

July 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$61,001,701	\$66,011,980	-7.59%
Avg Sold Price	\$278,547	\$270,541	2.96%
Median Sold Price	\$251,250	\$249,450	0.72%
Units Sold	219	244	-10.25%
Avg Days on Market	53	71	-25.35%
Avg List Price for Solds	\$285,079	\$278,022	2.54%
Avg SP to OLP Ratio	96.2%	96.0%	0.14%
Ratio of Avg SP to Avg OLP	96.2%	96.2%	0.02%
Attached Avg Sold Price	\$175,711	\$177,643	-1.09%
Detached Avg Sold Price	\$293,622	\$284,563	3.18%
Attached Units Sold	28	32	-12.50%
Detached Units Sold	191	212	-9.91%

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

	Jul 2017	Jul 2016	% Change
Active Listings	949	1,115	-14.89%
New Listings	362	356	1.69%
New Under Contracts	126	128	-1.56%
New Contingents	138	139	-0.72%
New Pendings	264	267	-1.12%
All Pendings	392	429	-8.62%

Financing (Sold)

Assumption	0
Cash	40
Conventional	95
FHA	38
Other	26
Owner	0
VA	20

Days on Market (Sold)

0	17
1 to 10	56
11 to 20	32
21 to 30	27
31 to 60	33
61 to 90	15
91 to 120	10
121 to 180	12
181 to 360	15
361 to 720	1
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	0	0	0	0	0	3	0	0
\$50K to \$99,999	2	1	2	0	2	0	0	18	1	0
\$100K to \$149,999	4	5	5	5	0	0	1	30	4	1
\$150K to \$199,999	4	4	24	1	3	0	0	84	5	0
\$200K to \$299,999	4	1	48	9	25	1	0	251	31	0
\$300K to \$399,999	0	0	10	0	21	0	0	241	5	0
\$400K to \$499,999	0	0	3	0	17	0	0	129	1	0
\$500K to \$599,999	0	0	4	0	6	0	0	58	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	44	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	14	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	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	15	11	96	15	80	1	1	901	47	1
Avg Sold Price	\$158,470	\$144,664	\$252,380	\$197,906	\$368,454	\$245,000	\$115,000			
Prev Year - Avg Sold Price	\$162,014	\$139,796	\$239,765	\$203,881	\$343,547	\$222,000	\$182,500			
Avg Sold % Change	-2.19%	3.48%	5.26%	-2.93%	7.25%	10.36%	-36.99%			
Prev Year - # of Solds	14	13	96	15	102	2	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	1	0	0	0	0	0	0	3	0	0
\$50K to \$99,999	2	1	2	0	2	0	0	18	1	0
\$100K to \$149,999	4	5	5	5	0	0	1	30	4	1
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\$400K to \$499,999	0	0	3	0	17	0	0	129	1	0
\$500K to \$599,999	0	0	4	0	6	0	0	58	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	44	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	14	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	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
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