

Market Activity

Year-Over-Year
Change in
Closed Sales
All Properties



Active Listings



Closed Sales

Active Listings

Closed Sales

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



Year-Over-Year
Change in
Housing Inventory
All Properties



Certain information contained herein is derived from MLS listing data provided by multiple MLS sources through the Texas REALTOR® Data Relev



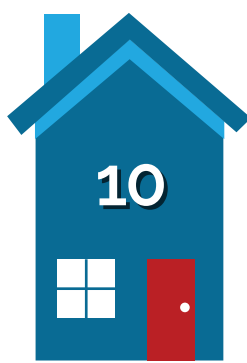
Taylor Market Snapshot

May 2018

Market Activity

ALL RESIDENTIAL

SINGLE FAMILY



Active Listings

Closed Sales

Active Listings

Closed Sales

Includes: Townhouses, Condos & Single Family

54.6%

Year-Over-Year Change in Closed Sales All Properties



12.0%

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



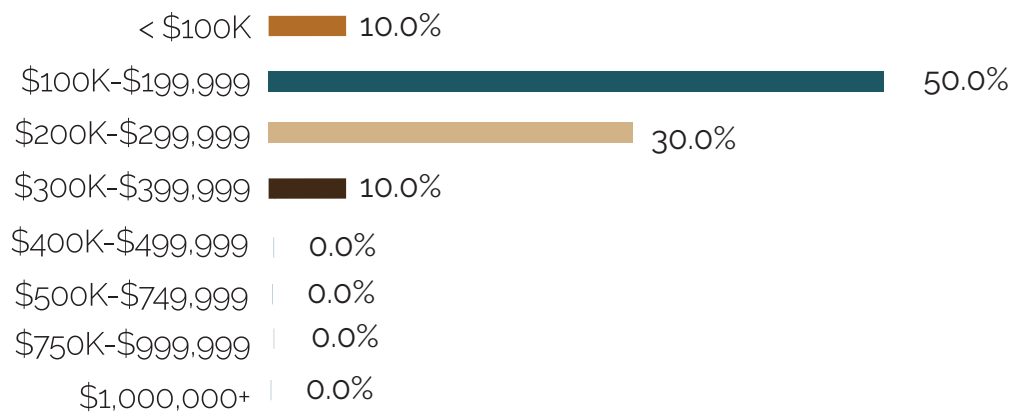
4.3%

Year-Over-Year Change in Housing Inventory All Properties



Sales Price

\$184,745 Median Sales Price 12.0% YOY	\$190,348 Average Sales Price 2.6% YOY	94.6% Sold Price to List Price Ratio
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The term REALTOR® is a registered collective membership mark that identified a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics.

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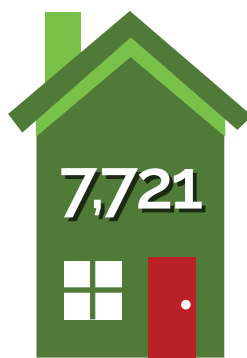


Austin-Round Rock MSA Market Snapshot May 2018

Market Activity

ALL RESIDENTIAL

SINGLE FAMILY



Active Listings

Closed Sales

Active Listings

Closed Sales

Includes: Townhouses, Condos & Single Family

Sales Price

\$319,000

Median Sales Price
5.3% YOY

\$389,690

Average Sales Price
2.2% YOY

97.9%

Sold Price to List Price
Ratio

< \$100K | 0.5%

\$100K-\$199,999 | 8.6%

\$200K-\$299,999 | 35.4%

\$300K-\$399,999 | 23.6%

\$400K-\$499,999 | 13.2%

\$500K-\$749,999 | 12.7%

\$750K-\$999,999 | 3.0%

\$1,000,000+ | 3.0%

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4.1%

Year-Over-Year
Change in
Closed Sales
All Properties



5.3%

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



0.7%

Year-Over-Year
Change in
Housing Inventory
All Properties



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Home Prices Continue to Rise

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

Round Rock, Texas – **13 June 2018** – Home sales in Williamson County increased 2.1% in May 2018. Additionally, median home prices increased 6.7% (when compared year over year), according to the May 2018 Williamson County Housing Market Report released today by the Williamson County Association of REALTORS®.

According to the May 2018 Williamson County Housing Market Report, the median home price for all residential properties was \$298,700, an increase of 2.1% when compared to May 2017. The median price in Williamson County is hovering \$19,250 less than the Austin MSA Median Price of \$319,000.

June is upon us”, said Victoria Reviel 2018 President of the Williamson County Association of REALTORS®. Reviel explained “multiple offer situations are becoming the new norm for homebuyers who are having to fight the dangerously low inventory across Central Texas. The best advice is to have your financial house in order and there is no one better than a REALTOR® to guide you through this nerve-wracking process.”

Based on the numbers in the Housing Report, 22.3% of Williamson County sales reported in the MLS were new construction. This number is higher than the Austin-Round Rock MSA (18.0%) and the state of Texas (13.3%). Furthermore, the new construction market is showing a median price of \$327,660, 12.5% more than the median price for existing homes sales (\$289,000) in May. Currently, there are 925 active new construction listings reported across Williamson County, compared to 1,503 existing home listings.

During the month of May, Williamson County had a total of 2.6 months of inventory and an 8.6 % increase in listings compared to last May. 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.

“Many homebuyers are having to expand their search areas to find homes within their price range,” said Reviel. “While new homes have been a source for many buyers we’re seeing a decrease in the new home inventory. Williamson County is one of the top counties for buyers both locally and internationally.”

During April, existing homes spent an average of 31 days on the market, as compared to a new construction home which averaged 117 days on the market.

Quick Stats for May 2018 – All Residential Properties

- **1,172** – Homes sold, 2.1 percent more than May 2017.
- **\$298,700**– Median price for homes, 6.7 percent more than May 2017.
- **\$325,208**– Average price for homes, 7.6 percent more than May 2017.
- **2.6** – Monthly housing inventory in May 2018.
- **2,428** Active home listings on the market in May 2018.

Quick Stats for May 2018 –Existing Home Properties

- **910** – Homes sold, 0.6 percent less than May 2017.
- **\$289,000** – Median price for homes, 7.8 percent change from May 2017.
- **\$318,272** – Average price for homes, 8.7 percent change from May 2017.
- **2.1** – Monthly housing inventory in May 2018.
- **1,503** – Active home listings on the market in May 2018.

Quick Stats for May 2018 –New Construction Properties

- **262** – Homes sold, 12.5 percent more than May 2017.
- **\$327,660**– Median price for homes, 3.5 percent more than May 2017.
- **\$349,293**– Average price for homes, 3.2 percent less more May 2017.
- **3.8** – Monthly housing inventory in May 2018.
- **925**– Active home listings on the market in May 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."
