



Williamson County Market Snapshot June 2018

Market Activity

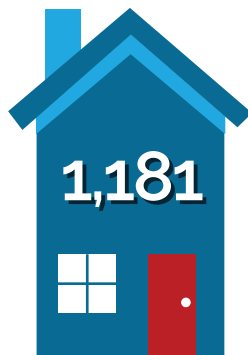
ALL RESIDENTIAL



Active Listings

Includes: Townhouses, Condos & Single Family

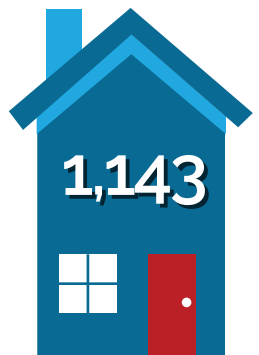
SINGLE FAMILY



Closed Sales



Active Listings



Closed Sales

Sales Price

\$294,500

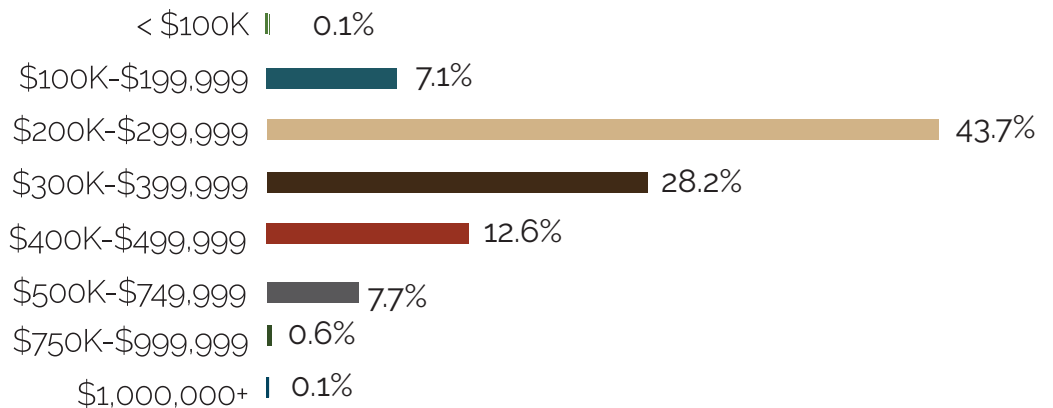
Median Sales Price
4.0% YOY

\$323,357

Average Sales Price
5.4% YOY

98.0%

Sold Price to List Price
Ratio



Certain information contained herein is derived from MLS listing data provided by multiple MLS sources through the Texas REALTOR® Data Relevancy Project, a partnership among local REALTOR® association and their MLSs, the Real Estate Center at Texas A&M, and the Texas Association of REALTORS®

5.1%

Year-Over-Year
Change in
Closed Sales
All Properties



4.0%

Year-Over-Year
Change in
Median Sales Price
All Properties



2.8%

Year-Over-Year
Change in
Housing Inventory
All Properties



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Is the Market Slowing Down?

Williamson County Association of REALTORS® releases real estate statistics for June 2018

Round Rock, Texas – **12 July 2018** – Home sales in Williamson County decreased 5.1% in June 2018, whereas median home prices increased 4% (when compared year over year), according to the June 2108 Williamson County Housing Market Report released today by the Williamson County Association of REALTORS®.

According to the June 2018 Williamson County Housing Market Report, the median home price for all residential properties was \$294,500, an increase of 4.0% when compared to June 2017. The median price in Williamson County is hovering \$26,400 less than the Austin MSA Median Price of \$320,900.

“If you’re looking for a bargain,” says WCREALTORS President Victoria Reviel, “then there are still affordable homes to be found within Williamson County. The further north and the further east you are willing to live in Williamson County will offer you a better bang for your buck. With ever-growing infrastructure now available, areas such as Jarrell, Taylor and Florence don’t seem so far away.”

Based on the numbers in the Housing Report, 21.8% of Williamson County sales reported in the MLS were new construction. This number is higher than the Austin-Round Rock MSA (17.8%) and the state of Texas (13.1%). Furthermore, the Williamson County new construction market is showing a median price of \$333,450, 17.4% more than the median price for existing homes sales (\$280,000) in June. Currently, there are 947 active new construction listings reported across Williamson County, compared to 2,613 existing home listings.

During the month of June, Williamson County had a total of 2.8 months of inventory and an 2.8% increase in listings compared to last June. Based on these numbers, Williamson County is still in a strong seller’s market; 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 are balanced. Even though the number of listings and the total days on market has increased, it has not greatly affected the market conditions.

“We have seen a slow in the market this year compared to last year,” said Reviel. “However, we have seen a large increase in the purchasing of properties from folks moving from outside the state and even outside the country into Central Texas.”

During June, existing homes spent an average of 31 days on the market, as compared to a new construction home which averaged 113 days on the market.

Quick Stats for June 2018 – All Residential Properties

- **1,181** – Homes sold, 5.1 percent less than June 2017.
- **\$294,500**– Median price for homes, 4.0 percent more than June 2017.
- **\$323,357**– Average price for homes, 5.4 percent more than June 2017.
- **2.8** – Monthly housing inventory in June 2018.
- **2,613** Active home listings on the market in June 2018.

Quick Stats for June 2018 –Existing Home Properties

- **924** – Homes sold, 3.9 percent less than June 2017.
- **\$280,000** – Median price for homes, 2.9 percent change from June 2017.
- **\$316,952** – Average price for homes, 6.2 percent change from June 2017.
- **2.4** – Monthly housing inventory in June 2018.
- **1,666** – Active home listings on the market in June 2018.

Quick Stats for June 2018 –New Construction Properties

- **257**– Homes sold, 12.5 percent more than June 2017.
- **\$333,450** – Median price for homes, 6.7 percent more than June 2017.
- **\$316,952** – Average price for homes, 6.2 percent more than June 2017.
- **3.8** – Monthly housing inventory in June 2018.
- **947** – Active home listings on the market in June 2018.

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."
