



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

FEATURED HILLWOOD LISTING



Presented by Louis Belote

736 Greeley Drive

5BD | 4 BA | 2 HB | 5,411 SqFt | \$1,795,000

- Renovated and expanded to spectacular resort/in-town living with two master suites and a five-car garage
- 1.25+ Acre lot
- Open and spacious casual floorplan, no carpet
- Multiple entertaining areas inside and out
- Chef's kitchen with premium appliances
- 4 Season porch
- Relaxing pool and multi-level deck overlook gorgeous private and fenced back yard
- Professional level outdoor kitchen with Viking grill and smoker Separate pool house with additional bedroom and bath

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

HILLWOOD & WEST MEADE

Real Estate Market Report | November 2020



Presented by Patricia Straus

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.

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 \$250 Million in local real estate sales.

Average Sale Price INCREASED 21.9% since 2019!

YOUR HOME'S UNIQUE QUALITIES COULD MAKE IT WORTH EVEN MORE!

Third Quarter Review Hillwood & West Meade

This statistical analysis represents the current market trends during the third quarter in Hillwood & West Meade. For an in-depth analysis of your home's value, call me today at **615.305.8465** for a complimentary evaluation.

99.0% AVERAGE SOLD PRICE/ LIST PRICE RATIO

Low: 92.4% | High: 105.9%

↑ 1.8% from 3rd Quarter 2019

\$823,790 AVERAGE SOLD PRICE

Low: \$360,000 | High: \$4,425,000

↑ 21.9% from 3rd Quarter 2019

\$250 AVERAGE PRICE PER SQUARE FOOT

Low: \$137 | High: \$577

↑ \$28 per sq. ft. from 3rd Quarter 2019

20 AVERAGE DAYS ON MARKET

Low: 0 | High: 161

↓ Reduced by 16 days from 3rd Quarter 2019

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 | 758 Rhonda Lane | 3 | 3 | 0 | 2 | 1966 | 2,428 | \$475,000 | \$196 |
| Active | 6620 Brookmont Terrace | 5 | 3 | 1 | 1 | 1962 | 3,416 | \$700,000 | \$205 |
| Active | 217 Rolling Fork Court | 4 | 3 | 1 | 2 | 1959 | 3,139 | \$749,900 | \$239 |
| Active | 642 Brook Hollow Road | 3 | 3 | 0 | N/A | 1956 | 3,460 | \$764,900 | \$221 |
| Active | 192 Carnavon Parkway | 4 | 3 | 1 | 2 | 1988 | 3,150 | \$879,900 | \$279 |
| Active | 144 Vaughns Gap Road | 5 | 3 | 2 | 2 | 1956 | 4,827 | \$1,129,000 | \$234 |
| Active | 4509 Price Circle Road | 4 | 4 | 0 | 5 | 2014 | 5,800 | \$1,549,900 | \$267 |
| Active | 6437 Bresslyn Road | 5 | 4 | 1 | 2 | 1957 | 5,100 | \$1,549,999 | \$304 |
| Active | 5813 Vine Ridge Drive | 4 | 4 | 1 | 2 | 2020 | 5,455 | \$1,699,000 | \$311 |
| 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 | \$2,295,000 | \$357 |
| Active | 6210 Hickory Valley Road | 5 | 3 | 1 | 3 | 1964 | 5,993 | \$2,395,000 | \$400 |
| Active | 259 Vaughns Gap Road | 5 | 5 | 1 | 3 | 1951 | 6,643 | \$2,495,000 | \$376 |
| Active | 401 Hillwood Boulevard | 4 | 4 | 1 | 3 | 2021 | 7,800 | \$2,990,000 | \$383 |
| Averages | | 4 | 4 | 1 | 3 | 1983 | 4,944 | \$1,555,114 | \$296 |

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 | 6003 Cargile Road | 4 | 4 | 2 | 2 | 2006 | 4,877 | \$1,399,000 | \$283 | \$1,379,000 | 10/09/20 |
| Sold | 6601 Fox Hollow Road | 5 | 2 | 2 | 2 | 1963 | 3,284 | \$689,900 | \$209 | \$684,900 | 09/29/20 |
| Sold | 740 Georgetown Drive | 5 | 2 | 1 | N/A | 1958 | 2,751 | \$459,900 | \$167 | \$459,900 | 09/25/20 |
| Sold | 6352 Bresslyn Road | 4 | 3 | 0 | 2 | 1958 | 3,148 | \$929,900 | \$295 | \$927,500 | 09/21/20 |
| Sold | 169 Lelawood Circle | 4 | 4 | 1 | N/A | 1965 | 3,961 | \$710,000 | \$179 | \$710,000 | 09/15/20 |
| Averages | | 4 | 3 | 1 | 2 | 1970 | 3,604 | \$837,740 | \$226 | \$832,260 | |

Data based on listings from RealTracs MLS from July 1st to September 30th, 2019 and 2020. Information deemed accurate but not guaranteed.

Patricia Straus and Compass RE 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 October 14th, 2020. Listings and sales may not be those of Compass RE. 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.

