



**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

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For current listings, market activity, and more visit [PatriciaStraus.com](http://PatriciaStraus.com)

## STUNNING NEW CONSTRUCTION

Presented by teammate Gabriela Lira



### 5813 Vine Ridge Drive

4BD | 4BA | 1 HB | 5,455 SqFt | \$1,699,000

Stunning new construction by custom luxury homebuilder, Landon Development. Spacious floor plan with several flex spaces to satisfy all your COVID living needs. Exquisite finishes, with no detail spared. Soaring ceilings, oak floors, abundant windows, chef's kitchen with Thermador appliances, two laundry rooms, and two wet bars. Envious main-floor owner's suite. Several outdoor living spaces on almost an acre lot. Very private. A must see!

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 | October 2020



Presented by Patricia Straus

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# HILLWOOD & WEST MEADE

Real Estate Market Report

Sold over \$22 Million in 2019 and over \$250 Million in local real estate sales.

## REAL ESTATE RECORDS SHATTERED

## NOW IS THE TIME TO SELL!

The U.S. Median Home Price Jumped 8.5%, Breaking \$300,000 for the First Time

### NEW RECORDS

8.5% Median Price Increase

\$304,100, the first time breaking the \$300,000 threshold.

2.88% Interest Rate

The eighth drop in 2020 and the lowest in 5 decades.

3.1 Months of Inventory

Unsold inventory was 4.2 months in July 2019.

22 Days on Market

29 days in July 2019. 68% were sold in less than 30 days.

34% First-Time Buyers

First-Time home buyers made up 32% a year ago.

"The housing market is well past the recovery phase and is now booming with higher home sales compared to the pre-pandemic days. With the sizable shift in remote work, current homeowners are looking for larger homes, and this will lead to a secondary level of demand even into 2021."

—Lawrence Yun, Chief Economist, NAR

This is the perfect time to take advantage of improved market conditions and upgrade to your next dream home. Call me today to discuss the value of your home and your options at **615.305.8465**.

Source: www.housingwire.com

### 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	787 Rodney Drive	5	4	0	N/A	1966	2,742	\$599,900	\$219
Active	6655 Clearbrook Drive	3	2	1	2	1962	3,222	\$695,000	\$216
Active	642 Brook Hollow Road	3	3	0	N/A	1956	3,460	\$849,900	\$246
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	\$1,599,900	\$276
Active	6437 Bresslyn Road	5	4	1	2	1957	5,100	\$1,599,999	\$314
Active	5813 Vine Ridge Drive	4	4	1	2	2020	5,455	\$1,699,000	\$311
Active	6204 Vosswood Drive	5	5	2	3	2020	5,116	\$1,699,996	\$332
Active	736 Greeley Drive	5	4	2	5	1959	5,411	\$1,795,000	\$332
Active	6244 Vosswood Drive	5	5	2	3	2021	5,579	\$1,950,000	\$350
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
Active	601 Brook Hollow Road	5	6	1	3	2017	6,922	\$3,149,000	\$455
<b>Averages</b>		<b>4</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>1984</b>	<b>4,978</b>	<b>\$1,625,100</b>	<b>\$307</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	6608 Rolling Fork Drive	4	2	0	N/A	1958	2,450	\$609,900	\$244	\$597,500	09/13/20
Sold	882 Rodney Drive	3	3	0	2	1963	2,417	\$459,000	\$181	\$437,500	09/09/20
Sold	6504 Pennywell Drive	3	2	0	2	1965	2,443	\$625,000	\$250	\$611,000	09/04/20
Sold	508 Davidson Road	2	2	0	2	1955	1,611	\$495,000	\$320	\$515,000	09/01/20
Sold	859 Highland Crest Drive	5	3	0	N/A	1968	3,250	\$492,900	\$152	\$492,900	08/31/20
Sold	983 Davidson Drive	4	3	0	N/A	1958	3,134	\$519,900	\$160	\$500,000	08/31/20
Sold	6400 Jocelyn Hollow Road	4	3	1	2	1952	3,484	\$899,900	\$251	\$875,000	08/31/20
Sold	650 Brook Hollow Road	3	2	0	2	1955	1,960	\$550,000	\$263	\$515,000	08/28/20
Sold	6113 Elizabethan Drive	6	5	2	3	2004	6,492	\$1,780,000	\$262	\$1,700,000	08/28/20
Sold	5925 Sedberry Road	5	4	1	3	1960	5,572	\$2,490,000	\$422	\$2,350,000	08/25/20
Sold	809 Highland Crest Drive	4	3	1	2	1968	2,710	\$360,000	\$137	\$371,000	08/24/20
Sold	6533 Rolling Fork Drive	4	3	0	N/A	1958	2,861	\$599,000	\$204	\$585,000	08/21/20
Sold	1101 Sparta Road	4	3	0	1	1960	2,038	\$564,900	\$277	\$564,900	08/20/20
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1963</b>	<b>3,109</b>	<b>\$803,500</b>	<b>\$240</b>	<b>\$778,062</b>	

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