

December 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Dec 2016	Dec 2015	% Change
Sold Dollar Volume	\$60,009,659	\$52,794,778	13.67%
Avg Sold Price	\$272,771	\$246,705	10.57%
Median Sold Price	\$247,000	\$215,000	14.88%
Units Sold	220	214	2.80%
Avg Days on Market	88	92	-4.35%
Avg List Price for Solds	\$278,233	\$252,159	10.34%
Avg SP to OLP Ratio	95.2%	93.8%	1.53%
Ratio of Avg SP to Avg OLP	95.7%	94.4%	1.43%
Attached Avg Sold Price	\$182,547	\$176,028	3.70%
Detached Avg Sold Price	\$286,470	\$256,909	11.51%
Attached Units Sold	29	27	7.41%
Detached Units Sold	191	187	2.14%

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

	Dec 2016	Dec 2015	% Change
Active Listings	769	976	-21.21%
New Listings	194	216	-10.19%
New Under Contracts	108	84	28.57%
New Contingents	63	87	-27.59%
New Pendings	171	171	0.00%
All Pendings	255	266	-4.14%

Financing (Sold)

Assumption	0
Cash	46
Conventional	85
FHA	35
Other	32
Owner	0
VA	22

Days on Market (Sold)

0	29
1 to 10	36
11 to 20	17
21 to 30	16
31 to 60	37
61 to 90	20
91 to 120	14
121 to 180	22
181 to 360	18
361 to 720	9
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	1	0	0	0	0	0	0	0
\$50K to \$99,999	3	1	1	0	0	1	0	26	0	0
\$100K to \$149,999	7	4	9	1	3	0	4	23	8	1
\$150K to \$199,999	3	1	24	1	2	1	0	65	7	0
\$200K to \$299,999	3	1	42	12	23	2	0	216	51	0
\$300K to \$399,999	3	0	9	0	22	0	0	184	5	0
\$400K to \$499,999	0	0	9	0	14	0	0	85	0	0
\$500K to \$599,999	1	0	1	0	5	0	0	29	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	32	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	21	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	20	7	96	14	75	4	4	697	71	1
Avg Sold Price	\$193,965	\$140,286	\$244,469	\$219,113	\$364,900	\$189,693	\$121,375			
Prev Year - Avg Sold Price	\$143,157	\$109,571	\$220,243	\$195,415	\$322,648	\$270,878	\$120,950			
Avg Sold % Change	35.49%	28.03%	11.00%	12.13%	13.10%	-29.97%	0.35%			
Prev Year - # of Solds	16	7	92	15	79	3	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	0	0	1	0	0	0	0	0	0	0
\$50K to \$99,999	3	1	1	0	0	1	0	26	0	0
\$100K to \$149,999	7	4	9	1	3	0	4	23	8	1
\$150K to \$199,999	3	1	24	1	2	1	0	65	7	0
\$200K to \$299,999	3	1	42	12	23	2	0	216	51	0
\$300K to \$399,999	3	0	9	0	22	0	0	184	5	0
\$400K to \$499,999	0	0	9	0	14	0	0	85	0	0
\$500K to \$599,999	1	0	1	0	5	0	0	29	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	32	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	21	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
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