

October 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Oct 2016	Oct 2015	% Change
Sold Dollar Volume	\$52,356,895	\$62,039,260	-15.61%
Avg Sold Price	\$260,482	\$263,997	-1.33%
Median Sold Price	\$231,000	\$225,000	2.67%
Units Sold	201	235	-14.47%
Avg Days on Market	72	102	-29.41%
Avg List Price for Solds	\$267,830	\$275,984	-2.95%
Avg SP to OLP Ratio	95.2%	93.5%	1.90%
Ratio of Avg SP to Avg OLP	95.4%	92.5%	3.11%
Attached Avg Sold Price	\$172,467	\$166,993	3.28%
Detached Avg Sold Price	\$272,416	\$274,521	-0.77%
Attached Units Sold	24	23	4.35%
Detached Units Sold	177	212	-16.51%

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

	Oct 2016	Oct 2015	% Change
Active Listings	1,009	1,225	-17.63%
New Listings	247	302	-18.21%
New Under Contracts	131	100	31.00%
New Contingents	102	116	-12.07%
New Pendings	233	216	7.87%
All Pendings	369	333	10.81%

Financing (Sold)

Assumption	0
Cash	29
Conventional	87
FHA	26
Other	32
Owner	0
VA	27

Days on Market (Sold)

0	9
1 to 10	32
11 to 20	27
21 to 30	23
31 to 60	31
61 to 90	31
91 to 120	15
121 to 180	17
181 to 360	11
361 to 720	4
721+	1

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	1	0	0	0	0	4	0	0
\$50K to \$99,999	2	0	1	0	0	0	0	24	0	0
\$100K to \$149,999	7	6	14	3	1	0	2	35	10	6
\$150K to \$199,999	1	2	25	2	7	0	0	91	7	0
\$200K to \$299,999	5	1	32	7	21	1	0	274	67	0
\$300K to \$399,999	2	0	8	0	24	0	0	253	4	0
\$400K to \$499,999	0	0	5	0	13	0	0	108	0	0
\$500K to \$599,999	0	0	0	0	3	0	0	39	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	44	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	12	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	25	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	18	9	86	12	73	1	2	915	88	6
Avg Sold Price	\$175,157	\$146,256	\$222,260	\$191,600	\$355,486	\$293,708	\$115,000			
Prev Year - Avg Sold Price	\$154,694	\$109,680	\$234,441	\$190,371	\$363,433	\$0	\$123,250			
Avg Sold % Change	13.23%	33.35%	-5.20%	0.65%	-2.19%	0.00%	-6.69%			
Prev Year - # of Solds	18	5	117	16	77	0	2			

Active Detail