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Home Sales, Prices, and Inventory on the Upswing in Williamson County

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

Round Rock, Texas – **10 October 2017** – The real estate market in September saw growth across Williamson County. According to the September 2017 Williamson County Housing Market Report released today by the Williamson County Association of REALTORS®, the median home price for September was \$270,000 (an 8.9% increase from September 2016), and a total of 925 units were sold.

“While we are seeing a year-over-year increase in the sales prices, the market has cooled off when compared to the summer months as expected,” said Suzanne Gantner, President of WCREALTORS. “Now that children are back in school and situated many potential home buyers are taking a step back and reevaluating if they want to move, or if they want to just remodel their current home.”

When comparing the Williamson County housing numbers to the entire Austin-Round Rock Metropolitan Statistical Area (includes Hays, Travis and Williamson Counties) you can see how hot the Williamson County Market is and why so many homebuyers are choosing Williamson County as their new home. Homes in Williamson County are nearly \$20,000 (or 7%) less expensive. While not all new home sales are reported in the MLS, over 40% of the new home sales reported occurred in Williamson County. Furthermore, the market share of homes sold in Williamson County accounts for 30.1% of all resale homes sold for the entire MSA.

Williamson County’s monthly housing inventory is increasing (when compared year-over-year). In September, Williamson County had 2.9 months of inventory and a 19.1% increase of listings compared to last September. 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 September, homes spent an average of 54 days on the market, and took an average of 35 days to close; the entire home selling process took an average of 89 days to complete, an increase of 7 days compared to September of last year. Additionally, there were 2,560 active listings for the Williamson County housing market during the same period.

Quick Stats for September 2017

- **925** – Homes sold, 1 percent more than September 2016.
- **\$270,000** – Median price for homes, 8.9 percent more than September 2016
- **2.9** – Monthly housing inventory in September 2017.
- **54** – Average number of days homes spent on the market in September 2017.
- **2,560** 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."

Williamson County Housing Report

September 2017



Median price
\$270,000

Up **8.9%**

Compared to September 2016

Price Distribution

\$0 - \$99,999	0.4%
\$100,000 - \$199,999	12.8%
\$200,000 - \$299,999	49.3%
\$300,000 - \$399,999	24.8%
\$400,000 - \$499,999	8.2%
\$500,000 - \$749,999	3.8%
\$750,000 - \$999,999	0.5%
\$1,000,000+	0.2%



Active listings

Up **19.1%**

2,560 in September 2017



Closed sales

Up **1%**

925 in September 2017



Days on market

Days on market 54

Days to close 35

Total 89

7 days more than September 2016



Months of inventory

2.9

Compared to 2.5 in September 2016

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.