



PATRICIA STRAUS

Real Estate Broker
MBA, CRS, ABR

615.305.8465

Office: 615.475.5616

Patricia@PatriciaStraus.com

www.PatriciaStraus.com

COMPASS RE

3990 Hillsboro Pike
Suite 320
Nashville, TN 37215

PRESORTED
STANDARD
US POSTAGE
PAID
REAL MARKETING



Published by REAL Marketing (REM) | www.REALMarketing4You.com | 858.954.4280 | ©2020

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

SUCCESS IN HILLWOOD!

LISTED BY PATRICIA STRAUS, YOUR HILLWOOD & WEST MEADE REAL ESTATE EXPERT



727 Greeley Drive

Mid-Century Modern

3 Bed | 2 Full, 1 Half Bath | 2,924 Est. Sq. Ft.

Sold for \$700,000 before renovations

My marketing is representative of the time, effort, and money you have spent in obtaining and maintaining your home. If you are looking to sell, let me help you achieve exceptional results. Call me today at **615.305.8465**.

YOUR HILLWOOD & WEST MEADE REAL ESTATE SPECIALIST

Patricia is an award-winning Realtor and has sold over \$225 million in real estate.

Patricia's MBA in Marketing provides the best marketing strategies and she ensures the highest return on your real estate investment. Patricia is ranked in the top 1% of all Tennessee Realtors and delivers the absolute BEST results in the fast moving Nashville real estate market.

Patricia Straus is a real estate licensee affiliated with Compass RE, a licensed real estate broker and abides by equal housing opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside of the realm of real estate brokerage. To reach the Compass RE office, call 615.475.5616.

HILLWOOD & WEST MEADE

Real Estate Market Report | May 2020



Presented by Patricia Straus

COMPASS RE



PATRICIA STRAUS

Real Estate Broker
MBA, CRS, ABR

615.305.8465

Office: 615.475.5616

Patricia@PatriciaStraus.com

www.PatriciaStraus.com

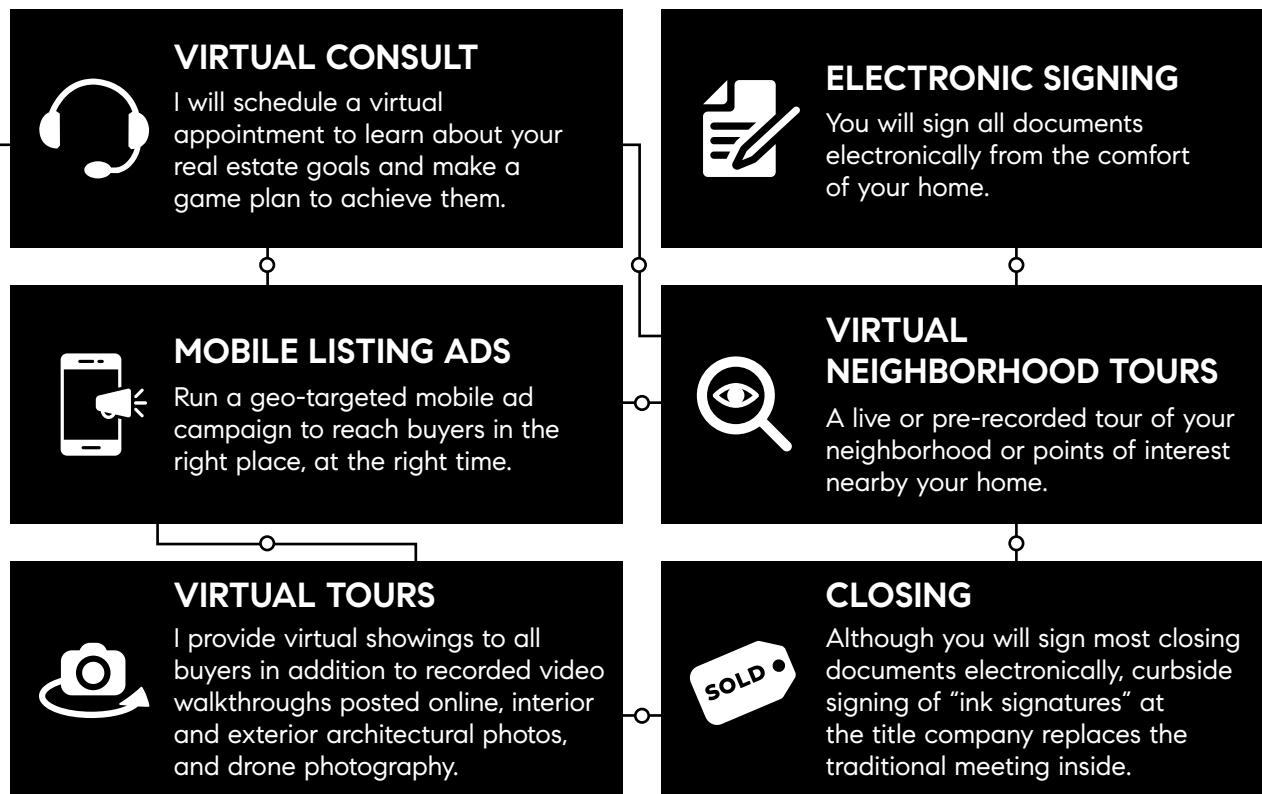
COMPASS RE



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

VIRTUAL HOME SELLING PROGRAM

Selling your home can be stressful in the best of times, but especially in this current market. Through my marketing technology, I have helped many buyers make offers on my listings even before they see them in person.



