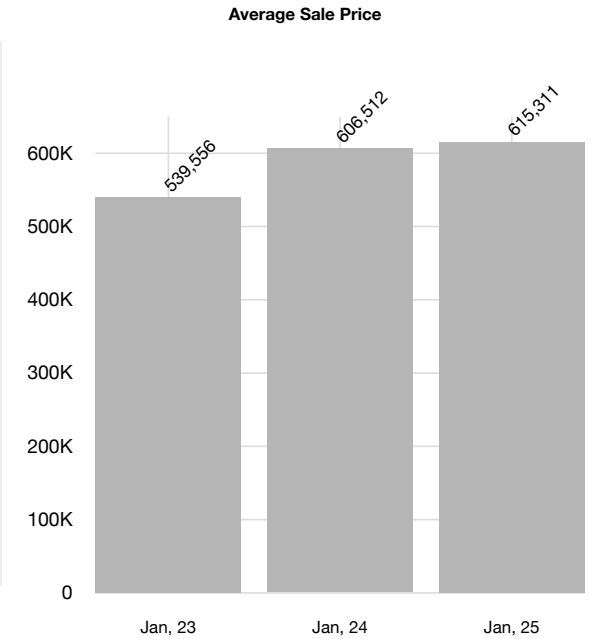


Jan 2025 Market Update



Residential: Single Family, Montgomery County, TN, Robertson County, TN, Davidson County, TN, Wilson County, TN, Coffee County, TN, Williamson County, TN, Maury County, TN, Dekalb County, TN, Rutherford County, TN, Sumner County, TN, Bedford County, TN

	Jan 2024	Jan 2025	YoY
New Listings	4,455	4,719	6% ↑
New Under Contract	2,394	2,463	3% ↑
Active Inventory (Avg)	6,426	7,937	24% ↑
Under Contract Inventory (Avg)	3,932	3,691	6% ↓
Total Inventory	10,357	11,628	12% ↑
Closings	1,856	1,780	4% ↓
Sale Price (Avg)	\$606,512	\$615,311	1% ↑
Sale Price (Med)	\$437,500	\$453,620	4% ↑
Avg DOM (Closed)	39	37	6% ↓
Avg List Price (Active)	\$811,493	\$786,015	3% ↓
List to Contract (Avg)	59	59	1% ↓
Contract to Closed (Avg)	50	52	4% ↑
List to Closed (Avg)	108	109	1% ↑
Months of Supply	4.34	5.34	23% ↑



	New	New UC	Active Inv	UC Inv	Total Inv	Closings	Sale \$ Avg	Sale \$ Med	Avg DOM	List \$ Avg	List to UC	UC to Closed	List to Closed	Months Supply
Montgomery County, TN	638	395	1,318	473	1,791	230	\$358,784	\$329,950	47	\$391,438	64	44	107	6.86
Robertson County, TN	208	103	269	180	449	77	\$405,813	\$367,990	28	\$491,030	50	53	98	4.15
Davidson County, TN	1,178	654	2,162	748	2,909	452	\$695,464	\$499,950	33	\$886,413	62	46	108	5.79
Wilson County, TN	420	200	571	378	950	139	\$598,117	\$510,000	31	\$752,463	42	72	122	5.09
Coffee County, TN	101	55	247	72	319	63	\$319,423	\$309,900	43	\$418,353	75	36	93	4.62
Williamson County, TN	533	264	834	590	1,424	224	\$1,142,438	\$939,883	36	\$1,880,806	64	65	123	4.52
Maury County, TN	305	157	490	273	763	122	\$474,462	\$418,945	39	\$644,462	59	46	97	4.85
Dekalb County, TN	47	24	138	30	168	21	\$463,118	\$382,929	70	\$563,260	71	37	116	7.55
Rutherford County, TN	668	312	972	530	1,502	239	\$507,149	\$443,500	32	\$594,198	55	58	112	4.67
Sumner County, TN	518	240	727	360	1,086	175	\$588,952	\$472,952	36	\$610,078	51	51	100	4.95
Bedford County, TN	103	59	209	57	266	38	\$423,238	\$351,995	71	\$535,275	71	36	126	6.46
SUMMARY	4,719	2,463	7,937	3,691	11,628	1,780	\$615,311	\$453,620	37	\$786,015	59	52	109	5.34