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# HILLWOOD & WEST MEADE

Real Estate Market Report | February 2021

Published by REAL Marketing (REM) | www.REALMarketing4You.com | 858.952.4280 | ©2021

For current listings, market activity, and more visit PatriciaStraus.com

## 2020 YEAR-END REVIEW HILLWOOD & WEST MEADE



Avg. Price/Square Foot

**\$255**

2019: \$223

**INCREASED**

**\$32!**



Avg. SP/LP Ratio

**99.0%**

2019: 96.6%

**INCREASED 2.4%!**



Avg. Sold Price

**\$877,327**

2019: \$705,207

**INCREASED**

**\$172,120!**



Avg. Days on Market

**26 Days**

2019: 31 Days

**SOLD 5 DAYS**

**QUICKER!**



Available Inventory

**1.1 Months**

Homes Sold in 2020: 134

**13 ACTIVE HOMES!**

IT'S A  
**SELLER'S  
MARKET!**

Your Hillwood & West Meade community had a fantastic year, with increases in several key market indicators. The demand for your community remains high with current inventory pointing to a seller's market. Now is a great time to consider listing your home and taking advantage of the upward trends. If you are thinking about selling, contact me today at **615.305.8465**.

Data based on listings from REALTRACS MLS from January 1st to December 31st, 2019 and 2020. Does not include homes taken off the market. Information deemed accurate but not guaranteed.

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Presented by Patricia Straus

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**HILLWOOD & WEST MEADE**

Real Estate Market Report

Sold over \$275 Million in local real estate sales.

## COMPASS CONCIERGE

Helps you maximize your listing's value with home improvement services.

All improvements paid at closing with this one-of-a-kind program.

