

February 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$35,635,871	\$35,418,026	0.62%
Avg Sold Price	\$252,737	\$234,556	7.75%
Median Sold Price	\$223,000	\$205,000	8.78%
Units Sold	141	151	-6.62%
Avg Days on Market	73	101	-27.72%
Avg List Price for Solds	\$258,872	\$244,056	6.07%
Avg SP to OLP Ratio	95.8%	92.6%	3.53%
Ratio of Avg SP to Avg OLP	96.9%	90.8%	6.76%
Attached Avg Sold Price	\$171,593	\$146,739	16.94%
Detached Avg Sold Price	\$271,955	\$247,197	10.02%
Attached Units Sold	27	19	42.11%
Detached Units Sold	114	132	-13.64%

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 2017	Feb 2016	% Change
Active Listings	745	881	-15.44%
New Listings	308	229	34.50%
New Under Contracts	115	112	2.68%
New Contingents	101	94	7.45%
New Pendings	216	206	4.85%
All Pendings	341	327	4.28%

Financing (Sold)

Assumption	0
Cash	32
Conventional	57
FHA	20
Other	19
Owner	0
VA	13

Days on Market (Sold)

0	12
1 to 10	26
11 to 20	10
21 to 30	15
31 to 60	20
61 to 90	17
91 to 120	12
121 to 180	15
181 to 360	12
361 to 720	2
721+	0

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	1	0	0
\$50K to \$99,999	3	2	3	0	0	0	0	17	0	0
\$100K to \$149,999	3	3	4	2	3	0	2	32	8	0
\$150K to \$199,999	4	0	16	8	2	0	0	67	4	0
\$200K to \$299,999	3	0	27	9	13	0	0	190	33	0
\$300K to \$399,999	1	1	7	0	14	0	0	193	5	0
\$400K to \$499,999	0	0	2	0	5	0	0	91	0	0
\$500K to \$599,999	0	0	1	0	1	0	0	40	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	29	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	19	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
<b>Total</b>	<b>14</b>	<b>6</b>	<b>60</b>	<b>19</b>	<b>40</b>	<b>0</b>	<b>2</b>	<b>695</b>	<b>50</b>	<b>0</b>
Avg Sold Price	\$175,836	\$143,502	\$237,526	\$186,052	\$357,241	\$0	\$118,500			
Prev Year - Avg Sold Price	\$160,222	\$100,250	\$207,009	\$145,278	\$330,548	\$223,826	\$117,500			
Avg Sold % Change	9.75%	43.14%	14.74%	28.07%	8.08%	0.00%	0.85%			
Prev Year - # of Solds	16	4	67	11	49	3	1			

Active Detail