

# Jun 2025 Market Update

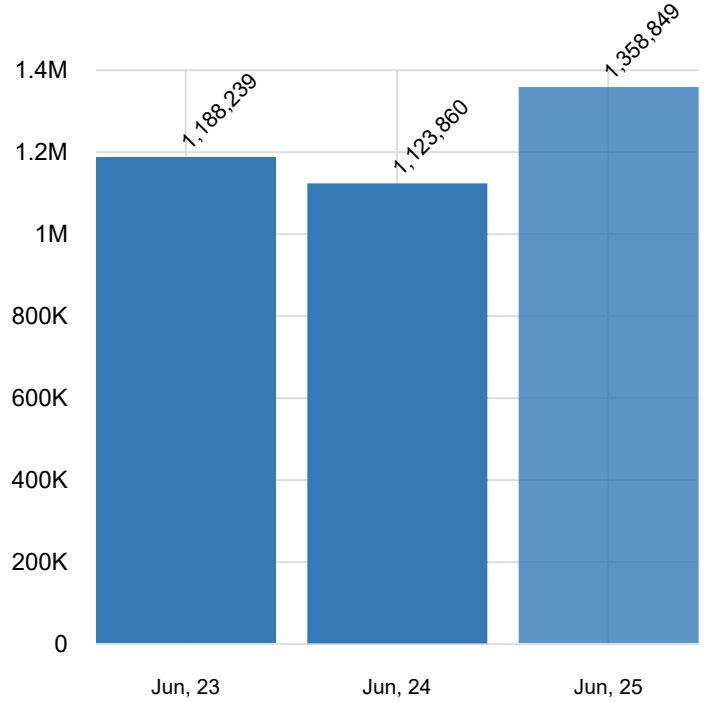
Residential: Single Family, Franklin, TN



report courtesy of  
**Larry W. Brewer**  
Benchmark Realty, LLC

	<u>Jun 2024</u>	<u>Jun 2025</u>	<u>YoY</u>
New Listings	245	<b>243</b>	1% ↓
New Under Contract	150	<b>179</b>	19% ↑
Active Inventory (Avg)	364	<b>526</b>	44% ↑
Under Contract Inventory (Avg)	278	<b>267</b>	4% ↓
Total Inventory	643	<b>793</b>	23% ↑
Closings	182	<b>196</b>	8% ↑
Sale Price (Avg)	\$1,123,860	<b>\$1,358,849</b>	21% ↑
Sale Price (Med)	\$930,000	<b>\$1,053,000</b>	13% ↑
Avg DOM (Closed)	19	<b>19</b>	2% ↑
Avg List Price (Active)	\$2,060,203	<b>\$1,939,739</b>	6% ↓
List to Contract (Avg)	46	<b>59</b>	29% ↑
Contract to Closed (Avg)	66	<b>42</b>	36% ↓
List to Closed (Avg)	102	<b>80</b>	22% ↓
Months of Supply	2.7	<b>3.33</b>	24% ↑

Average Sale Price



	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
Franklin, TN	243	179	526	267	793	196	\$1,358,849	\$1,053,000	19	\$1,939,739	59	42	80	3.33

Report Criteria: Residential: Single Family; Franklin, TN. June 2025  
Report Date: 07/22/25. © 2025 Realtracs, Inc.