



RUIZ REPORT

RUTHERFORD COUNTY

April, 2025 Vol 45.

10 slides with ***everything***
you need to know about your
local residential real estate market.

Prepared by

ZACORY **RUIZ**

© 2023, Ruiz Report LLC All rights reserved.

Rutherford County **Ruiz Report** April, 2025

Dwell Realty Group

Understanding the local real estate market is one of the most important aspects of buying or selling a home. Whether you're debating how much to offer or if you should accept an offer you've received, market knowledge is power.

Making an informed decision involves staying current with both the "macro-market" as well as the "micro-market" for your unique situation. As top real estate agents one of the most important things we can do for our clients is to empower them with that same information.

With that in mind we have commissioned this month's Ruiz Report to make sure you're as up to date as possible with current local market conditions, using accurate data directly from the MLS. **Clicking any of the links on slide 4 will take you directly to properties on our website.**

We are always available to answer any questions. Feel free to call us at (828)210-3898 or send us an email at info@dwelldvl.com.

Sincerely,
Dwell Realty Group



D W E L L

dwelldvl.com

828.210.3898

info@dwelldvl.com



Best of Zillow




At A Glance: Activity (vs. last month) (vs. this month last year)

NEW LISTINGS

115  12%
 10%

UNDER CONTRACT

63  3%
 19%

HOMES SOLD

48  23%
 14%

Rutherford added **52 more** listings to the market than it took off (put under contract), **increased the overall supply**. Home sales (*closings*) **decreased** in April, just remember that many of those homes went under contract in a *previous* month.

Amount for month	+ / - Change	% Change vs. last month % Change vs. this month last year
------------------	--------------	--

At A Glance: Velocity

(vs. last month)
(vs. this month last year)

MEDIAN DOM

17 ▼ 6%
▼ 15%

MO. ACTIVE LISTINGS

399 ▲ 8%
▲ 25%

MO. INVENTORY

5.3 ▲ 16%
▲ 55%

Overall activity was **8 increased%** compared to March, 50% of homes went under contract in **17-days or less**, and at this rate there's about **5.3-months of supply** to go around.


April was a **neutral** market.

Amount for month	+ / - Change	% Change vs. last month % Change vs. this month last year
------------------	--------------	--

At A Glance: Pricing

(vs. last month)
(vs. this month last year)



AVG. LIST / SALE

95%  0%
 1%

AVG. SALE PRICE

\$363k  2%
 5%

ORIG. LIST / SALE

91%  0%
 1%

The average price of a home in Rutherford County was **\$16k more than it was this time last year**. On average, properties are selling for **95% of their list price** *at the time the offer was made*, and **91% of the price they originally listed for**.

Amount for month	+ / - Change	% Change vs. last month % Change vs. this month last year
------------------	--------------	--

Click to see properties!

Rutherford In April

Price Range	Active Listings	New Listings	Under Contract	Under Contract (%)	Pending Ratio*	Homes Sold	Avg. Sales Price	Avg. List/Sale	Avg. DOM	Median DOM	Months of Inventory	Expired Listings	Listings Withdrawn
\$0 - \$99K	10	5	2	3%	36%	1	\$131,100	175%	12	12	1.83	N/A	N/A
\$100K - \$124K	6	1	3	5%	25%	2	\$108,500	96%	23	29	3.00	N/A	N/A
\$125K - \$149K	10	1	3	5%	42%	2	\$140,500	98%	33	36	2.33	1	N/A
\$150K - \$174K	16	7	5	8%	38%	1	\$150,000	94%	30	26	2.46	N/A	N/A
\$175K - \$199K	8	4	2	3%	55%	2	\$192,500	97%	6	6	0.83	N/A	N/A
\$200K - \$249K	33	10	12	19%	36%	10	\$219,650	97%	50	34	2.92	2	N/A
\$250K - \$299K	48	13	12	19%	33%	7	\$259,858	98%	44	17	3.92	1	N/A
\$300K - \$349K	36	8	6	10%	19%	4	\$310,563	97%	22	6	4.95	N/A	N/A
\$350K - \$399K	43	14	6	10%	26%	6	\$354,550	96%	48	11	6.73	1	N/A
\$400K - \$449K	33	7	4	6%	19%	1	\$380,000	88%	30	16	10.59	1	N/A
\$450K - \$499K	37	9	3	5%	9%	3	\$455,667	95%	16	6	8.00	3	N/A
\$500K - \$599K	24	3	1	2%	12%	2	\$482,500	88%	12	12	7.89	1	N/A
\$600K - \$699K	19	7	N/A	N/A	5%	1	\$575,000	88%	N/A	N/A	10.86	2	N/A
\$700K - \$999K	46	17	3	5%	7%	5	\$858,000	95%	96	86	14.06	N/A	N/A
1M+	30	9	1	2%	3%	1	\$1,290,000	87%	133	133	17.68	2	N/A
County	399	115	63	--	22%	48	\$362,836	95%	52	17	5.29	14	N/A

