



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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LUXURIOUS HOME ON MAINTENANCE FREE LOT

Listed by Patricia Straus



125 Abbottsford

Nashville, TN 37215

4BD | 4BA | 1 HB

5,194 SqFt

\$1,255,000

Embrace luxury living in a coveted Green Hills cluster community. This expansive home features living space on three floors, an elevator, a private master suite, open kitchen, high ceilings, palladium windows, hardwoods, fireplaces, and THREE beautiful courtyards. Centrally located within walking distance to Green Hills. An inviting and opulent dwelling ideal for entertaining or relaxing at home – maintenance free living at its finest!



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 | September 2020



Presented by Patricia Straus

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Real Estate Market Report

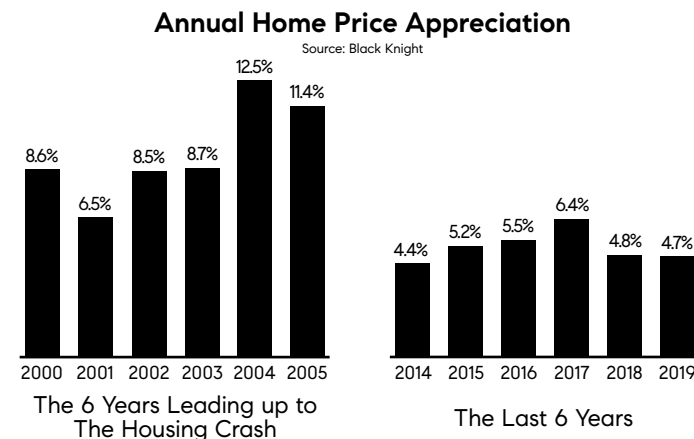
Sold over \$22 Million in 2019 and over \$225 Million in total real estate sales.

**COMPARING 2020 TO 2008
ARE THEY DIFFERENT?**

Inventory and Appreciation

In the years leading up to the housing market crash in 2008, home price appreciation (the increase in value of houses) was out of control. Homes simply became too expensive for buyers to afford, which became a contributing factor to the crash.

The price of homes is still high today, but it's risen at a more stable level. Inventory is at a low in most markets, causing a surge in demand.



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	1108 Davidson Road	3	2	0	2	1960	2,188	\$559,900	\$256
Active	787 Rodney Drive	5	4	0	N/A	1966	2,742	\$599,900	\$219
Active	511 Neilwood Drive	5	3	0	2	1959	2,704	\$659,900	\$244
Active	733 Newberry Road	4	3	1	2	2015	3,769	\$850,000	\$226
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	\$1,149,000	\$238
Active	6003 Cargile Road	4	4	2	2	2006	4,877	\$1,399,000	\$287
Active	118 Keyway Drive	5	5	1	1	1955	5,242	\$1,600,000	\$305
Active	730 Vosswood Drive	4	4	2	3	2008	5,586	\$1,695,000	\$303
Active	6204 Vosswood Drive	5	5	2	3	2020	5,116	\$1,699,996	\$332
Active	5813 Vine Ridge Drive	4	4	1	2	2020	5,455	\$1,729,000	\$317
Active	736 Greeley Drive	5	4	2	5	1959	5,411	\$1,850,000	\$342
Active	4509 Price Circle Road	4	4	0	5	2014	5,800	\$1,899,500	\$328
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
Averages		4	4	1	3	1988	4,854	\$1,580,268	\$307

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	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
Sold	603 Davidson Road	6	5	2	N/A	1955	6,556	\$1,650,000	\$233	\$1,525,000	08/14/20
Sold	837 Belton Drive	3	2	1	N/A	1960	2,354	\$499,000	\$208	\$490,000	08/11/20
Sold	207 Haverford Avenue	3	2	1	N/A	1945	1,833	\$659,500	\$360	\$660,000	08/10/20
Sold	613 Brook Hollow Road	4	3	0	N/A	1955	2,550	\$765,000	\$281	\$717,000	08/07/20
Sold	73 Brookwood Terrace	4	3	2	2	2020	3,939	\$964,900	\$245	\$965,000	08/07/20
Sold	6566 Brownlee Drive	4	3	0	2	1958	2,268	\$545,000	\$240	\$545,000	08/06/20
Sold	5806 Vine Ridge Drive	3	3	0	2	1963	2,600	\$579,900	\$219	\$570,000	08/03/20
Sold	6312 Robin Hill Road	3	3	1	N/A	1953	2,599	\$725,000	\$294	\$765,000	07/31/20
Sold	709 Vosswood Drive	4	2	0	2	1957	3,062	\$790,000	\$258	\$790,000	07/27/20
Averages		4	3	1	2	1962	2,969	\$758,382	\$256	\$743,355	

Total Home Equity Cashed Out

by Refinance in Billions

Source: Freddie Mac

Then...		Now...	
Year	Dollars	Year	Dollars
2005	\$263B	2017	\$71B
2006	\$321B	2018	\$87B
2007	\$240B	2019	\$89B
Total	\$824B	Total	\$247B

Use of Home Equity

Prior to the housing crisis, many homeowners were using cash-out refinances to supplement their cash flow, meaning they were tapping into their home's equity as soon as it built up enough rather than letting it grow and build their overall wealth.

This put many homeowners in a negative equity position when the housing bubble burst; they owed more on their home than it was actually worth.

Now is a great time to sell your home! Interest rates are still extremely low, and I employ a number of ways to keep the selling process safe. If you're ready to talk about these unique opportunities, call me today at **615.305.8465**.

