

October 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$65,316,561	\$52,356,895	24.75%
Avg Sold Price	\$267,691	\$260,482	2.77%
Median Sold Price	\$249,900	\$231,000	8.18%
Units Sold	244	201	21.39%
Avg Days on Market	66	72	-8.33%
Avg List Price for Solds	\$275,294	\$267,830	2.79%
Avg SP to OLP Ratio	96.0%	95.2%	0.82%
Ratio of Avg SP to Avg OLP	96.2%	95.4%	0.87%
Attached Avg Sold Price	\$193,361	\$172,467	12.11%
Detached Avg Sold Price	\$280,556	\$272,416	2.99%
Attached Units Sold	36	24	50.00%
Detached Units Sold	208	177	17.51%

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 2017	Oct 2016	% Change
Active Listings	886	1,009	-12.19%
New Listings	290	247	17.41%
New Under Contracts	124	131	-5.34%
New Contingents	103	102	0.98%
New Pendings	227	233	-2.58%
All Pendings	328	369	-11.11%

Financing (Sold)

Assumption	0
Cash	41
Conventional	95
FHA	41
Other	42
Owner	0
VA	25

Days on Market (Sold)

0	16
1 to 10	55
11 to 20	30
21 to 30	17
31 to 60	46
61 to 90	27
91 to 120	17
121 to 180	16
181 to 360	13
361 to 720	6
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	0	0	0	0	1	0	0	2	0	0
\$50K to \$99,999	2	0	5	0	0	0	0	16	0	0
\$100K to \$149,999	5	4	9	7	2	0	1	24	4	0
\$150K to \$199,999	3	2	26	6	6	0	0	82	8	0
\$200K to \$299,999	5	3	43	10	24	1	0	248	26	0
\$300K to \$399,999	3	0	23	2	24	0	0	230	3	0
\$400K to \$499,999	1	0	8	0	10	0	0	107	0	0
\$500K to \$599,999	0	0	0	0	4	0	0	47	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	45	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	9	0	0
\$1M to \$2,499,999	0	0	1	0	0	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	2	0	0
Total	19	9	115	25	74	1	1	845	41	0
Avg Sold Price	\$210,697	\$174,267	\$255,648	\$199,503	\$337,200	\$280,000	\$125,000			
Prev Year - Avg Sold Price	\$175,157	\$146,256	\$222,260	\$191,600	\$355,486	\$293,708	\$115,000			
Avg Sold % Change	20.29%	19.15%	15.02%	4.12%	-5.14%	-4.67%	8.70%			
Prev Year - # of Solds	18	9	86	12	73	1	2			

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	0	0	0	0	1	0	0	2	0	0
\$50K to \$99,999	2	0	5	0	0	0	0	16	0	0
\$100K to \$149,999	5	4	9	7	2	0	1	24	4	0
\$150K to \$199,999	3	2	26	6	6	0	0	82	8	0
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\$600K to \$799,999	0	0	0	0	2	0	0	45	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	9	0	0
\$1M to \$2,499,999	0	0	1	0	0	0	0	29	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
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