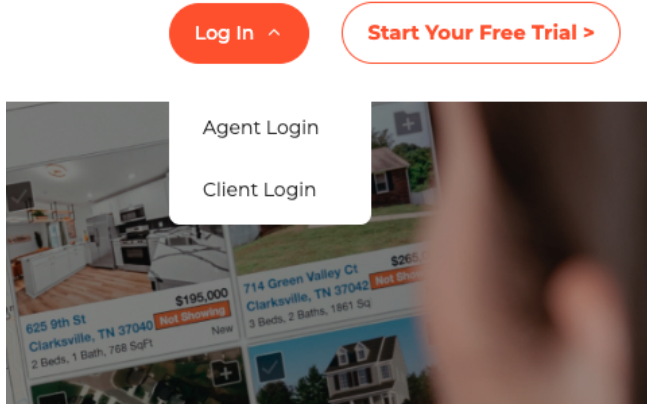


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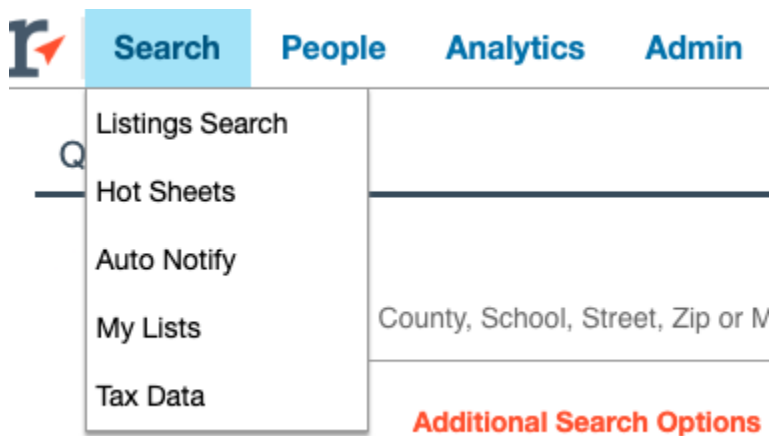
realtracs®

Quick Guide: How to run a market search on realtracs.

1. Go to realtracs.com
2. Click on the “Log In” tab, then “Agent Log In”.



3. On the top left-hand corner, click the “Search tab”, then click “Listings Search”.



4. If you want to run a closings search on a particular zip code or county for residential homes, you will first choose your Property Class. For single-family or condominiums, you will choose “Residential” in the drop-down menu.

5. For single-family homes, you will click on the “Property Subtype” drop-down menu, then click on “Detached”. Under the “Attached” category, you will also click on “HPR-Attached” and “Zero Lot Line-Attached”. For condominium closings, you click on “All Attached” except for “HPR-Attached” and “Zero Lot Line-Attached”.

Property Subtype
Detached ▼

- Detached
 - Site Built
 - Modular Home
 - Manufactured-Foundation
 - Manufactured-Mobile
 - HPR-Detached
- Attached
 - Townhouse
 - Flat Condo
 - Garden Condo
 - Highrise Condo
 - Loft Condo
 - Other Condo
 - HPR-Attached
 - Zero Lot Line - Attached



6. Now that you have chosen your property type, you will click on “Listing Status” and then choose “Closed” to get closings. Once you have done this, you will choose the date range that you want to pull closings for at the Start and End. For example, if you want to know the closings for March 2025, you will start on March 1 and end on March 31.
- a. For inventory, you will choose “Active” and “Under Contract - Showing”.



Listing Status



Select All



Active



Coming Soon / Hold

Under Contract - Showing 3mo 6mo 1yr Start  End 

Under Contract - Not Showing 3mo 6mo 1yr Start  End 


Expired 3mo 6mo 1yr Start  End 

Cancelled 3mo 6mo 1yr Start  End 


Closed 3mo 6mo 1yr Start  End 


Close

7. Now you will choose your location. If you want to know the closings for a specific County, you will type in the County in the County section. If you want to know closings for a specific zip code, you will put the county that zip code is in and then the zip code in the zip code tab.
- a. For example, I want to pull March 2025 closings for Old Hickory, I would choose Davidson County, then put 37138 in the zip code section.

MLS Number(s) 

County

Davidson County, TN 




Street Number

Street Name

City

Zip Code

37138 

Multiple values allowed. Use minus (-) to exclude.

8. Next, you will click search and the following box will pop-up on your screen where you will choose the “View Stats” tab.

7744 Search Results

Please select an option to continue

Revise

Revise you criteria and search again.

Continue

View the 500 listings with the most recent activity.

Download

Download unavailable for more than 5000 results.

View Stats

View a Statistics Report based on all results.

You can view details on 500 listings, download up to 5,000 listings, or view stats on up to 100k listings. After selecting the Download or View Stats options, you can also view the most recent 500 listings.

9. This will bring you to the full results page where you can view days on market, sales price, list price, total closings and more.

Search
Back to Results
7744 Listings
Print

Residential Property Statistics

Closed (7744 Listings)

	SqFt	Beds	Full Baths	Half Baths	LP/SqFt	List Price	SP/SqFt	Sales Price	Year Built	SP/LP %	DOM	LTC	CTC
MIN	0	0	0	0	\$11	\$9,900	\$0	\$0	1833	0%	0	0	0
AVERAGE	1857	3	2	0	\$203	\$226,287	\$204	\$222,085	1972	98.2%	47	52	37
MEDIAN	1532	3	2	0	\$99	\$159,900	\$97	\$158,000	1986	99.33%	25	30	31
MAX	103237	14	14	21	\$625,000	\$3,100,000	\$646,250	\$2,970,000	2025	206.35%	1439	1444	757

listingStatusesCriteria: Closed; propertyClasses: Residential; propertySubTypes: SINGL, MODUL, MANUF, MOBIL, HPR-D; auction: Yes; openHouse: No; zipCodes: 37138; counties: Davidson County, TN

10. To export your results, click on the “Print” icon on the top right of the screen. You can then save it to your device as a .pdf.