

February 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Feb 2016	Feb 2015	% Change
Sold Dollar Volume	\$35,418,026	\$26,002,074	36.21%
Avg Sold Price	\$234,556	\$213,132	10.05%
Median Sold Price	\$205,000	\$192,250	6.63%
Units Sold	151	122	23.77%
Avg Days on Market	101	107	-5.61%
Avg List Price for Solds	\$244,056	\$218,422	11.74%
Avg SP to OLP Ratio	92.6%	93.2%	-0.64%
Ratio of Avg SP to Avg OLP	90.8%	94.4%	-3.82%
Attached Avg Sold Price	\$146,739	\$148,084	-0.91%
Detached Avg Sold Price	\$247,197	\$224,390	10.16%
Attached Units Sold	19	18	5.56%
Detached Units Sold	132	104	26.92%

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

	Feb 2016	Feb 2015	% Change
Active Listings	881	925	-4.76%
New Listings	229	238	-3.78%
New Under Contracts	112	91	23.08%
New Contingents	94	95	-1.05%
New Pendings	206	186	10.75%
All Pendings	327	318	2.83%

Financing (Sold)

Assumption	0
Cash	28
Conventional	48
FHA	29
Other	34
Owner	1
VA	11

Days on Market (Sold)

0	10
1 to 10	15
11 to 20	10
21 to 30	9
31 to 60	27
61 to 90	22
91 to 120	18
121 to 180	21
181 to 360	10
361 to 720	8
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	0	0	0	2	0	0
\$50K to \$99,999	3	1	4	1	0	0	0	28	3	1
\$100K to \$149,999	4	3	8	6	2	0	1	44	10	4
\$150K to \$199,999	4	0	23	3	5	1	0	92	9	0
\$200K to \$299,999	5	0	22	1	18	2	0	221	34	0
\$300K to \$399,999	0	0	9	0	15	0	0	222	0	0
\$400K to \$499,999	0	0	1	0	5	0	0	102	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	36	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	27	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	22	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	16	4	67	11	49	3	1	819	57	5
Avg Sold Price	\$160,222	\$100,250	\$207,009	\$145,278	\$330,548	\$223,826	\$117,500			
Prev Year - Avg Sold Price	\$126,928	\$127,480	\$215,440	\$173,839	\$293,672	\$0	\$0			
Avg Sold % Change	26.23%	-21.36%	-3.91%	-16.43%	12.56%	0.00%	0.00%			
Prev Year - # of Solds	16	10	58	8	30	0	0			

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	0	0	0	2	0	0
\$50K to \$99,999	3	1	4	1	0	0	0	28	3	1
\$100K to \$149,999	4	3	8	6	2	0	1	44	10	4
\$150K to \$199,999	4	0	23	3	5	1	0	92	9	0
\$200K to \$299,999	5	0	22	1	18	2	0	221	34	0
\$300K to \$399,999	0	0	9	0	15	0	0	222	0	0
\$400K to \$499,999	0	0	1	0	5	0	0	102	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	36	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	27	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	22	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
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