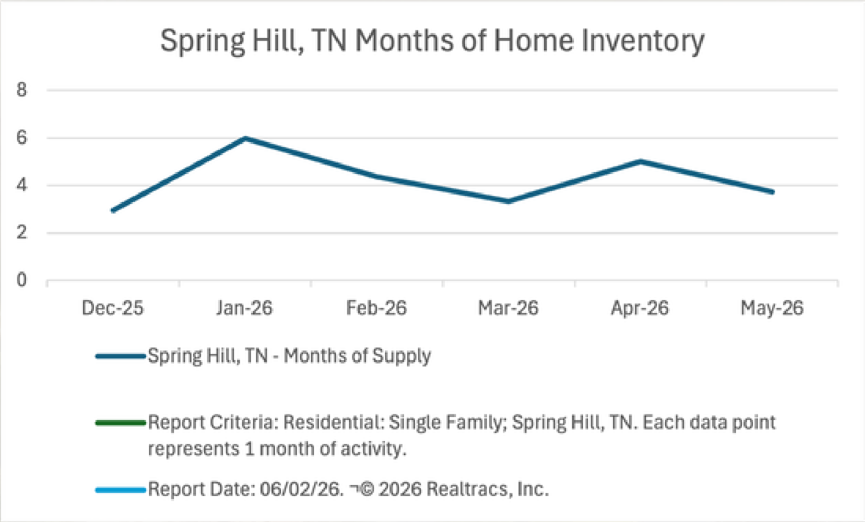
Spring Hill, TN Housing Market Report – June 2026

(Data aggregated from Redfin, Realtor.com, Realtracs, and other sources as of May 2026)

Spring Hill, TN Market Overview

Spring Hill's housing market in May 2026 remains balanced to somewhat competitive, leaning toward buyers compared to the tight conditions of prior years. Inventory has grown, days on market have lengthened modestly, and median prices show mixed but generally stable-to-positive trends year-over-year. The market benefits from its location in the Nashville metro area (primarily Maury and Williamson Counties), strong appeal for families, and ongoing new construction.

- Balanced market conditions: Supply and demand are roughly even; homes typically sell near asking price(~99%).
- Seller's market signals softening: More inventory and longer selling times give buyers greater negotiating power, especially on non-move-in-ready properties.



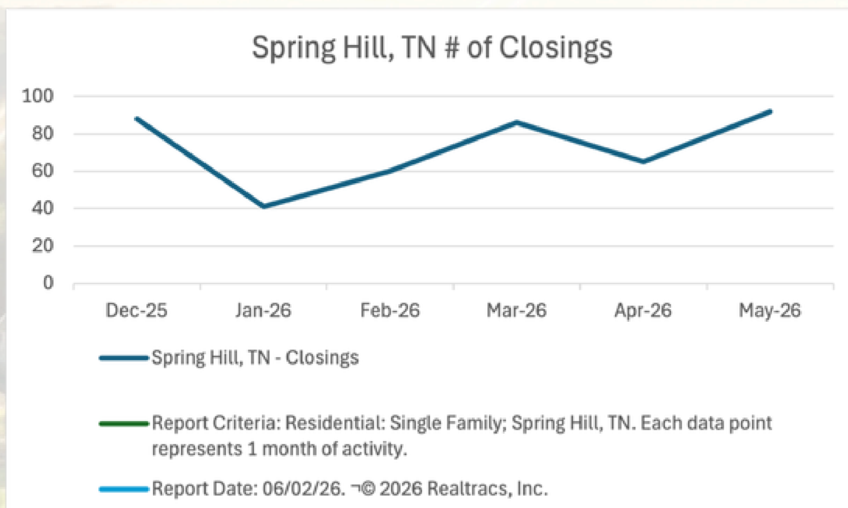
Key Statistics (May / Realtracs June 2026)

- Median Sale Price: ~$607,275 (up ~ 13.1% YoY).
- Median Listing Price: $599,000 (down ~7.85% YoY).
- Price per Sq Ft: ~$257 (up ~.2% YoY).
- Homes Sold: May saw 92 sales (down 16% YoY).
- Active Listings: 271 (down 5%+ YoY), providing less options for buyers.
- Average Days on Market (DOM): 20 days.
- Average List to Close: 71 days.
- Sale-to-List Ratio: ~99% (homes selling very close to or at asking price on average).

