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REAL MARKETING

HILLWOOD & WEST MEADE

Real Estate Market Report | January 2021

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HOUSING 2021 FORECAST

Sellers will get top dollar during the first and second quarter

“Low mortgage rates will continue to incentivize buyers to buy instead of rent.”

SEASONALITY MAKES A RETURN

After normal seasonality was tossed out the window in 2020, a strong spring and summer homebuying season is expected, while things will wind down in fall and winter.

MORTGAGE RATES ON THE MOVE

3.4%
by end of year

+7.0%
Home sales are going up

Strong demand and more homes hitting the market equals a healthy rate of growth.

THE RISE OF THE MILLENNIALS

No longer just dominating the entry-level market, millennials are now taking over as “move up” buyers as they have children and need more space.

+5.7%
Home prices will hit new heights

65.9%
Homeownership Rate



Presented by Patricia Straus

Your real estate opportunity is here! If you or someone you know is considering selling, call me today at **615.305.8465**.

Published by Danielle Hale, Realtor.com on December 2nd, 2020

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Sold over \$250 Million in local real estate sales.

INCREDIBLE NEW CONSTRUCTION IN WEST MEADE



6204 Vosswood Drive, Nashville 37205

5BD | 5BA | 2HB | 5,116 SqFt | \$1,918,500

NEW CONSTRUCTION by Province Builders LLC – 5,116 square feet under roof! Five-suited bedrooms, master on main level, 537 square feet of covered outdoor living space with fireplace, recreation room over three-car garage. An absolutely incredible home!

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	1129 Sparta Road	4	3	0	2	1960	2,724	\$589,000	\$216
Active	815 Cammack Court	4	3	0	N/A	1967	2,251	\$610,000	\$271
Active	882 Rodney Drive	4	3	0	2	1963	2,850	\$729,900	\$256
Active	6212 Hickory Valley Road	4	4	1	N/A	1958	4,026	\$795,000	\$197
Active	192 Carnavon Parkway	4	3	1	2	1988	3,150	\$879,900	\$279
Active	418 W Hillwood	3	2	1	2	1960	2,498	\$1,250,000	\$500
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	6244 Vosswood Drive	5	5	2	3	2021	5,579	\$2,099,000	\$376
Active	6230 Robin Hill Road	5	6	1	3	2020	6,421	\$2,200,000	\$343
Active	6210 Hickory Valley Road	5	3	1	3	1964	5,993	\$2,395,000	\$400
Averages		4	4	1	3	1981	4,461	1,477,177	\$324

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	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
Sold	6509 Cornwall Drive	4	2	1	2	1966	6,191	\$505,500	\$82	\$505,500	12/15/20
Sold	758 Rhonda Lane	3	3	0	2	1966	2,428	\$475,000	\$188	\$456,500	12/10/20
Sold	727 Summerly Drive	4	2	0	2	1961	2,236	\$518,000	\$226	\$505,000	12/10/20
Sold	6633 Ellesmere Road	3	3	2	2	1995	4,432	\$825,000	\$182	\$805,000	12/10/20
Sold	887 Rodney Drive	3	2	1	2	1963	2,292	\$459,900	\$201	\$459,900	12/07/20
Sold	6008 Post Road	3	3	0	N/A	1958	1,758	\$564,900	\$328	\$577,000	12/04/20
Sold	827 Cammack Court	4	3	0	1	1963	2,368	\$549,900	\$228	\$540,000	12/02/20
Sold	736 Greeley Drive	5	4	2	5	1959	5,411	\$1,795,000	\$332	\$1,795,000	12/02/20
Sold	879 Rodney Drive	3	2	0	2	1963	1,992	\$430,000	\$219	\$437,000	12/01/20
Sold	6808 Fleetwood Drive	3	2	1	2	1954	1,990	\$498,000	\$256	\$510,000	11/30/20
Averages		4	3	1	2	1973	3,543	\$888,862	\$246	\$884,300	

For more information on this home, or to have your own home featured in my monthly publication, call me today at **615.305.8465**.

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