

March 2017

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Mar 2017	Mar 2016	% Change
Sold Dollar Volume	\$45,312,780	\$45,547,462	-0.52%
Avg Sold Price	\$250,347	\$244,879	2.23%
Median Sold Price	\$230,000	\$218,950	5.05%
Units Sold	181	186	-2.69%
Avg Days on Market	104	107	-2.80%
Avg List Price for Solds	\$254,853	\$251,001	1.53%
Avg SP to OLP Ratio	96.1%	94.6%	1.53%
Ratio of Avg SP to Avg OLP	96.1%	94.1%	2.10%
Attached Avg Sold Price	\$182,882	\$194,305	-5.88%
Detached Avg Sold Price	\$262,175	\$253,841	3.28%
Attached Units Sold	27	28	-3.57%
Detached Units Sold	154	158	-2.53%

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

	Mar 2017	Mar 2016	% Change
Active Listings	760	947	-19.75%
New Listings	377	409	-7.82%
New Under Contracts	162	141	14.89%
New Contingents	142	144	-1.39%
New Pendings	304	285	6.67%
All Pendings	423	404	4.70%

Financing (Sold)

Assumption	0
Cash	26
Conventional	73
FHA	33
Other	30
Owner	0
VA	19

Days on Market (Sold)

0	12
1 to 10	47
11 to 20	13
21 to 30	13
31 to 60	20
61 to 90	14
91 to 120	7
121 to 180	16
181 to 360	30
361 to 720	7
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	1	0	0	0	0	0	0	3	0	0
\$50K to \$99,999	4	0	3	1	0	0	0	15	1	0
\$100K to \$149,999	5	1	8	4	1	0	4	27	5	2
\$150K to \$199,999	2	2	20	2	7	0	0	67	1	0
\$200K to \$299,999	1	1	35	7	25	4	0	189	32	0
\$300K to \$399,999	0	1	6	0	18	0	0	187	6	0
\$400K to \$499,999	1	0	6	0	5	0	0	102	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	49	0	0
\$600K to \$799,999	0	0	0	0	4	0	0	35	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	12	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	23	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	14	5	78	14	62	4	4	713	45	2
Avg Sold Price	\$151,749	\$203,635	\$232,404	\$181,735	\$324,564	\$231,339	\$112,500			
Prev Year - Avg Sold Price	\$142,347	\$124,425	\$222,439	\$230,838	\$329,610	\$271,896	\$124,500			
Avg Sold % Change	6.60%	63.66%	4.48%	-21.27%	-1.53%	-14.92%	-9.64%			
Prev Year - # of Solds	17	8	82	17	59	1	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	0	0	0	0	0	3	0	0
\$50K to \$99,999	4	0	3	1	0	0	0	15	1	0
\$100K to \$149,999	5	1	8	4	1	0	4	27	5	2
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\$500K to \$599,999	0	0	0	0	2	0	0	49	0	0
\$600K to \$799,999	0	0	0	0	4	0	0	35	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	12	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	23	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
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