

Williamson County home sales and inventory soar in April

Williamson County Association of REALTORS releases real estate statistics for April 2017

Round Rock, Texas – **12 May 2017** – Home sales in Williamson County soared 10.5 % in April 2017. Additionally, home prices increased 5.9% (when compared year over year), according to the April 2017 Williamson County housing market report released today by the Williamson County Association of REALTORS®.

According to the report, 940 homes were sold in Williamson County during April 2017, a 10.5% increase from the prior year. The median price for Williamson County homes increased 5.9% year-over-year to \$270,00 during the same period.

"It's a great time to live in Williamson County," said Suzanne Gantner, President of the Williamson County Association of REALTORS®. "Sales are still strong yet stable, Inventory remains viable. The builders in the County have significantly helped us to maintain a steady stream of new home sales. Resales are scarce, but growing. During the last couple years, the builders have stepped in to provide options to buyers who weren't seeing existing homes to their liking."

When comparing the Williamson County housing numbers to the entire Austin-Round Rock Metropolitan Statistical Area (includes Hays, Travis and Williamson Counties) the median home price is \$30,000 less than the MSA. The market share of homes sold in Williamson County account for 31.5% of all resale homes sold.

Williamson County's monthly housing inventory increased in April to 2.4 months. 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. The current market is showing a market that still leans toward favoring the sellers.

"New communities are popping up at a wild rate, which lends the buyer's more opportunities to select the amenities that are important to them," Gantner continued. "The Builders have helped the real estate community by creating new floor plans and elevations, community pools, parks and schools that offer innovation and inventory. The cities have gone the extra mile to accommodate people moving in by planning infrastructure, shopping, local restaurants, entertainment districts, schools and more."

During April, homes spent an average of 47 days on the market, and took an average of 34 days to close; the entire home selling process took an average of 81 days to complete. Additionally, there were 2,168 active listings for the Williamson County housing market during the same period, a 26.7% increase from last April.

Quick Stats for April 2017

- **940** – Homes sold, 10.5 percent more than April 2016.
- **\$270,000** – Median price for homes, 5.9 percent more than April 2016
- **2.4** – Monthly housing inventory in April 2017.
- **47**– Average number of days homes spent on the market in April 2017.
- **2,168** Active home listings on the market in April 2017.

With a growing economy, booming population, and high quality of life, WC is a great place to live, work and do business. As such, the demand for WC real estate remains strong and enduring. Texas REALTORS® continue to work daily to protect the rights of private-property owners, keep homeownership affordable, and promote public policies that benefit homeowners.

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."

Williamson County HOUSING REPORT

April
2017

All percentages compared to April 2016

HOMES SOLD

↑ 10.5%

940 in April 2017

15.0% were \$199,999 or less

79.9% were \$200,000 - \$499,999

5.2% were \$500,000 or more

ACTIVE LISTINGS

↑ 26.7%

2,168 in April 2017

MEDIAN HOME PRICE

↑ 5.9%

\$270,000 in April 2017

DAYS on MARKET

47

4 days less than April 2016

MONTHS of INVENTORY

2.4

Compared to 2.0 in April 2016



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to Williamson County, Texas



WILLIAMSON COUNTY
Association of REALTORS®