

November 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Nov 2016	Nov 2015	% Change
Sold Dollar Volume	\$54,632,416	\$43,582,356	25.35%
Avg Sold Price	\$266,500	\$246,228	8.23%
Median Sold Price	\$249,000	\$199,999	24.50%
Units Sold	205	177	15.82%
Avg Days on Market	101	76	32.89%
Avg List Price for Solds	\$273,670	\$255,772	7.00%
Avg SP to OLP Ratio	94.4%	93.6%	0.79%
Ratio of Avg SP to Avg OLP	94.5%	93.2%	1.39%
Attached Avg Sold Price	\$180,351	\$150,530	19.81%
Detached Avg Sold Price	\$277,923	\$262,706	5.79%
Attached Units Sold	24	26	-7.69%
Detached Units Sold	181	151	19.87%

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

	Nov 2016	Nov 2015	% Change
Active Listings	875	1,093	-19.95%
New Listings	242	208	16.35%
New Under Contracts	95	98	-3.06%
New Contingents	108	99	9.09%
New Pendings	203	197	3.05%
All Pendings	338	331	2.11%

Financing (Sold)

Assumption	0
Cash	38
Conventional	81
FHA	30
Other	32
Owner	1
VA	23

Days on Market (Sold)

0	10
1 to 10	32
11 to 20	16
21 to 30	20
31 to 60	31
61 to 90	28
91 to 120	19
121 to 180	18
181 to 360	20
361 to 720	9
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	1	0	0	0	0	0	0	3	0	0
\$50K to \$99,999	5	2	2	0	0	0	0	32	0	0
\$100K to \$149,999	3	1	8	5	1	1	1	26	11	5
\$150K to \$199,999	4	0	21	2	4	2	0	83	6	0
\$200K to \$299,999	5	1	35	7	28	1	0	231	60	0
\$300K to \$399,999	1	0	14	1	22	0	0	207	6	0
\$400K to \$499,999	0	0	8	0	11	0	0	93	0	0
\$500K to \$599,999	0	0	0	0	3	0	0	31	0	0
\$600K to \$799,999	0	0	2	0	2	0	0	38	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	13	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	25	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	19	4	90	15	72	4	1	787	83	5
Avg Sold Price	\$158,725	\$127,038	\$257,770	\$199,152	\$334,568	\$180,750	\$110,000			
Prev Year - Avg Sold Price	\$128,895	\$134,000	\$232,059	\$171,573	\$361,250	\$121,000	\$125,900			
Avg Sold % Change	23.14%	-5.20%	11.08%	16.07%	-7.39%	49.38%	-12.63%			
Prev Year - # of Solds	14	12	90	12	47	1	1			

Active Detail