

## August 2017

Blue Ridge Association of REALTORS® (BRAR)

### Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$62,180,954	\$65,022,347	-4.37%
Avg Sold Price	\$263,479	\$254,990	3.33%
Median Sold Price	\$242,450	\$225,000	7.76%
Units Sold	236	255	-7.45%
Avg Days on Market	56	62	-9.68%
Avg List Price for Solds	\$268,767	\$261,465	2.79%
Avg SP to OLP Ratio	96.6%	94.8%	1.88%
Ratio of Avg SP to Avg OLP	96.4%	94.7%	1.76%
Attached Avg Sold Price	\$184,238	\$173,392	6.26%
Detached Avg Sold Price	\$279,166	\$265,869	5.00%
Attached Units Sold	39	30	30.00%
Detached Units Sold	197	225	-12.44%

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 2017	Aug 2016	% Change
Active Listings	925	1,112	-16.82%
New Listings	315	335	-5.97%
New Under Contracts	140	140	0.00%
New Contingents	122	121	0.83%
New Pendings	262	261	0.38%
All Pendings	387	401	-3.49%

### Financing (Sold)

Assumption	0
Cash	35
Conventional	114
FHA	35
Other	39
Owner	0
VA	13

### Days on Market (Sold)

0	15
1 to 10	59
11 to 20	30
21 to 30	20
31 to 60	40
61 to 90	28
91 to 120	18
121 to 180	12
181 to 360	11
361 to 720	3
721+	0

### 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	2	0	0
\$50K to \$99,999	2	1	0	0	0	0	0	18	1	0
\$100K to \$149,999	3	6	4	5	2	0	2	26	11	0
\$150K to \$199,999	6	4	19	4	3	0	0	84	6	0
\$200K to \$299,999	10	1	49	15	28	0	0	256	25	0
\$300K to \$399,999	2	1	11	0	29	0	0	223	6	0
\$400K to \$499,999	0	0	5	0	15	0	0	122	0	0
\$500K to \$599,999	0	0	3	0	4	0	0	58	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	46	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	13	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	24	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
<b>Total</b>	<b>25</b>	<b>13</b>	<b>91</b>	<b>24</b>	<b>81</b>	<b>0</b>	<b>2</b>	<b>876</b>	<b>49</b>	<b>0</b>
Avg Sold Price	\$189,752	\$164,577	\$258,327	\$199,866	\$330,175	\$0	\$124,500			
Prev Year - Avg Sold Price	\$130,973	\$141,517	\$229,141	\$188,768	\$335,504	\$200,000	\$0			
Avg Sold % Change	44.88%	16.29%	12.74%	5.88%	-1.59%	0.00%	0.00%			
Prev Year - # of Solds	22	10	105	19	98	1	0			

### Active Detail