Learn the lingo

Active Listings: This is the total number of listings that were for sale *at any given point during the month*.

Under Contract: This is the total **number** of listings that accepted an offer to purchase *during the month*.

Under Contract (%): This is the "Under Contract" column represented as a **percentage** of the county.

Pending Ratio: This ratio is calculated using a **snapshot** taken at 11:59pm on the last day of the month. It used to show a price range's competitiveness by comparing the number of listings under contract to the total number of listings on the market at the time the snapshot was taken (active + under contract).

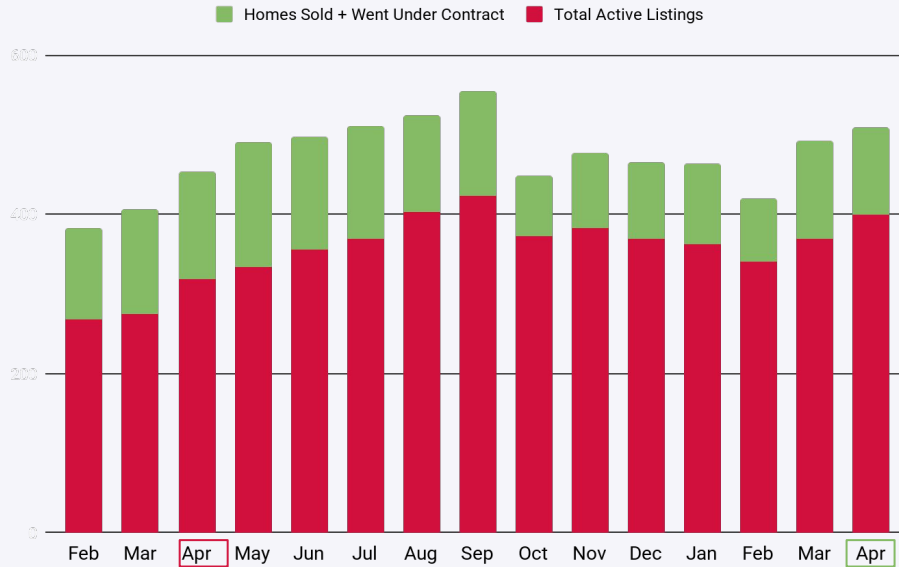
Months of inventory represents how long it would take to deplete the current inventory assuming no new homes are put on the market. It's commonly used to determine the health of a particular market.

Between 0-4 months of inventory is considered a seller's market because supply is relatively low, which means that sellers have more control to set terms or raise prices. **5-7 months signals a balanced market** - there is a healthy mix of buyers and sellers. **8 or more months of inventory indicates a buyer's market**, which means buyers have more negotiating power.

