

August 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Aug 2016	Aug 2015	% Change
Sold Dollar Volume	\$65,022,347	\$61,525,788	5.68%
Avg Sold Price	\$254,990	\$265,197	-3.85%
Median Sold Price	\$225,000	\$229,000	-1.75%
Units Sold	255	232	9.91%
Avg Days on Market	62	65	-4.62%
Avg List Price for Solds	\$261,465	\$271,132	-3.57%
Avg SP to OLP Ratio	94.8%	94.8%	-0.02%
Ratio of Avg SP to Avg OLP	94.7%	95.5%	-0.84%
Attached Avg Sold Price	\$173,392	\$171,313	1.21%
Detached Avg Sold Price	\$265,869	\$281,877	-5.68%
Attached Units Sold	30	35	-14.29%
Detached Units Sold	225	197	14.21%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2016	Aug 2015	% Change
Active Listings	1,112	1,241	-10.39%
New Listings	335	346	-3.18%
New Under Contracts	140	105	33.33%
New Contingents	121	153	-20.92%
New Pendings	261	258	1.16%
All Pendings	401	398	0.75%

Financing (Sold)

Assumption	0
Cash	51
Conventional	103
FHA	42
Other	35
Owner	2
VA	22

Days on Market (Sold)

0	23
1 to 10	45
11 to 20	34
21 to 30	28
31 to 60	54
61 to 90	28
91 to 120	13
121 to 180	11
181 to 360	12
361 to 720	5
721+	2

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	2	0	0	0	0	0	0	3	0	0
\$50K to \$99,999	7	2	2	0	0	0	0	33	2	0
\$100K to \$149,999	2	6	11	3	1	0	0	42	12	4
\$150K to \$199,999	9	0	33	6	8	0	0	104	7	0
\$200K to \$299,999	1	2	40	10	36	1	0	284	52	0
\$300K to \$399,999	1	0	15	0	29	0	0	284	2	0
\$400K to \$499,999	0	0	2	0	15	0	0	140	0	0
\$500K to \$599,999	0	0	1	0	5	0	0	49	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	46	0	0
\$800K to \$999,999	0	0	1	0	1	0	0	14	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	26	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	22	10	105	19	98	1	0	1,033	75	4
Avg Sold Price	\$130,973	\$141,517	\$229,141	\$188,768	\$335,504	\$200,000	\$0			
Prev Year - Avg Sold Price	\$170,046	\$138,560	\$220,629	\$197,889	\$365,935	\$0	\$113,665			
Avg Sold % Change	-22.98%	2.13%	3.86%	-4.61%	-8.32%	0.00%	0.00%			
Prev Year - # of Solds	20	10	87	21	90	0	4			

Active Detail