

July 2019

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Jul 2019	Jul 2018	% Change
Sold Dollar Volume	\$84,800,053	\$72,597,479	16.81%
Avg Sold Price	\$291,409	\$293,917	-0.85%
Median Sold Price	\$265,000	\$252,000	5.16%
Units Sold	292	247	18.22%
Avg Days on Market	45	51	-11.76%
Avg List Price for Solds	\$297,581	\$298,961	-0.46%
Avg SP to OLP Ratio	96.6%	96.9%	-0.31%
Ratio of Avg SP to Avg OLP	96.4%	97.1%	-0.75%
Attached Avg Sold Price	\$194,424	\$197,968	-1.79%
Detached Avg Sold Price	\$305,976	\$309,233	-1.05%
Attached Units Sold	38	34	11.76%
Detached Units Sold	254	213	19.25%

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

	Jul 2019	Jul 2018	% Change
Active Listings	865	904	-4.31%
New Listings	365	333	9.61%
New Under Contracts	146	137	6.57%
New Contingents	150	142	5.63%
New Pendings	296	279	6.09%
All Pendings	415	360	15.28%

Financing (Sold)

Assumption	0
Cash	51
Conventional	138
FHA	51
Other	27
Owner	0
VA	24

Days on Market (Sold)

0	4
1 to 10	111
11 to 20	47
21 to 30	12
31 to 60	50
61 to 90	34
91 to 120	7
121 to 180	14
181 to 360	16
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	0	0	0	0	0	0	0	3	0	0
\$50K to \$99,999	2	1	2	0	1	0	0	10	0	0
\$100K to \$149,999	5	3	8	3	1	0	2	24	4	3
\$150K to \$199,999	14	7	18	8	2	0	0	72	15	0
\$200K to \$299,999	6	0	61	13	28	0	0	226	20	0
\$300K to \$399,999	1	0	23	0	29	0	0	195	1	0
\$400K to \$499,999	0	0	9	0	28	0	1	130	1	1
\$500K to \$599,999	0	0	2	0	4	0	0	59	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	41	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	24	0	0
\$1M to \$2,499,999	0	0	1	0	1	0	0	24	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	28	11	125	24	101	0	3	819	41	4
Avg Sold Price	\$182,453	\$142,709	\$273,839	\$212,117	\$380,734	\$0	\$242,500			
Prev Year - Avg Sold Price	\$186,610	\$162,173	\$267,924	\$234,111	\$393,000	\$210,000	\$130,750			
Avg Sold % Change	-2.23%	-12.00%	2.21%	-9.39%	-3.12%	0.00%	85.47%			
Prev Year - # of Solds	21	11	108	18	84	1	4			

Active Detail