Seller's Market

Buyer's Market

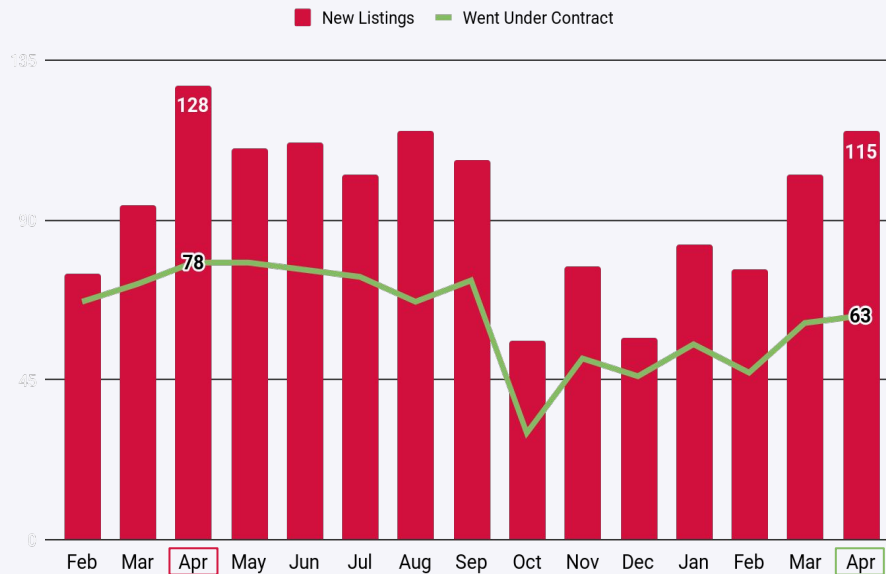
Volume & Activity



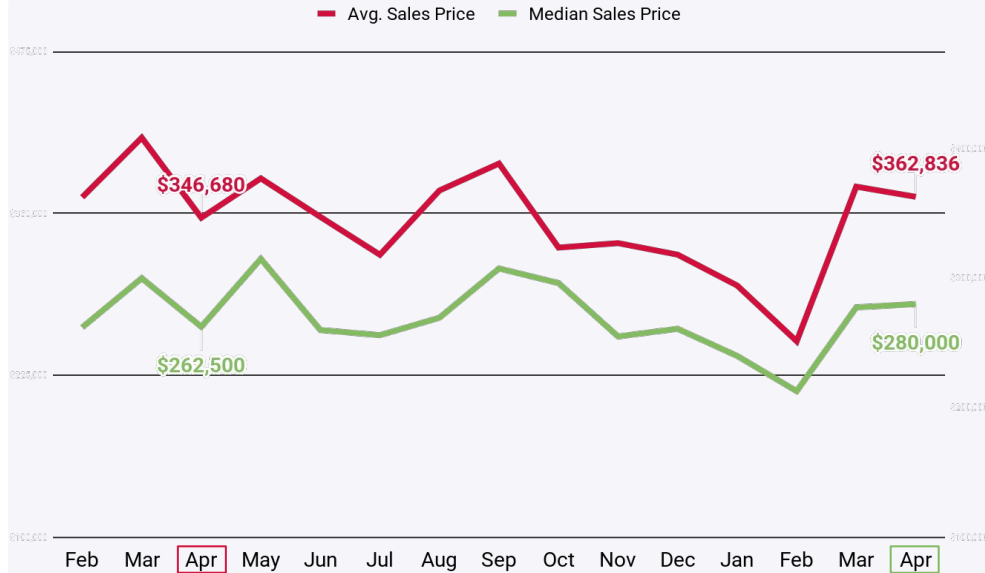
- The number of active listings *increased* by 8% in April. **Total Active listings, the number of properties listed for sale at any point during the month, was up 25% compared to last year.**
- Total homes under contract increased 3% from last month, but **Rutherford had 19% less homes under contract in April than it did this time last year.**
- Overall volume was up 4% from last month and up 12% from this time last year.

