



**Contact:** Kent Prickett  
512.255.6211 x 104  
kent@wcrealtors.org

## **More Affordable Housing Options Leads to Increased Real Estate Activity in Williamson County**

*Williamson County Association of REALTORS releases real estate statistics for October 2017*

Round Rock, Texas – **15 November 2017** – The real estate market continues to be hot in Williamson County. Based on the report released today from the Williamson County Association of REALTORS® (WCREALTORS), home prices, housing inventory, and home prices all rose during October.

“The market is performing extremely well in Williamson County,” said WCREALTORS President, Suzanne Gantner. “While the entire Austin-Round Rock Metropolitan Statistical Area is seeing an uptick, Williamson County continues to grow faster and more efficiently. Our city and county leaders have been preparing for this growth for years. We are seeing lots of road construction, and development to keep up with the additional cars on the road. Furthermore, our cities have been doing a great job diversifying the tax base through their economic development programs.”

According to the October 2017 Williamson County Housing Market Report, the median home price was \$265,000. This is an increase of five percent from October 2016; however, the median price in Williamson County is still 7.25% less than the entire Austin MSA, and \$67,500 less than Travis County. Furthermore, many of the cities across Williamson County have identified the need for affordable housing and are working towards providing housing for all income levels.

Based on the numbers in the Housing Report, more than 20% of the listings reported in the MLS were new construction. These new construction listings are showing a 16% increase compared to October of last year.

“We could not have survived the population boom without the added inventory from our builders,” said Gantner. “The builders are keeping the over \$300,000 market alive in Williamson County, and we are thankful for the addition they bring to the County.”

Williamson County’s monthly housing inventory is increasing (when compared year-over-year). In October, Williamson County had 2.7 months of inventory and a 24.2% increase of listings compared to last October. The Real Estate Center at Texas A&M University cites that 6.5 months of inventory represents a market in which supply and demand for homes is balanced.

During October, homes spent an average of 57 days on the market, and took an average of 34 days to close; the entire home selling process took an average of 91 days to complete, an increase of 3 days compared to last October. Additionally, there were 2,467 active listings for the Williamson County housing market during the same period.

### Quick Stats for October 2017

- **829** – Homes sold, 6.3 percent more than October 2016.
- **\$265,000** – Median price for homes, 5.1 percent more than October 2016
- **2.7** – Monthly housing inventory in October 2017.
- **57** – Average number of days homes spent on the market in October 2017.
- **2,467** Active home listings on the market in September 2017.

### About the data in this report

Certain information contained herein is derived from MLS listing data provided by Austin/Central Texas Realty Information Service as well as the Central Texas Multiple Listing Service through the Texas REALTOR® Data Relevance Project, a partnership among local REALTOR® associations and their MLSs, the Real Estate Center at Texas A&M and the Texas Association of REALTORS®.

*"The Mission of the Williamson County Association of REALTORS® is to help its members meet present and future real estate challenges in Williamson County, to enhance and promote REALTOR® members' professionalism, to encourage member involvement in the various communities of Williamson County, and to provide quality services for its members."*

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# Williamson County HOUSING REPORT

October  
2017

All percentages compared to October 2016

## HOMES SOLD

↑ **6.3%**

829 in October 2017

**13.8%** were \$199,999 or less

**80.7%** were \$200,000 - \$499,999

**5.6%** were \$500,000 or more

## ACTIVE LISTINGS

↑ **24.2%**

2,467 in October 2017

## MEDIAN HOME PRICE

↑ **5.1%**

\$265,000 in October 2017

## DAYS on MARKET

**57**

3 days more than October 2016

## MONTHS of INVENTORY

**2.7**

Compared to 2.3 in October 2016



Your source for Living & Relocating  
to Williamson County, Texas



WILLIAMSON COUNTY  
Association of REALTORS®

# Austin-Round Rock Housing Report

October 2017



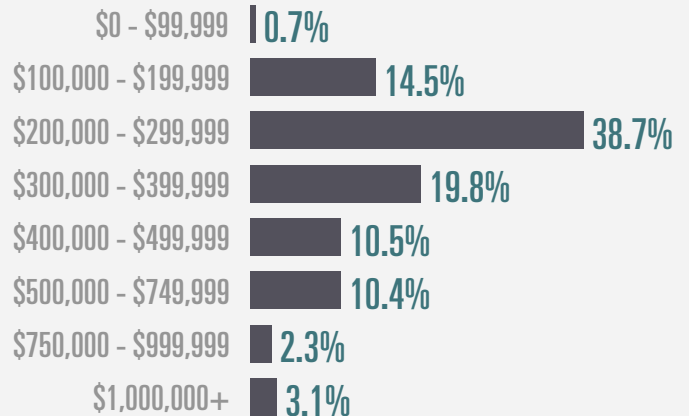
Median price

\$285,004

Up **3.6%**

Compared to October 2016

## Price Distribution



Active listings

Up **11.2%**

7,954 in October 2017



Closed sales

Up **4.1%**

2,565 in October 2017



Days on market

Days on market 56

Days to close 35

Total 91

1 days more than October 2016



Months of inventory

**2.8**

Compared to 2.6 in October 2016

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# Cedar Park Housing Report

October 2017



Median price

\$293,000

Up **8.2%**

Compared to October 2016

## Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	6.8%
\$200,000 - \$299,999	45.6%
\$300,000 - \$399,999	28.2%
\$400,000 - \$499,999	12.6%
\$500,000 - \$749,999	5.8%
\$750,000 - \$999,999	1.0%
\$1,000,000+	0.0%



