



BROKERS • COLONIAL • DONAHOE

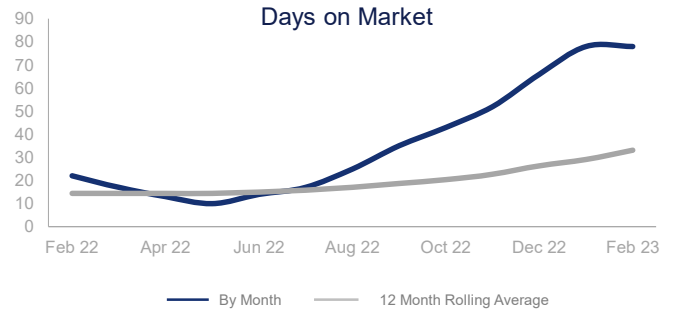
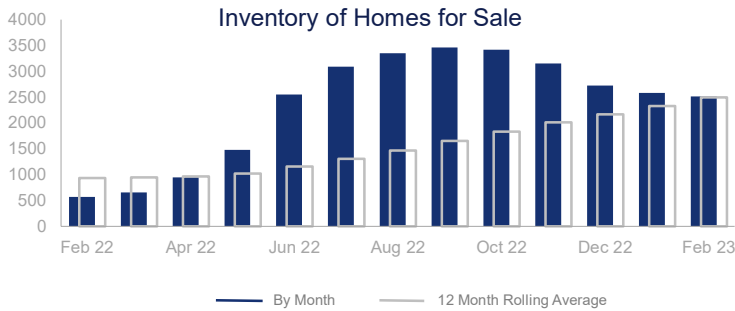
Market Report | February 2023

WILLIAMSON COUNTY

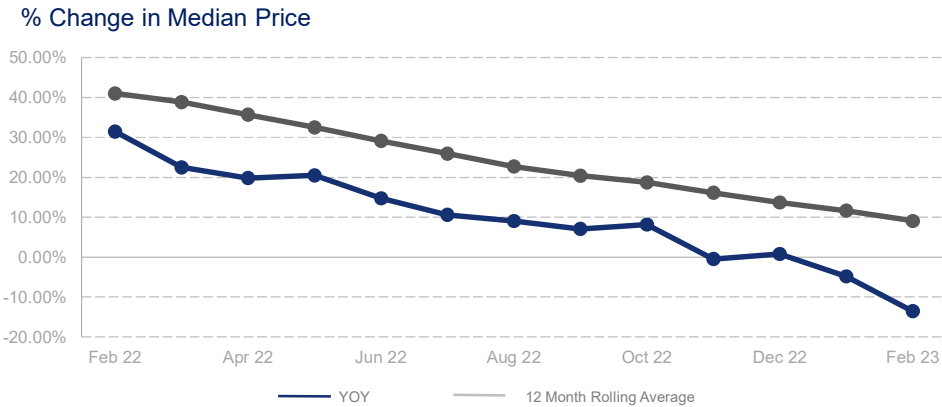
Highlights:

- Median Sales Price is up 9.1% over a 12 month average but down 13.5% from the same month last year.
- Inventory of Homes for Sale is up 167% over a 12 month average but declining steadily since fall of 2022.
- Days on Market of 78 days is up 130% over a 12 month average and is the highest level seen in the last three years.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.9%	38.9%	-2.6%
Same Month Last Year	-11.0%	-14.5%	339.6%



	February 2022	February 2023	+ / -	12 Month Avg	+ / -
New Listings	929	827	-11.0%	1278	0%
Closed Sales	853	729	-14.5%	872	-26%
Median Sales Price	\$480,000	\$415,000	-13.5%	\$478,227	9%
Average Sales Price	\$527,788	\$464,363	-12.0%	\$534,822	10%
Days on Market	22	78	254.5%	33	130%
Inventory of Homes for Sale	571	2510	339.6%	2492	167%
Months Supply of Inventory	0.7	3.4	413.4%	3.1	293%



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.