Listings & Pendings

- **New listings increased 12% from last month**, but were down 10% from last April's numbers.
- **3% more homes went under contract**, but Rutherford had less homes going under contract than this month last year, down 19%.
- **Pro Tip:** keeping an eye on the difference between homes added to the market (new listings) and those taken off (by going under contract) is the best way to gauge supply & demand!



Home Prices

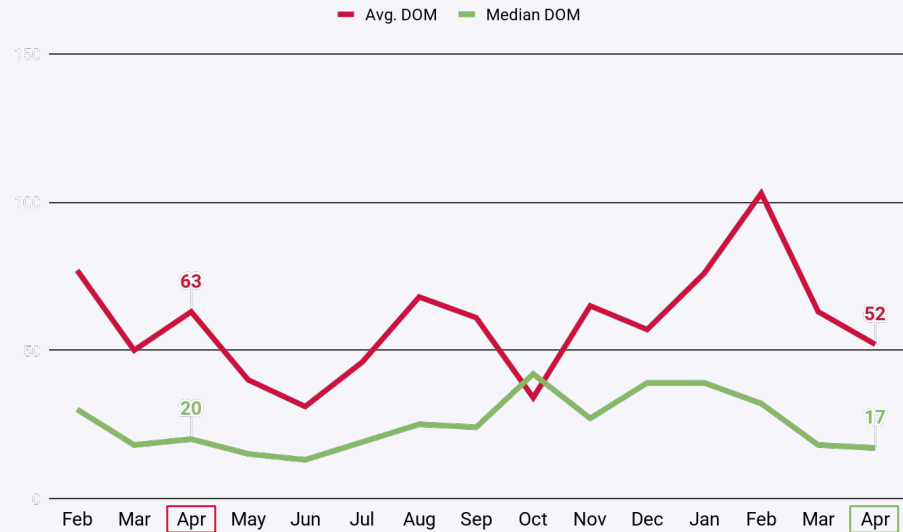


The **median price** is the “middle price,” meaning half of the homes sold during the month were cheaper and half were more expensive than the median. The **average price** is the total sales divided by number of sales.

- The average home price in Rutherford County decreased 2%, but homes were valued 5% higher compared to last April.
- The positive home value appreciation trend seems to be holding despite interest rates. **Pro Tip:** monthly price fluctuations are less indicative than annual trends for understanding market shifts!
- The consistently higher average vs. median home price tells us that **Rutherford’s high-end market is strong**, with prices significantly higher than the rest of the market.

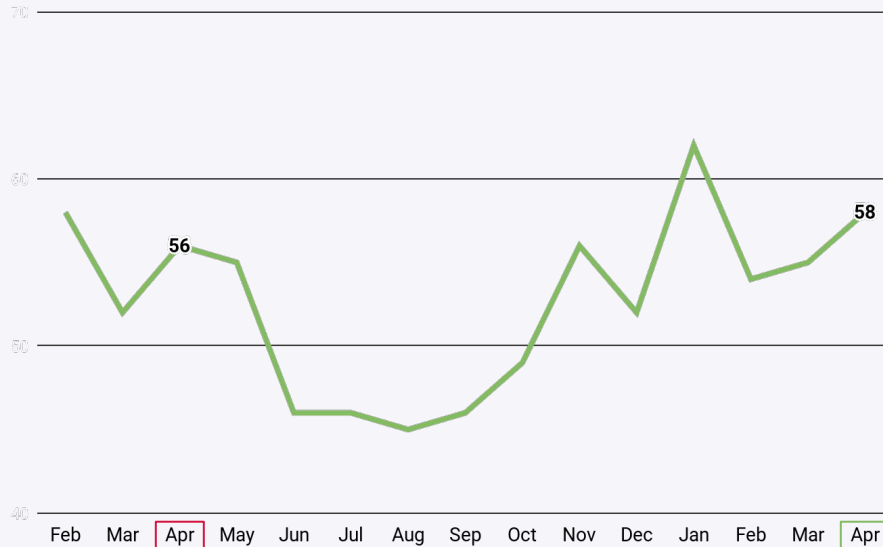
Days On Market

- Homes went under contract 11-days faster, on average, than they did in March, and the *median* days it took to sign a purchase contract was **17-days (!!!)**.
- Homes between \$175-199k sold fastest in April, with a *median* 6-days on the market, followed by homes valued up to \$99k, which took a *median* of 6-days.
- Homes in Rutherford are selling quickly due to a combination of extremely low inventory and high demand for homes.



