

November 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Nov 2017	Nov 2016	% Change
Sold Dollar Volume	\$47,288,569	\$54,632,416	-13.44%
Avg Sold Price	\$255,614	\$266,500	-4.08%
Median Sold Price	\$238,000	\$249,000	-4.42%
Units Sold	185	205	-9.76%
Avg Days on Market	66	101	-34.65%
Avg List Price for Solds	\$259,794	\$273,670	-5.07%
Avg SP to OLP Ratio	96.1%	94.4%	1.81%
Ratio of Avg SP to Avg OLP	96.6%	94.5%	2.23%
Attached Avg Sold Price	\$201,269	\$180,351	11.60%
Detached Avg Sold Price	\$264,105	\$277,923	-4.97%
Attached Units Sold	25	24	4.17%
Detached Units Sold	160	181	-11.60%

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 2017	Nov 2016	% Change
Active Listings	818	875	-6.51%
New Listings	238	242	-1.65%
New Under Contracts	119	95	25.26%
New Contingents	90	108	-16.67%
New Pendings	209	203	2.96%
All Pendings	323	338	-4.44%

Financing (Sold)

Assumption	0
Cash	33
Conventional	80
FHA	26
Other	29
Owner	2
VA	15

Days on Market (Sold)

0	15
1 to 10	40
11 to 20	23
21 to 30	14
31 to 60	28
61 to 90	21
91 to 120	10
121 to 180	17
181 to 360	12
361 to 720	5
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	1	0	0	0	0	0	0	4	0	0
\$50K to \$99,999	4	0	4	0	0	0	0	12	0	0
\$100K to \$149,999	6	2	7	0	0	0	3	22	6	1
\$150K to \$199,999	4	1	22	4	5	1	0	65	8	0
\$200K to \$299,999	2	0	34	13	22	0	0	236	26	0
\$300K to \$399,999	2	0	16	1	14	0	0	217	3	0
\$400K to \$499,999	0	0	2	0	10	0	0	90	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	44	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	39	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	29	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	3	0	0
Total	19	3	85	18	56	1	3	774	43	1
Avg Sold Price	\$154,647	\$140,633	\$232,945	\$224,884	\$348,539	\$195,000	\$122,304			
Prev Year - Avg Sold Price	\$158,725	\$127,038	\$257,770	\$199,152	\$334,568	\$180,750	\$110,000			
Avg Sold % Change	-2.57%	10.70%	-9.63%	12.92%	4.18%	7.88%	11.19%			
Prev Year - # of Solds	19	4	90	15	72	4	1			

Active 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	4	0	0
\$50K to \$99,999	4	0	4	0	0	0	0	12	0	0
\$100K to \$149,999	6	2	7	0	0	0	3	22	6	1
\$150K to \$199,999	4	1	22	4	5	1	0	65	8	0
\$200K to \$299,999	2	0	34	13	22	0	0	236	26	0
\$300K to \$399,999	2	0	16	1	14	0	0	217	3	0
\$400K to \$499,999	0	0	2	0	10	0	0	90	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	44	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	39	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	29	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	3	0	0
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