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# JUST LISTED

LISTED BY PATRICIA STRAUS

ACTIVE



## 1900 Cromwell | Offered at \$739,900

4 Beds | 3 Full Bath | 1 Half Bath | Just Under 4,000 SqFt

- Mid-century modern home ready for your personal touch and renovations
- Walls of windows overlooking the pool
- Prime location on 2.5 acres
- Full walk-out basement
- All brick exterior
- Amazing sight lines
- **Call me for a private showing**

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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# HILLWOOD & WEST MEADE

Real Estate Market Report | July 2020



Presented by Patricia Straus

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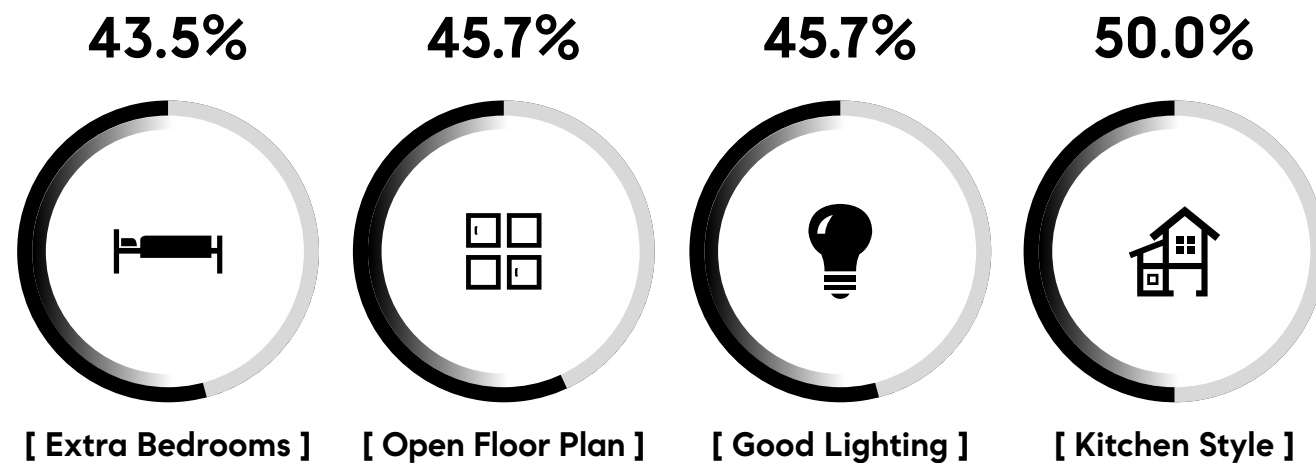
# HILLWOOD & WEST MEADE

Real Estate Market Report

Sold over \$22 Million in 2019 and over \$225 Million in total real estate sales.

## What are Buyer's Expectations in a New Home?

Buyers reported that the following aspects held more importance to them in light of the virus:



No one is denying that the spread of COVID-19 has had a profound impact on buyer confidence in the real estate market. However, a new study shows that many buyers still want to buy, with **30%** reportedly looking at available listings more often. Buyers are putting new emphasis on searching for better common spaces and **20%** of buyers reported expediting their home-buying timeline, citing low interest rates as their motivation.

Though buyers are being cautious, the drive to own a home is still alive and well. Now more than ever, you need an experienced Hillwood and West Meade real estate agent who can help guide you through a successful transaction. Call me today at **615.305.8465** to discuss your options.

### 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	1108 Davidson Road	3	2	0	2	1960	2,188	\$569,900	\$260
Active	5806 Vine Ridge Drive	3	3	0	2	1963	2,600	\$579,900	\$223
Active	6608 Rolling Fork Drive	4	2	0	N/A	1958	2,450	\$662,000	\$270
Active	736 Rodney Drive	4	3	0	2	1987	3,405	\$674,900	\$198
Active	6601 Fox Hollow Road	5	2	2	2	1963	3,284	\$689,900	\$210
Active	613 Brook Hollow Road	4	3	0	N/A	1955	2,550	\$765,000	\$300
Active	5904 Old Harding Pike	3	2	0	2	2009	2,668	\$839,000	\$314
Active	124 Allendale Drive	5	3	1	N/A	2017	3,755	\$1,150,000	\$306
Active	144 Vaughns Gap Road	5	3	2	2	1956	4,827	\$1,279,000	\$265
Active	6003 Cargile Road	4	4	2	2	2006	4,877	\$1,449,000	\$297
Active	6204 Vosswood Drive	5	5	2	3	2020	5,116	\$1,699,996	\$332
Active	730 Vosswood Drive	4	4	2	3	2008	5,721	\$1,795,000	\$314
Active	5813 Vine Ridge Drive	4	4	1	2	2019	5,455	\$1,795,000	\$329
Active	6113 Elizabethan Drive	6	5	2	3	2004	6,492	\$1,830,000	\$282
Active	203 Hillwood Boulevard	4	5	1	3	1946	5,601	\$2,200,000	\$393
Active	5925 Sedberry Road	5	4	1	3	1960	5,572	\$2,490,000	\$447
Active	6210 Hickory Valley Road	5	3	1	3	1964	5,993	\$2,495,000	\$416
Active	731 Summerly Drive	5	6	1	3	2019	6,617	\$2,559,000	\$387
<b>Averages</b>		<b>4</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>1,984</b>	<b>4,398</b>	<b>\$1,417,922</b>	<b>\$308</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	154 Haverford Drive	2	2	0	1	1953	1,542	\$445,550	\$289	\$445,550	06/19/20
Sold	824 Highland Crest Drive	5	3	0	2	1967	2,600	\$312,000	\$125	\$325,000	06/18/20
Sold	929 Plateau Parkway	5	3	0	2	1964	2,856	\$575,000	\$201	\$575,000	06/12/20
Sold	6433 Bresslyn Road	5	3	0	2	1956	2,870	\$668,000	\$213	\$610,000	06/05/20
Sold	826 Davidson Drive	4	2	1	N/A	1964	2,598	\$647,000	\$252	\$655,000	06/04/20
Sold	237 Haverford Avenue	4	3	2	3	1938	4,550	\$1,620,000	\$347	\$1,580,000	06/01/20
Sold	129 Vossland Drive	4	4	1	2	1965	4,855	\$1,299,000	\$268	\$1,299,000	05/29/20
Sold	705 Vosswood Drive	4	3	1	2	1955	3,133	\$799,900	\$253	\$792,500	05/28/20
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>1,958</b>	<b>3,126</b>	<b>\$795,806</b>	<b>\$243</b>	<b>\$785,256</b>	<b>06/06/20</b>