The **median DOM** is the “middle DOM,” meaning half of the homes during the month went UC faster and half took longer than the median. The **average DOM** is the total DOM divided by number of sales.

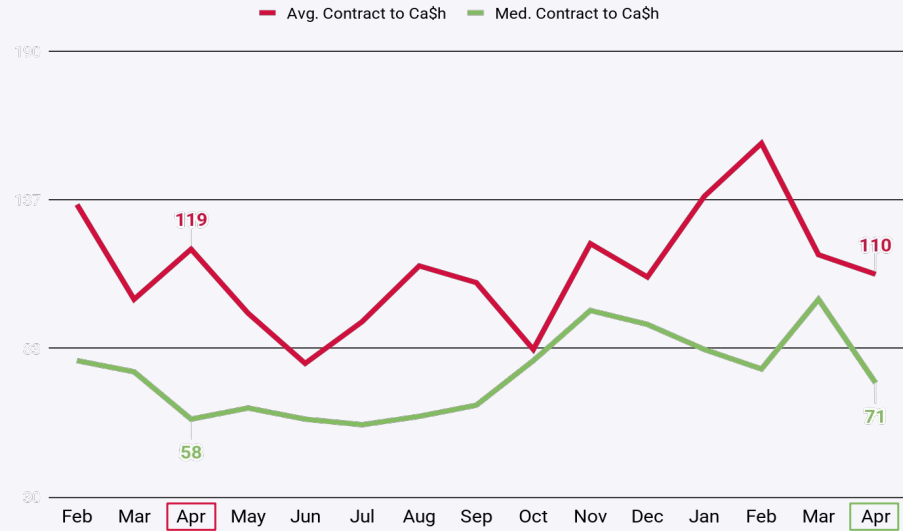
Contract To Close



- **Contract to close time took an average of 3-days more compared to last month, which was 2-days slower compared to last April.**
- **Homes valued between \$450k-499k took among the longest to close.** April closings data put that segment at around 118-days, on average.
- **Homes valued between \$150k-174k closed fastest,** closing in ~14-days, on average.

Contract To Ca\$h

- **Sellers got paid an average of 7-days faster** after listing their homes according to April sales data, and **9-days faster than Apr., 2023.**
- This decrease was mostly due to a reduction in time spent on the market (DOM) since the time spent during the contract to close process went up.
- Homes valued **valued between \$500k-599k sold fastest**, averaging 33-days, **followed by the valued up to \$99k price range** which took 38-days, on average.



The **median Contract to Ca\$h** is the "middle number," meaning half of the homes that closed during the month got paid faster and half took longer than the median. The **average Contract to Ca\$h** is the total time it took across all price ranges divided by number of sales.

Methodology

Data for this report was pulled from Canopy MLS for Single Family and Condo/Townhouse properties on May 3rd, 2025. Realtors are required to update their transactions on the MLS within 48hrs, so while most records for the month should have been accounted for, any updates that occurred after the report was pulled will not have made the cut. This should not have a material effect on the data given the overall volume of transactions.

Please send me an [e-mail](#) if you have any comments, questions, requests, or corrections.

See below for some relevant formulas.

$$\text{Months Inventory} = \frac{\text{Active Listings This Month}}{12\text{-Month Pending Homes Average}} \quad \text{Pending} = \frac{\text{Under Contract End Of Month}}{\text{Active End Of Month}}$$