

June 2016

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Jun 2016	Jun 2015	% Change
Sold Dollar Volume	\$67,894,228	\$75,889,491	-10.54%
Avg Sold Price	\$255,241	\$251,290	1.57%
Median Sold Price	\$238,000	\$228,150	4.32%
Units Sold	266	302	-11.92%
Avg Days on Market	87	79	10.13%
Avg List Price for Solds	\$261,016	\$256,533	1.75%
Avg SP to OLP Ratio	95.7%	95.8%	-0.02%
Ratio of Avg SP to Avg OLP	96.3%	96.3%	-0.01%
Attached Avg Sold Price	\$161,647	\$166,690	-3.03%
Detached Avg Sold Price	\$268,497	\$262,380	2.33%
Attached Units Sold	33	35	-5.71%
Detached Units Sold	233	267	-12.73%

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

	Jun 2016	Jun 2015	% Change
Active Listings	1,093	1,227	-10.92%
New Listings	373	409	-8.80%
New Under Contracts	134	126	6.35%
New Contingents	138	159	-13.21%
New Pendings	272	285	-4.56%
All Pendings	450	440	2.27%

Financing (Sold)

Assumption	0
Cash	37
Conventional	104
FHA	56
Other	46
Owner	0
VA	23

Days on Market (Sold)

0	16
1 to 10	73
11 to 20	26
21 to 30	20
31 to 60	48
61 to 90	20
91 to 120	9
121 to 180	18
181 to 360	24
361 to 720	11
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	2	0	0	0	1	0	0	4	0	0
\$50K to \$99,999	4	1	5	1	0	0	1	35	1	0
\$100K to \$149,999	8	4	9	7	2	0	2	37	11	4
\$150K to \$199,999	6	3	34	6	5	1	0	100	4	0
\$200K to \$299,999	3	1	39	6	33	0	0	272	37	0
\$300K to \$399,999	2	0	18	0	33	0	0	289	2	0
\$400K to \$499,999	0	0	2	0	16	0	0	136	0	0
\$500K to \$599,999	0	0	0	0	8	0	0	62	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	46	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	19	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	27	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	25	9	107	20	101	1	3	1,034	55	4
Avg Sold Price	\$151,032	\$149,511	\$226,159	\$172,820	\$342,426	\$195,000	\$112,446			
Prev Year - Avg Sold Price	\$152,256	\$129,688	\$224,742	\$183,485	\$335,178	\$175,750	\$112,500			
Avg Sold % Change	-0.80%	15.29%	0.63%	-5.81%	2.16%	10.95%	-0.05%			
Prev Year - # of Solds	32	8	123	23	112	2	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	2	0	0	0	1	0	0	4	0	0
\$50K to \$99,999	4	1	5	1	0	0	1	35	1	0
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\$500K to \$599,999	0	0	0	0	8	0	0	62	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	46	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	19	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	27	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
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