

April 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$62,355,287	\$53,045,786	17.55%
Avg Sold Price	\$260,901	\$262,603	-0.65%
Median Sold Price	\$240,000	\$236,500	1.48%
Units Sold	239	202	18.32%
Avg Days on Market	72	88	-18.18%
Avg List Price for Solds	\$265,737	\$270,274	-1.68%
Avg SP to OLP Ratio	96.3%	95.4%	0.88%
Ratio of Avg SP to Avg OLP	95.9%	95.1%	0.89%
Attached Avg Sold Price	\$182,444	\$189,118	-3.53%
Detached Avg Sold Price	\$272,163	\$273,941	-0.65%
Attached Units Sold	30	27	11.11%
Detached Units Sold	209	175	19.43%

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

	Apr 2017	Apr 2016	% Change
Active Listings	835	1,041	-19.79%
New Listings	432	450	-4.00%
New Under Contracts	164	152	7.89%
New Contingents	137	148	-7.43%
New Pendings	301	300	0.33%
All Pendings	449	460	-2.39%

Financing (Sold)

Assumption	0
Cash	47
Conventional	91
FHA	50
Other	29
Owner	1
VA	21

Days on Market (Sold)

0	17
1 to 10	68
11 to 20	31
21 to 30	24
31 to 60	25
61 to 90	16
91 to 120	6
121 to 180	20
181 to 360	24
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	0	0	0	0	0	0	0	4	0	0
\$50K to \$99,999	5	0	7	0	0	0	0	12	1	0
\$100K to \$149,999	8	3	7	4	4	0	2	26	7	1
\$150K to \$199,999	4	2	26	7	9	0	0	63	2	0
\$200K to \$299,999	5	0	39	10	28	1	0	222	28	0
\$300K to \$399,999	2	0	8	1	29	0	0	213	6	0
\$400K to \$499,999	0	0	5	0	14	0	0	117	0	0
\$500K to \$599,999	0	0	0	0	4	0	0	56	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	33	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	16	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	24	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	24	5	93	22	92	1	2	790	44	1
Avg Sold Price	\$168,733	\$147,200	\$230,903	\$193,743	\$340,853	\$235,000	\$119,983			
Prev Year - Avg Sold Price	\$148,361	\$171,533	\$264,381	\$190,213	\$321,480	\$257,958	\$124,000			
Avg Sold % Change	13.73%	-14.19%	-12.66%	1.86%	6.03%	-8.90%	-3.24%			
Prev Year - # of Solds	22	9	79	12	74	4	2			

Active Detail