

August 2019

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$75,403,551	\$67,169,304	12.26%
Avg Sold Price	\$279,272	\$287,048	-2.71%
Median Sold Price	\$258,500	\$269,900	-4.22%
Units Sold	270	234	15.38%
Avg Days on Market	43	36	19.44%
Avg List Price for Solds	\$283,682	\$291,779	-2.78%
Avg SP to OLP Ratio	97.1%	96.9%	0.26%
Ratio of Avg SP to Avg OLP	97.4%	96.6%	0.85%
Attached Avg Sold Price	\$210,226	\$202,630	3.75%
Detached Avg Sold Price	\$290,582	\$301,399	-3.59%
Attached Units Sold	38	34	11.76%
Detached Units Sold	232	200	16.00%

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

	Aug 2019	Aug 2018	% Change
Active Listings	874	955	-8.48%
New Listings	357	412	-13.35%
New Under Contracts	165	142	16.20%
New Contingents	130	126	3.17%
New Pendings	295	268	10.07%
All Pendings	416	360	15.56%

Financing (Sold)

Assumption	0
Cash	33
Conventional	135
FHA	48
Other	25
Owner	1
VA	28

Days on Market (Sold)

0	12
1 to 10	81
11 to 20	35
21 to 30	26
31 to 60	53
61 to 90	28
91 to 120	19
121 to 180	8
181 to 360	14
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	3	1	0
\$50K to \$99,999	2	0	2	0	0	0	0	10	0	0
\$100K to \$149,999	5	4	5	1	0	0	0	26	5	2
\$150K to \$199,999	11	5	28	8	1	0	0	74	14	0
\$200K to \$299,999	2	3	57	16	23	0	0	221	24	0
\$300K to \$399,999	3	0	20	1	35	0	0	205	2	0
\$400K to \$499,999	0	0	4	0	19	0	0	130	1	1
\$500K to \$599,999	0	0	4	0	7	0	0	53	0	0
\$600K to \$799,999	0	0	1	0	3	0	0	44	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	21	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	8	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	23	12	121	26	88	0	0	824	47	3
Avg Sold Price	\$181,557	\$187,983	\$257,041	\$220,491	\$365,195	\$0	\$0			
Prev Year - Avg Sold Price	\$177,781	\$145,000	\$273,570	\$209,655	\$365,021	\$214,600	\$0			
Avg Sold % Change	2.12%	29.64%	-6.04%	5.17%	0.05%	0.00%	0.00%			
Prev Year - # of Solds	24	4	90	26	86	4	0			

Active Detail