Active listings

Up **10.9%**

234 in October 2017



Closed sales

Up **16.5%**

113 in October 2017



Days on market

Days on market 50

Days to close 31

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Total 81

3 days more than October 2016



Months of inventory

**2.0**

Compared to 2.0 in October 2016

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# Georgetown Housing Report

October 2017



Median price

\$249,850

Up **1.2%**

Compared to October 2016

## Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	16.0%
\$200,000 - \$299,999	57.5%
\$300,000 - \$399,999	19.2%
\$400,000 - \$499,999	1.1%
\$500,000 - \$749,999	6.4%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

Up **42.5%**

312 in October 2017



Closed sales

Down **7.6%**

98 in October 2017



Days on market

Days on market 49

Days to close 34

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Total 83

7 days less than October 2016



Months of inventory

**3.0**

Compared to 1.8 in October 2016

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# Hutto Housing Report

October 2017



Median price

\$217,750

Up **11.7%**

Compared to October 2016

## Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	26.9%
\$200,000 - \$299,999	71.2%
\$300,000 - \$399,999	1.9%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

Up **3.3%**

62 in October 2017



Closed sales

Down **3.5%**

56 in October 2017



Days on market

Days on market 51

Days to close 34

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Total 85

7 days more than October 2016



Months of inventory

**1.0**

Compared to 1.1 in October 2016

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# Jarrell Housing Report

October 2017



Median price  
\$230,950

Up **22.1%**

Compared to October 2016

## Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	25.0%
\$200,000 - \$299,999	75.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

Up **54.6%**

34 in October 2017



Closed sales

Up **100%**

4 in October 2017



Days on market

Days on market 44

Days to close 35

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Total 79

19 days more than October 2016



Months of inventory

**4.7**

Compared to 6.0 in October 2016

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# Leander Housing Report

October 2017

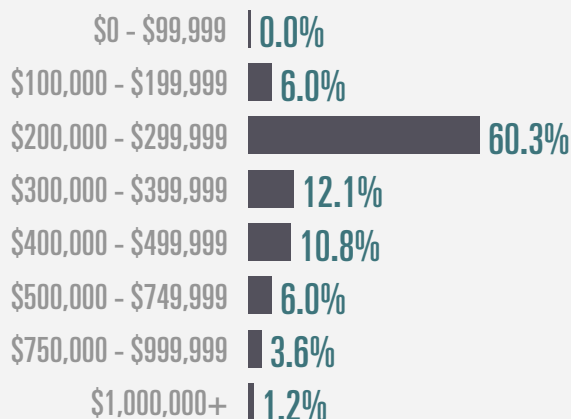


Median price  
\$260,000

Down **0.6%**

Compared to October 2016

## Price Distribution



Active listings

Up **36.2%**

350 in October 2017



Closed sales

Up **4.6%**

92 in October 2017



Days on market

Days on market 64

Days to close 33

Total 97

9 days less than October 2016



Months of inventory

**3.7**

Compared to 2.6 in October 2016

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# Round Rock Housing Report

October 2017



Median price

\$255,000

Up **14.1%**

Compared to October 2016

## Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	12.4%
\$200,000 - \$299,999	57.2%
\$300,000 - \$399,999	17.9%
\$400,000 - \$499,999	8.3%
\$500,000 - \$749,999	3.5%
\$750,000 - \$999,999	0.7%
\$1,000,000+	0.0%



Active listings

Up **29.5%**

325 in October 2017



Closed sales

Up **9.9%**

156 in October 2017



Days on market

Days on market 43

Days to close 33

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Total 76

13 days more than October 2016



Months of inventory

**1.8**

Compared to 1.5 in October 2016

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# Taylor Housing Report

October 2017



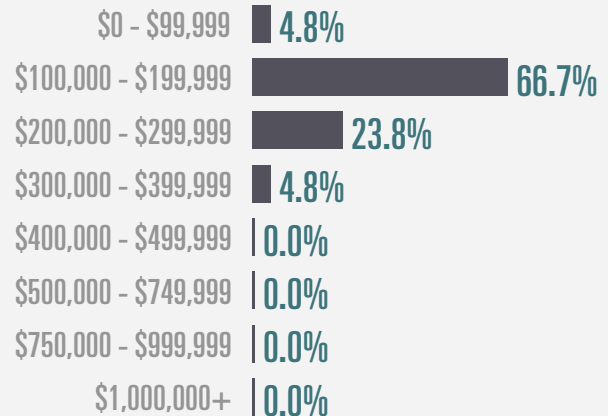
Median price

\$165,000

Up **0.3%**

Compared to October 2016

## Price Distribution



Active listings

Up **20.6%**

41 in October 2017



Closed sales

Up **31.3%**

21 in October 2017



Days on market

Days on market 51

Days to close 26

Total 77

19 days less than October 2016



Months of inventory

**2.1**

Compared to 1.7 in October 2016

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