

June 2019

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Jun 2019	Jun 2018	% Change
Sold Dollar Volume	\$78,520,485	\$85,412,233	-8.07%
Avg Sold Price	\$284,495	\$310,590	-8.40%
Median Sold Price	\$260,000	\$277,400	-6.27%
Units Sold	276	275	0.36%
Avg Days on Market	65	63	3.17%
Avg List Price for Solds	\$288,297	\$316,575	-8.93%
Avg SP to OLP Ratio	97.7%	97.5%	0.18%
Ratio of Avg SP to Avg OLP	97.6%	97.1%	0.51%
Attached Avg Sold Price	\$200,122	\$204,342	-2.07%
Detached Avg Sold Price	\$296,348	\$327,108	-9.40%
Attached Units Sold	34	37	-8.11%
Detached Units Sold	242	238	1.68%

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 2019	Jun 2018	% Change
Active Listings	844	905	-6.74%
New Listings	369	371	-0.54%
New Under Contracts	158	138	14.49%
New Contingents	146	127	14.96%
New Pendings	304	265	14.72%
All Pendings	452	365	23.84%

Financing (Sold)

Assumption	0
Cash	27
Conventional	144
FHA	45
Other	31
Owner	0
VA	29

Days on Market (Sold)

0	6
1 to 10	49
11 to 20	30
21 to 30	25
31 to 60	73
61 to 90	37
91 to 120	15
121 to 180	15
181 to 360	22
361 to 720	4
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	1	0	0	0	0	0	0	2	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	7	0	0
\$100K to \$149,999	3	1	4	1	0	0	2	18	6	1
\$150K to \$199,999	7	3	23	10	6	0	0	75	11	0
\$200K to \$299,999	5	2	65	14	29	1	0	199	28	0
\$300K to \$399,999	1	0	26	0	34	0	0	202	4	0
\$400K to \$499,999	0	0	6	0	17	0	0	125	1	1
\$500K to \$599,999	0	0	4	0	7	0	0	59	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	46	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	22	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	25	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	7	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	17	6	129	25	96	1	2	791	50	2
Avg Sold Price	\$181,878	\$189,233	\$268,639	\$205,631	\$353,854	\$271,000	\$128,500			
Prev Year - Avg Sold Price	\$183,682	\$160,400	\$282,611	\$214,595	\$382,404	\$0	\$0			
Avg Sold % Change	-0.98%	17.98%	-4.94%	-4.18%	-7.47%	0.00%	0.00%			
Prev Year - # of Solds	14	7	104	30	120	0	0			

Active Detail