

May 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$66,304,548	\$50,754,592	30.64%
Avg Sold Price	\$270,631	\$232,819	16.24%
Median Sold Price	\$236,000	\$219,950	7.30%
Units Sold	245	218	12.39%
Avg Days on Market	77	79	-2.53%
Avg List Price for Solds	\$278,263	\$237,485	17.17%
Avg SP to OLP Ratio	95.6%	95.6%	-0.01%
Ratio of Avg SP to Avg OLP	93.9%	95.6%	-1.78%
Attached Avg Sold Price	\$168,052	\$175,195	-4.08%
Detached Avg Sold Price	\$280,751	\$242,733	15.66%
Attached Units Sold	22	32	-31.25%
Detached Units Sold	223	186	19.89%

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 2016	May 2015	% Change
Active Listings	1,062	1,182	-10.15%
New Listings	394	422	-6.64%
New Under Contracts	145	141	2.84%
New Contingents	162	166	-2.41%
New Pendings	307	307	0.00%
All Pendings	489	490	-0.20%

Financing (Sold)

Assumption	0
Cash	53
Conventional	81
FHA	37
Other	47
Owner	0
VA	27

Days on Market (Sold)

0	13
1 to 10	61
11 to 20	36
21 to 30	19
31 to 60	34
61 to 90	15
91 to 120	12
121 to 180	15
181 to 360	34
361 to 720	5
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	2	0	0	0	0	4	0	0
\$50K to \$99,999	7	3	4	0	0	0	0	31	4	0
\$100K to \$149,999	2	4	13	2	1	0	0	41	15	2
\$150K to \$199,999	4	1	28	2	2	0	0	101	4	0
\$200K to \$299,999	4	1	44	8	34	1	0	262	35	0
\$300K to \$399,999	1	0	14	0	29	0	0	283	2	0
\$400K to \$499,999	0	0	4	0	13	0	0	124	0	0
\$500K to \$599,999	0	0	1	0	6	0	0	65	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	39	1	0
\$800K to \$999,999	0	0	0	0	2	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	24	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>19</b>	<b>9</b>	<b>111</b>	<b>12</b>	<b>93</b>	<b>1</b>	<b>0</b>	<b>999</b>	<b>61</b>	<b>2</b>
Avg Sold Price	\$156,705	\$121,300	\$227,750	\$196,400	\$369,353	\$248,650	\$0			
Prev Year - Avg Sold Price	\$161,481	\$130,900	\$224,504	\$193,976	\$287,354	\$0	\$114,250			
Avg Sold % Change	-2.96%	-7.33%	1.45%	1.25%	28.54%	0.00%	0.00%			
Prev Year - # of Solds	19	7	94	23	73	0	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	2	0	0	0	0	4	0	0
\$50K to \$99,999	7	3	4	0	0	0	0	31	4	0
\$100K to \$149,999	2	4	13	2	1	0	0	41	15	2
\$150K to \$199,999	4	1	28	2	2	0	0	101	4	0
\$200K to \$299,999	4	1	44	8	34	1	0	262	35	0
\$300K to \$399,999	1	0	14	0	29	0	0	283	2	0
\$400K to \$499,999	0	0	4	0	13	0	0	124	0	0
\$500K to \$599,999	0	0	1	0	6	0	0	65	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	39	1	0
\$800K to \$999,999	0	0	0	0	2	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	24	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	8	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>19</b>	<b>9</b>	<b>111</b>	<b>12</b>	<b>93</b>	<b>1</b>	<b>0</b>	<b>999</b>	<b>61</b>	<b>2</b>
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