



BROKERS • COLONIAL • DONAHOE

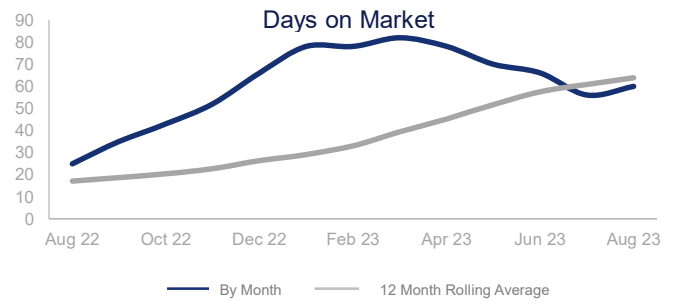
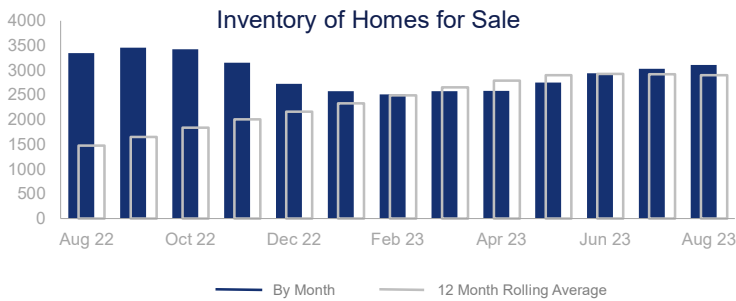
Market Report | August 2023

WILLIAMSON COUNTY

Highlights:

- Median Sales Price is down 6.5% over a 12 month rolling average and down 7.5% from the same month last year.
- Inventory of Homes for Sale is up 97% over a 12 month rolling average and slowly and steadily rising since early 2023.
- Days on Market of 60 days is up 273% over a 12 month rolling average and more than double (140.0%) from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	1.7%	9.4%	2.5%
Same Month Last Year	-13.9%	10.8%	-7.4%



	August 2022		August 2023	+ / -	12 Month Avg	+ / -
New Listings	1456		1254	-13.9%	1098	-18%
Closed Sales	865		958	10.8%	851	-17%
Median Sales Price	\$480,000		\$443,900	-7.5%	\$442,503	-7%
Average Sales Price	\$548,180		\$511,029	-6.8%	\$502,725	-4%
List to Sale Price Ratio	99.0%		94.8%	-4.2%	93.2%	3%
Days on Market	25		60	140.0%	64	273%
Inventory of Homes for Sale	3349		3102	-7.4%	2901	97%
Months Supply of Inventory	3.9		3.2	-17.3%	3.5	136%

% Change in Median Price