▪ Months of Supply: 3.74 months. Still a seller's market but approaching balanced/buyer-friendly territory (estimates 5+ months in broader Maury County data).

Trends and Year-Over-Year Changes

▪ Prices: Modest appreciation overall (median sold prices up ~16% YoY in recent data), though listing prices softened slightly. Larger or new-construction homes continue to command premiums.
▪ Inventory: Rising, which is cooling competition and giving buyers more leverage (e.g., price reductions more common).
▪ Sales Pace: Mixed; some months show volume increases, others slight declines. Homes are taking a shorter time to sell than in 2025, this may be due to price meeting the market demands. Median Home Listing Price is down ~7%.
▪ Market Competitiveness: Multiple offers still occur on hot listings, but many properties see negotiations or price adjustments.



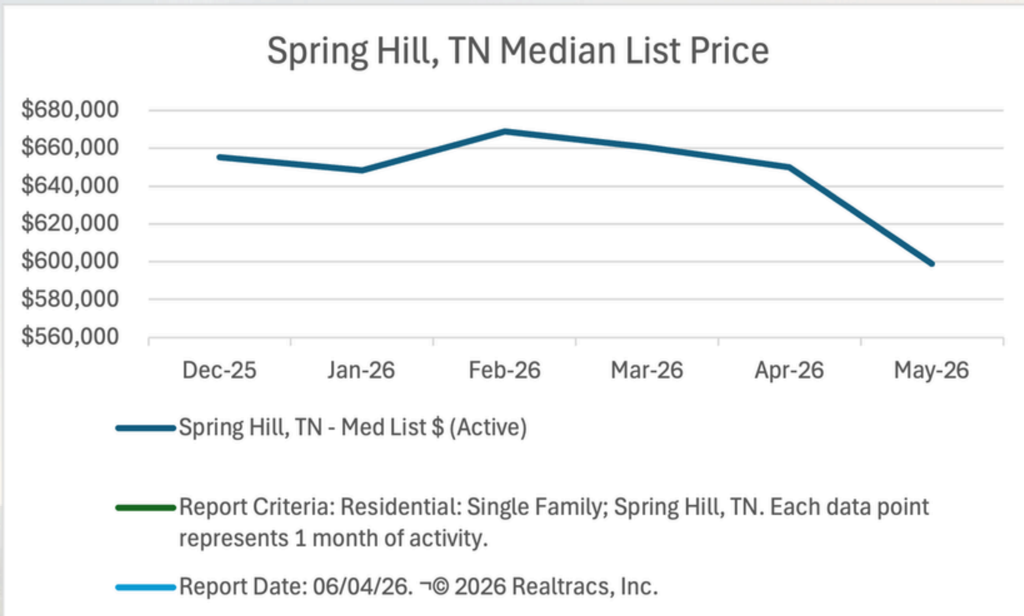
Buyer and Seller Insights

For Buyers:

▪ More selection and slightly softer prices create opportunities, especially in Maury County portions of Spring Hill.
▪ Expect 1–2+ months to find and close on a home. Negotiate on listings with DOM >30–45 days.
▪ New construction remains active and attractive with incentives.
▪ Mortgage rates (contextually stable or improving into 2026) and inventory growth support affordability relative to recent peaks.

For Sellers:

▪ Price realistically and stage/prep homes well, overpriced properties sit longer.
▪ Strong demand persists for well-maintained, family-friendly properties near amenities/schools.
▪ Sale-to-list near 100% is achievable with good marketing and competitive pricing.



Outlook

Spring Hill should see continued modest price growth (low single digits) through 2026, supported by Nashville metro migration, population growth, and infrastructure. Inventory gains are expected to keep the market balanced rather than shifting fully buyer- or seller-dominated. Watch interest rates and new listings in the spring/summer season for further softening or stability.

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