

July 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Jul 2016	Jul 2015	% Change
Sold Dollar Volume	\$66,011,980	\$59,016,609	11.85%
Avg Sold Price	\$270,541	\$241,871	11.85%
Median Sold Price	\$249,450	\$219,450	13.67%
Units Sold	244	244	0.00%
Avg Days on Market	71	68	4.41%
Avg List Price for Solds	\$278,022	\$248,635	11.82%
Avg SP to OLP Ratio	96.0%	94.9%	1.19%
Ratio of Avg SP to Avg OLP	96.2%	95.2%	0.97%
Attached Avg Sold Price	\$177,643	\$162,823	9.10%
Detached Avg Sold Price	\$284,563	\$254,234	11.93%
Attached Units Sold	32	33	-3.03%
Detached Units Sold	212	211	0.47%

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 2016	Jul 2015	% Change
Active Listings	1,115	1,242	-10.23%
New Listings	356	345	3.19%
New Under Contracts	128	123	4.07%
New Contingents	139	125	11.20%
New Pendings	267	248	7.66%
All Pendings	429	419	2.39%

Financing (Sold)

Assumption	0
Cash	35
Conventional	101
FHA	41
Other	43
Owner	2
VA	22

Days on Market (Sold)

0	13
1 to 10	64
11 to 20	29
21 to 30	20
31 to 60	44
61 to 90	26
91 to 120	13
121 to 180	8
181 to 360	17
361 to 720	8
721+	2

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	3	0	0
\$50K to \$99,999	2	2	1	0	3	0	0	33	1	0
\$100K to \$149,999	6	6	7	3	4	0	1	35	13	2
\$150K to \$199,999	2	4	29	5	6	1	0	108	6	0
\$200K to \$299,999	3	1	43	7	24	1	1	282	41	0
\$300K to \$399,999	1	0	10	0	38	0	0	303	3	0
\$400K to \$499,999	0	0	2	0	17	0	0	134	0	0
\$500K to \$599,999	0	0	3	0	7	0	0	58	0	0
\$600K to \$799,999	0	0	1	0	3	0	0	42	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	18	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	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	14	13	96	15	102	2	2	1,049	64	2
Avg Sold Price	\$162,014	\$139,796	\$239,765	\$203,881	\$343,547	\$222,000	\$182,500			
Prev Year - Avg Sold Price	\$144,468	\$149,771	\$232,849	\$175,363	\$307,063	\$172,500	\$118,125			
Avg Sold % Change	12.15%	-6.66%	2.97%	16.26%	11.88%	28.70%	54.50%			
Prev Year - # of Solds	22	7	102	20	87	2	4			

Active Detail