

May 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	May 2017	May 2016	% Change
Sold Dollar Volume	\$72,326,224	\$66,304,548	9.08%
Avg Sold Price	\$271,903	\$270,631	0.47%
Median Sold Price	\$255,000	\$236,000	8.05%
Units Sold	266	245	8.57%
Avg Days on Market	67	77	-12.99%
Avg List Price for Solds	\$277,042	\$278,263	-0.44%
Avg SP to OLP Ratio	96.5%	95.6%	0.90%
Ratio of Avg SP to Avg OLP	96.4%	93.9%	2.68%
Attached Avg Sold Price	\$185,004	\$168,052	10.09%
Detached Avg Sold Price	\$283,366	\$280,751	0.93%
Attached Units Sold	31	22	40.91%
Detached Units Sold	235	223	5.38%

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

	May 2017	May 2016	% Change
Active Listings	875	1,062	-17.61%
New Listings	410	394	4.06%
New Under Contracts	155	145	6.90%
New Contingents	154	162	-4.94%
New Pendings	309	307	0.65%
All Pendings	446	489	-8.79%

Financing (Sold)

Assumption	0
Cash	46
Conventional	108
FHA	44
Other	40
Owner	0
VA	28

Days on Market (Sold)

0	20
1 to 10	86
11 to 20	41
21 to 30	17
31 to 60	25
61 to 90	20
91 to 120	12
121 to 180	15
181 to 360	22
361 to 720	7
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	2	0	1	0	0	0	0	1	0	0
\$50K to \$99,999	4	1	2	0	0	0	0	16	1	0
\$100K to \$149,999	7	6	4	6	0	0	1	20	5	1
\$150K to \$199,999	3	2	33	1	4	0	0	68	4	0
\$200K to \$299,999	6	0	51	9	30	3	0	233	18	1
\$300K to \$399,999	1	0	19	2	35	0	0	227	7	0
\$400K to \$499,999	0	0	5	0	16	0	0	120	0	0
\$500K to \$599,999	0	0	5	0	2	0	0	65	0	0
\$600K to \$799,999	0	0	1	0	3	0	0	37	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	19	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	28	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	23	9	121	18	91	3	1	838	35	2
Avg Sold Price	\$157,339	\$136,940	\$258,269	\$203,093	\$348,590	\$242,330	\$120,000			
Prev Year - Avg Sold Price	\$156,705	\$121,300	\$227,750	\$196,400	\$369,353	\$248,650	\$0			
Avg Sold % Change	0.40%	12.89%	13.40%	3.41%	-5.62%	-2.54%	0.00%			
Prev Year - # of Solds	19	9	111	12	93	1	0			

Active Detail