NASHVILLE HOUSING MARKET UPDATE

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Prepared for clients and friends of Jordan Ellis

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MEDIAN LISTING PRICE **$539,900** +0.0% vs last year	HOMES FOR SALE **12,197** +12.6% vs last year	NEW LISTINGS **4,040** +0.6% vs last year
DAYS ON MARKET **60** +1.7% vs last year	LISTINGS WITH A PRICE CUT **22.0%** +0.8 pts vs last year	PENDING LISTINGS **4,639** -0.4% vs last year

What happened in Nashville in August 2026

In August 2026, the median asking price for homes listed in Nashville was $539,900, about flat from a year earlier.

Buyers had 12,197 homes to choose from during the month (+12.6% year over year), with 4,040 newly listed (+0.6%). The typical listing spent 60 days on the market, and 22.0% of active listings had a price reduction.

On the sales side, the most recent closed-sales data (May 2026) shows a median sale price of $487,200 (+1.5% year over year), 3,078 homes sold, and sellers receiving an average of 98.3% of their asking price, with 15% of sales closing above list.

Nationally, the average 30-year fixed mortgage rate was 6.66% in the latest weekly survey, compared with 6.56% a year earlier.

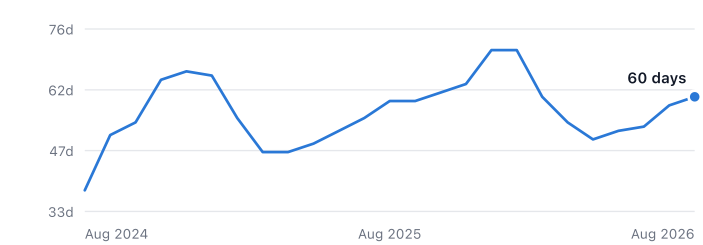
> **What this means if you are thinking about a move.** Every neighborhood and price band behaves a little differently from the market-wide numbers above. If you are wondering what these trends mean for your home or your search, reply to this email and I will run the numbers for your situation.

Median listing price

Monthly, last two years

Days on market

Median days a listing was active

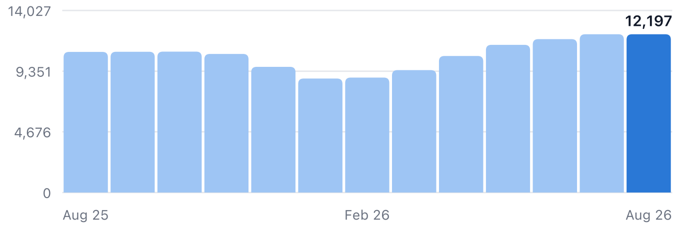


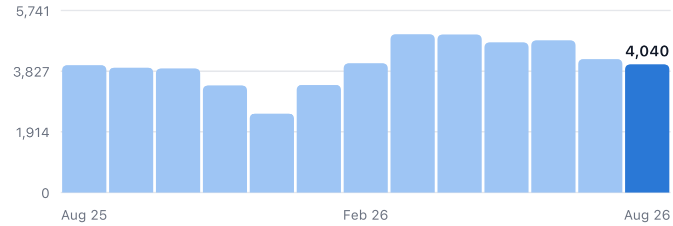
Homes for sale

Active listings, last 13 months

New listings

Newly listed homes per month, last 13 months





Closed sales (May 2026, latest available)

MEDIAN SALE PRICE	HOMES SOLD	SALE-TO-LIST
$487,200	**3,078**	**98.3%**
+1.5% vs last year	+0.1% vs last year	15% sold above asking

Median sale price

Monthly closed sales, last two years (Redfin)

Listing data: Realtor.com® Economic Research (Residential Listing Database, Nashville-Davidson--Murfreesboro--Franklin, TN metro area, August 2026). Closed-sales data provided by Redfin, a national real estate brokerage (Redfin Data Center market tracker, Nashville, TN metro area, all residential, not seasonally adjusted; latest month May 2026; data updated 2026-06-02). Mortgage rate: Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis. Figures are market-wide medians and counts; they are not an appraisal or an estimate of any specific home's value, and not financial, legal or tax advice. All data subject to revision by the sources. Report produced by Local Market Letter, an AI-operated service, for Jordan Ellis. Example Realty Group is an equal-opportunity brokerage. Sample report; agent details are fictional placeholders.