**8,192**

# OF HOMES THAT USED CONCIERGE

**3,086**

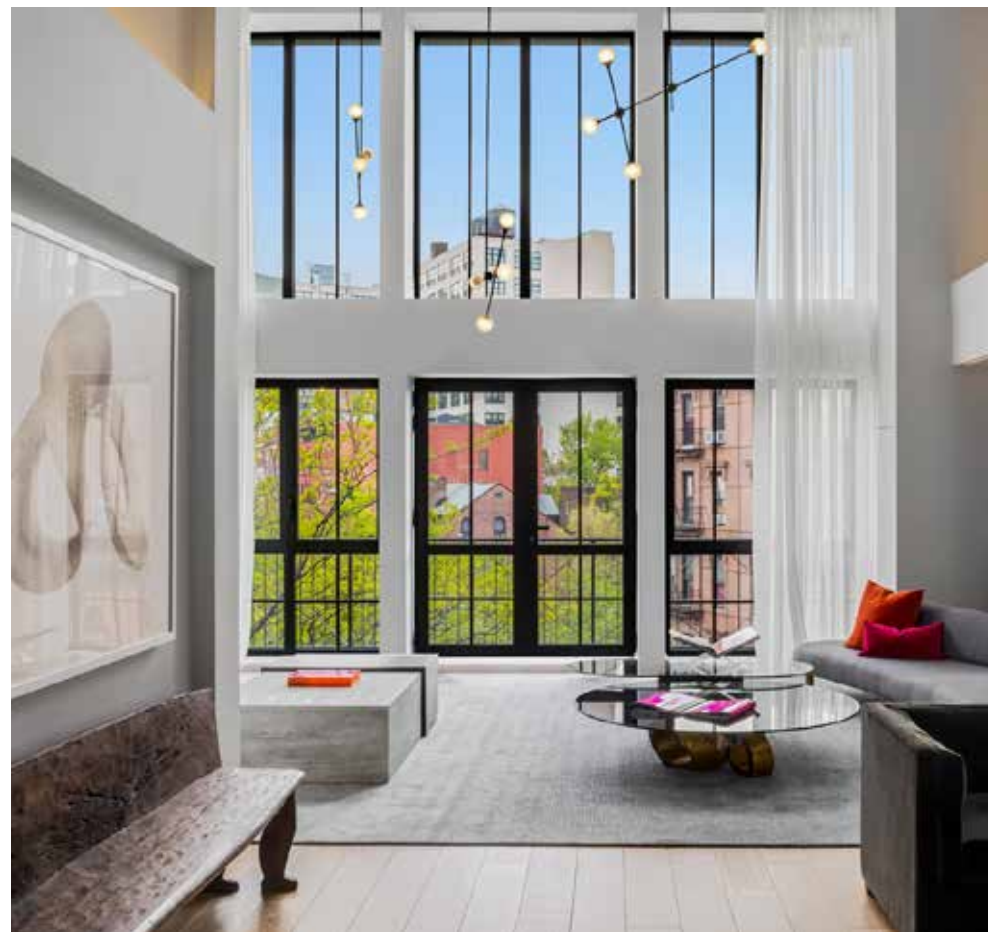
# OF COMPASS TEAMS WHO USED THE PROGRAM

**+18%**

FASTER SALES SPEED THAN NON CONCIERGE LISTINGS

**\$200M+**

DOLLARS TOWARDS HOME IMPROVEMENT



If you would like your home featured in this publication and mailed to the Hillwood & West Meade neighborhood please call me today at **615.305.8465**.

### Hillwood & West Meade Homes Currently Active

Status	Address	Beds	Full Baths	Half Baths	Garage Capacity	Year Built	Estimated Square Feet	List Price	List Price per Square Foot
Active	815 Cammack Court	4	3	0	N/A	1967	2,251	\$599,000	\$266
Active	882 Rodney Drive	4	3	0	2	1963	2,850	\$729,900	\$256
Active	642 Brook Hollow Road	4	3	0	N/A	1956	3,460	\$820,000	\$237
Active	192 Carnavon Parkway	4	3	1	2	1988	3,150	\$879,900	\$279
Active	6137 Robin Hill Road	4	4	0	N/A	1952	4,087	\$1,250,000	\$306
Active	418 W Hillwood Drive	3	2	1	2	1960	2,498	\$1,250,000	\$500
Active	114 Dunham Springs Lane	4	3	1	2	1994	4,388	\$1,275,000	\$291
Active	118 Brook Hollow Road	5	4	1	N/A	1957	6,102	\$1,778,000	\$291
Active	6204 Vosswood Drive	5	5	2	3	2020	5,116	\$1,918,500	\$375
Active	6108 Hickory Valley Road	4	4	2	3	1959	5,163	\$1,974,000	\$382
Active	405 Brook Hollow Road	5	5	1	3	2020	6,122	\$1,985,000	\$324
Active	6230 Robin Hill Road	5	6	1	3	2020	6,421	\$1,999,999	\$311
Active	6244 Vosswood Drive	5	5	2	3	2021	5,579	\$2,099,000	\$376
<b>Averages</b>		<b>4</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>1983</b>	<b>4,399</b>	<b>\$1,427,561</b>	<b>\$323</b>

### Hillwood & West Meade Homes Sold in the Past 30 Days

Status	Address	Beds	Full Baths	Half Baths	Garage Capacity	Year Built	Estimated Square Feet	List Price	Sold Price per Sq. Ft.	Sold Price	Sold Date
Sold	757 W Meade Drive	4	2	1	N/A	1964	2,898	\$729,900	\$252	\$729,900	01/08/21
Sold	6419 Bresslyn Road	3	2	1	2	1962	2,528	\$390,000	\$154	\$390,000	12/30/20
Sold	6632 Ellesmere Road	4	3	0	4	1968	2,459	\$599,000	\$260	\$640,000	12/28/20
Sold	6400 Bresslyn Road	5	5	1	3	2020	5,276	\$1,800,000	\$341	\$1,800,000	12/23/20
Sold	81 Brookwood Terrace	4	3	0	1	1964	2,201	\$625,000	\$298	\$655,000	12/18/20
Sold	6420 Jocelyn Hollow Road	7	6	1	3	2020	7,299	\$2,650,000	\$363	\$2,650,000	12/18/20
Sold	5813 Vine Ridge Drive	4	4	1	2	2020	5,455	\$1,659,000	\$293	\$1,600,000	12/16/20
<b>Averages</b>		<b>4</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>1988</b>	<b>4,017</b>	<b>\$1,207,557</b>	<b>\$280</b>	<b>\$1,209,271</b>	

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