

Room to Grow...

The Latest Market News

The Existing Home Sales data measures sales and price of existing single-family homes for the nation overall, and gives breakdowns for the West, Midwest, South and Northeast regions of the country. These figures include condos and co-ops, in addition to single-family home sales.

Existing home sales increased by 3.2% in May 2026. Month-over-month sales increased in the Northeast, Midwest and South, and were unchanged in the West. On a year-over-year basis, sales rose in the Midwest, South, and West, and fell in the Northeast. "More Americans are on the move, with home sales rising to the highest level since December. This is great news for the housing market and the economy," said NAR Chief Economist Dr. Lawrence Yun. "Improving affordability is helping drive this momentum. Even with mortgage rates ticking up compared to earlier in the year, they remain lower than a year ago and are essentially at the long-term historical average. Income gains are also outpacing home price growth by a small margin in most parts of the country." Yun continued, "The new record high May home price reflects solid fundamental for the homeowners and ongoing supply constraints."



For our firm, Fridrich & Clark there is a current inventory of 264 active and coming soon listings with an additional 46 homes under contract but still being shown and 15 homes under contract but not being shown (just "waiting" to close). As of this writing, the firm has a total of 325 listing with a total volume of just over \$700 million.

As we've written previously the Real Estate industry has undergone seismic changes over the last 2 years. Many local firms have larger market share due to consolidation and mergers which is bringing several agencies under a large umbrella. My firm continues to be one of the original local firms started by the Fridrich and Clark families with offices in Green Hills and Brentwood. I do sincerely believe that as a unique firm, Fridrich remains well positioned for the future while bucking the trend of mergers, consolidation and acquisitions. At a personal level, as long as Steve Fridrich, Whit Clark and Molly Edmondson are leaders, Fridrich and Clark is here to stay and we will be here with them!

We've been busy working with a family of 5 who are relocating from St. Louis. We have had the pleasure of showing the wife and 3 adorable children around the city and sampling homes they might consider while the husband is finishing up work to allow for a change of employment. She now has a much better feel of the location that would work best for them. With a arrival date coming soon, they have decided to take a short term rental to help them get a better feel of schools and the city that work best for their families unique needs. Fortunately the family has flexibility for home schooling plus consideration for all the great options of public and private schools here. We love our work and helping folks get settled into our wonderful community. Their journey will continue.

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Please reach out to us for you real estate needs!



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Sam's Special Points

What is the South Famous For?

- ♦ Saturday means College Football.
- ♦ School will always be cancelled when it snows. Even if it snows just a little bit.
- ♦ You own at least one item that is monogrammed.
- ♦ Everything is fried.
- ♦ The saying "Bless your heart" is not a compliment.
- ♦ Y'all.
- ♦ Country Music rocks.
- ♦ BBQ is a staple—but don't confuse Texas BBQ with Carolina BBQ.
- ♦ Entering your car after it's been sitting on a Summer day is no joke.
- ♦ Chicken and Waffles is a totally appropriate food combination.
- ♦ Greek Life is on a whole different level.
- ♦ Grits are a food staple.
- ♦ Rivers are meant for floating.
- ♦ Pickup trucks dominate the roadways.
- ♦ Hot sauce goes with just about anything.
- ♦ A shopping cart is called a buggy.
- ♦ Deviled eggs are served weekly.

Transportation Matters

Transportation can strengthen the housing market itself. Research from the National Association of REALTORS® shows that many households increasingly value access to public transit, walkability, and nearby amenities when deciding where to live. As these demand types of communities grows, housing markets often benefit from stronger demand and healthy property values. Hopefully, Nashville can come to terms with this issue soon.

Keep your cool while all around it's "Hot as Blue Blazes!"



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To stay cool in hot weather place a premium on extreme hydration with water, block direct sunlight from your home by closing blinds during the day, and cool your body instantly by using a cold compresses in strategic places.

Cool your pulse points: When you overheat, apply a damp cloth or ice pack to areas where blood vessels are close to the surface, such as your wrists, neck, and the insides of your elbows or ankle.

Tepid showers: Avoid freezing cold water as this can cause blood vessels to constrict and actually trap heat. Take a cool or tepid shower instead.

Wear the right clothing: Choose light-colored, loose-fitting and breathable fabric like cotton or linen.

Soak your feet: Sticking your feet in a basin of cool water is one of the fastest way to lower your core body temperature.

Drink water consistently: Sip on water throughout the day, rather than chugging it all as one.

Avoid dehydrating drinks: Limit sugary caffeinated, and alcoholic beverages, as they can accelerate dehydration.

Eat water-rich foods: Snack on fruits and vegetables that have high water content, like watermelon and cucumbers.

Stay in the shade: A simple Southern thing to do in Summer.

Call Sam @ 615.210.6057 or Phillip @ 615-829-1347 with thoughts or questions.

May 2026 Market Update

Here's the latest market information for **Single Family Homes** in Davidson and Williamson Counties from RealTracs which is the Realtor Information database.

Indicator	May 2025	May 2026	Year over Year
New Listings	2,603	2,197	Down 16%
Average Inventory	4,122	4,226	Up 3%
Closings	1,219	1,211	Down 1%
Average Sales Price	\$911,339	\$1,014,112	Up 11%
List to close (days)	90	99	Up 10%
Months of Supply	4.21	4.35	Up 3%

In Davidson County there is a total inventory of 3,960 homes for sale with an average price of \$811,959, with an average original list price of \$952,767. The average days on market was 27 with 97 days on market from list to close making for a 4.59 months supply. For Williamson County the average sale price was \$1,014,112 with 99 days list to close and a 4.35 months of supply.

Sam's Nibbles & Bits - the latest at our house



Coleman - Stewart Deviled Eggs

This season of the year our household enjoys having easy, simple and refreshing treats around the house. These have become a staple for us and are frequently enjoyed by our guests when they come over for a libation and an nibble.

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| 6 peeled boiled eggs | 1/2 cup mayonnaise |
| 1/3 cup (drained) Mt. Olive Sweet Salad Cubes | 1 teaspoon Grey Poupon Mustard |
| 6 stalks of green onions sliced thinly | 6 radishes cut in half vertically, then halved |

Cut boiled eggs in half lengthwise. Scoop out yellow. Gently mash with large tined fork. Add salad cubes and green onions until well mixed. Combine mayonnaise and mustard in small bowl unit mixed. Stir into yolks. Put one teaspoon into each egg white half. Top each egg with a radish portion.

Miss Laura's Cucumber Salad

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| 2 cucumbers, peeled vertically (make stripes) and sliced 1/4" thick |
| 1.5 teaspoon kosher salt |
| 16 oz. apple cider vinegar |
| 1/2 teaspoon black pepper |
| 1/2 teaspoon red pepper flakes |

Prepare cucumbers and place in glass bowl. Mix in salt, black pepper and red pepper flakes. Heat vinegar just to boiling. Pour over cucumbers. Let sit in the refrigerator overnight, if you can wait that long. Great when served with fresh local tomato slices as a "side salad." A fabulous Southern staple during the summer.