

## **Williamson County home sales decrease while prices increase in February**

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

Round Rock, Texas – **9 March 2017** – Home sales in Williamson County decreased 5.1 % in February 2017. Additionally, home prices increased 8.5% (when compared year over year), according to the February 2017 Williamson County housing market report released today by the Williamson County Association of REALTORS®.

According to the report, 614 homes were sold in Williamson County during February 2017, a 5.1% decrease from the year prior. The median price for Williamson County homes increased 8.5% year-over-year to \$265,000 during the same period.

“The Central Texas Region is experiencing a weird phenomenon where the urban areas and the suburban areas are growing. Population estimates show that between 2013–2015 we saw over 37,000 new residents move to Williamson County; this is an 8% increase in just two years,” said Suzanne Gantner, President of the Williamson County Association of REALTORS®. “Home prices continue to rise due to supply-and-demand; the inventory is low due to the demand of our new residents, so prices have naturally risen.”

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 \$20,000 less than the MSA. The market share of homes sold in Williamson County account for 30% of all resale homes sold.

Williamson County’s monthly housing inventory increased in February to 2.0 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 strong seller’s market.

“The new homebuilders have been fantastic to work with,” added Gantner. “There were 3800 single family permits issued in 2016. The builders are the reason we’ve been able to add so many families to the area without experiencing a housing crisis.”

Homes spent an average of 58 days on the market, and took on average 34 days to close. In February, the entire home selling process took on average 92 days to complete. Additionally, there were 1,741 active listings for the Williamson County housing market during the same period, a 16.6% increase from February 2016.

### **Quick Stats for February 2017**

- **614**– Homes sold, 5.1 percent less than February 2016.
- **\$265,000** – Median price for homes, 8.5 percent more than February 2016
- **2.0** – Monthly housing inventory in February 2017.
- **58**– Average number of days homes spent on the market in February 2017.
- **1,741** Active home listings on the market in February 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."*

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# Williamson County HOUSING REPORT

February  
2017

All percentages compared to February 2016

## HOMES SOLD

↓ 5.1%

614 in February 2017

16.4% were \$199,999 or less

79.7% were \$200,000 - \$499,999

3.9% were \$500,000 or more

## ACTIVE LISTINGS

↑ 16.6%

1,741 in February 2017

## MEDIAN HOME PRICE

↑ 8.5%

\$265,000 in February 2017

## DAYS on MARKET

58

8 days less than February 2016

## MONTHS of INVENTORY

2.0

Compared to 1.7 in February 2016



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to Williamson County, Texas



WILLIAMSON COUNTY  
Association of REALTORS®