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	5749 Knob Road	3	2	0	1	1985	1,584	\$374,900	\$237
Active	993 Windrove Drive	5	2	1	2	1976	1,980	\$399,900	\$202
Active	770 Rodney Drive	4	2	1	2	1967	2,400	\$550,000	\$229
Active	167 Lelawood Circle	3	2	1	N/A	1971	2,437	\$569,000	\$233
Active	929 Plateau Parkway	5	3	0	2	1964	2,856	\$575,000	\$201
Active	5806 Vine Ridge Drive	3	3	0	2	1963	2,600	\$579,900	\$223
Active	6433 Bresslyn Road	5	3	0	2	1956	2,870	\$668,000	\$233
Active	105 Carnavon Parkway	3	2	1	2	1975	2,740	\$698,000	\$255
Active	6601 Fox Hollow Road	5	2	2	2	1963	3,284	\$699,900	\$213
Active	736 Rodney Drive	4	3	0	2	1987	3,405	\$699,900	\$206
Active	608 Clematis Drive	4	3	1	N/A	1964	3,786	\$725,000	\$191
Active	6101 Jocelyn Hollow Road	4	4	2	2	1955	3,403	\$950,000	\$279
Active	6607 Fox Hollow Road	5	4	0	N/A	1963	4,770	\$1,135,000	\$238
Active	124 Allendale Drive	5	3	1	N/A	1951	3,755	\$1,150,000	\$306
Active	824 W Hillwood Drive	5	4	2	4	2019	4,004	\$1,295,000	\$323
Active	603 Davidson Road	6	5	2	N/A	1955	6,556	\$1,650,000	\$252
Active	5813 Vine Ridge Drive	4	4	1	2	2019	5,455	\$1,795,000	\$329
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
Active	5925 Sedberry Road	5	4	1	3	1960	5,572	\$2,759,000	\$495
Averages		4	3	1	2	1,974	3,803	\$1,116,375	\$272

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	6570 Rolling Fork Drive	3	3	1	2	1959	2,610	\$609,000	\$236	\$615,000	04/10/20
Sold	794 Rhonda Lane	4	3	0	N/A	1964	3,132	\$549,900	\$179	\$560,000	04/03/20
Sold	522 Huckleberry Road	4	3	0	N/A	1957	3,159	\$785,000	\$237	\$750,000	03/26/20
Sold	727 Greeley Drive	3	2	1	2	1963	2,924	\$755,000	\$239	\$700,000	03/25/20
Sold	6103 Robin Hill Road	4	4	1	2	1955	4,564	\$1,250,000	\$274	\$1,250,000	03/24/20
Sold	787 Rodney Drive	4	3	0	N/A	1966	2,771	\$456,500	\$155	\$429,000	03/23/20
Sold	157 Haverford Avenue	5	4	1	2	2019	3,700	\$1,250,000	\$324	\$1,200,000	03/22/20
Sold	794 Saussy Place	5	3	0	2	1964	3,804	\$549,000	\$142	\$542,000	03/20/20
Sold	161 Vaughns Gap Road	4	2	1	2	1957	3,135	\$749,000	\$223	\$700,000	03/17/20
Sold	6133 Robin Hill Road	4	3	0	8	1950	3,562	\$685,000	\$182	\$650,000	03/16/20
Sold	1128 Sparta Road	5	5	1	2	2019	3,580	\$949,900	\$265	\$949,900	03/16/20
Averages		4	3	1	3	1,970	3,358	\$780,755	\$223	\$758,718	

Interest rates are at an all-time low, and people are discussing their options now more than ever. With the current climate, it's important to work with a Realtor who not only understands how to help you achieve your goals, but also knows your community better than anyone else. If you're thinking of selling your Hillwood or West Meade home, please give Patricia a call today at **615.305.8465**.

Patricia Straus and Compass are not in any way affiliated with Hillwood & West Meade Homeowners Association, nor is this in any way an official advertisement or publication of Hillwood & West Meade. ©2020 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to REALTRACS MLS as of April 15th, 2020. Listings and sales may not be those of Compass. The REALTRACS MLS does not guarantee the accuracy of this data, which may not reflect all of the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship.

