTD
<b>38</b>	<b>56</b>	<b>43</b>

#### Avg Sold to OLP Ratio **95.2%**



Jul 2016	Aug 2015	YTD
<b>95.4%</b>	<b>93.9%</b>	<b>94.4%</b>

## August 2016

### 27127 - Townhouse

#### New Listings 8

↓ **-11.1%** ↓ **-11.1%**  
 from Jul 2016: from Aug 2015:  
9 9

YTD	2016	2015	+/-
	<b>89</b>	<b>72</b>	23.6%

5-year Aug average: **10**

#### Closed Sales 7

↓ **-36.4%** ↑ **133.3%**  
 from Jul 2016: from Aug 2015:  
11 3

YTD	2016	2015	+/-
	<b>65</b>	<b>41</b>	58.5%

5-year Aug average: **5**

#### New Pendings 3

↓ **-62.5%** ↓ **-50.0%**  
 from Jul 2016: from Aug 2015:  
8 6

YTD	2016	2015	+/-
	<b>83</b>	<b>47</b>	76.6%

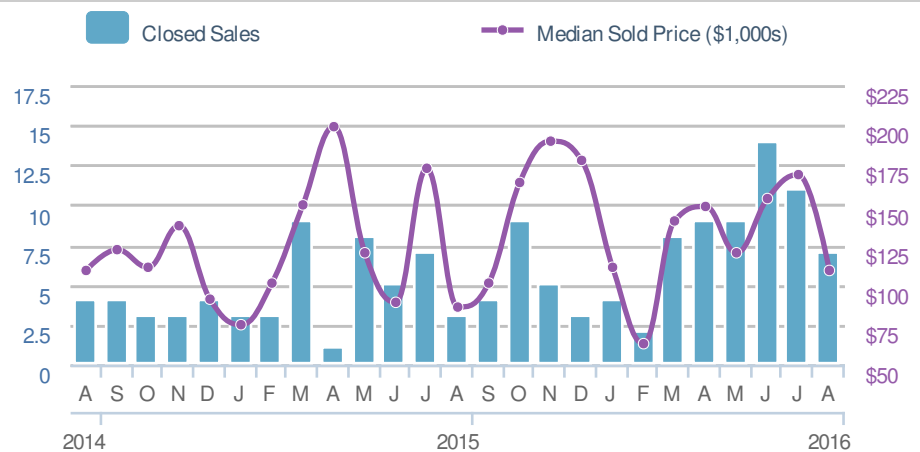
5-year Aug average: **6**

#### Median Sold Price \$109,200

↓ **-35.7%** ↑ **27.0%**  
 from Jul 2016: from Aug 2015:  
\$169,900 \$86,000

YTD	2016	2015	+/-
	<b>\$136,000</b>	<b>\$136,000</b>	0.0%

5-year Aug average: **\$107,156**

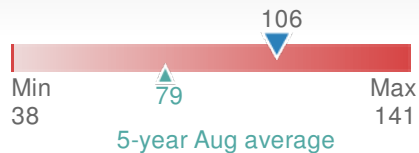


#### Active Listings 27



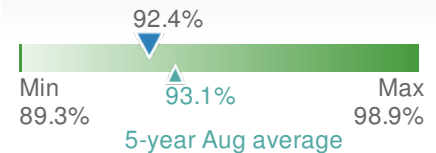
Jul 2016	Aug 2015
27	42

#### Median Days to Contract 106



Jul 2016	Aug 2015	YTD
27	43	44

#### Avg Sold to OLP Ratio 92.4%



Jul 2016	Aug 2015	YTD
99.4%	93.7%	98.3%