

April 2020

Blue Ridge Association of REALTORS® (BRAR)

Sold Summary

	Apr 2020	Apr 2019	% Change
Sold Dollar Volume	\$72,129,292	\$68,067,814	5.97%
Avg Sold Price	\$298,294	\$285,999	4.30%
Median Sold Price	\$279,000	\$273,950	1.84%
Units Sold	240	241	-0.41%
Avg Days on Market	48	49	-2.04%
Avg List Price for Solds	\$301,796	\$289,756	4.16%
Avg SP to OLP Ratio	97.3%	96.9%	0.37%
Ratio of Avg SP to Avg OLP	97.2%	96.2%	0.98%
Attached Avg Sold Price	\$207,462	\$209,635	-1.04%
Detached Avg Sold Price	\$309,862	\$293,005	5.75%
Attached Units Sold	27	21	28.57%
Detached Units Sold	213	220	-3.18%

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

	Apr 2020	Apr 2019	% Change
Active Listings	677	791	-14.41%
New Listings	352	401	-12.22%
New Under Contracts	0	193	0%
New Contingents	0	144	0%
New Pendings	284	337	-15.73%
All Pendings	424	448	-5.36%

Financing (Sold)

Assumption	0
Cash	34
Conventional	119
FHA	39
Other	5
Owner	0
VA	15

Days on Market (Sold)

0	5
1 to 10	91
11 to 20	36
21 to 30	23
31 to 60	22
61 to 90	13
91 to 120	13
121 to 180	16
181 to 360	18
361 to 720	2
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	0	0	0	0	1	0	0	1	0	0
\$50K to \$99,999	2	0	2	0	1	0	0	8	1	0
\$100K to \$149,999	1	3	2	2	0	0	1	15	1	0
\$150K to \$199,999	8	3	9	3	3	0	0	42	8	0
\$200K to \$299,999	5	1	58	12	24	1	0	168	35	1
\$300K to \$399,999	3	0	20	1	35	0	0	180	2	2
\$400K to \$499,999	0	0	7	0	20	0	0	102	0	1
\$500K to \$599,999	0	0	1	0	7	0	0	43	0	0
\$600K to \$799,999	0	0	2	0	2	0	0	41	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	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
<b>Total</b>	<b>19</b>	<b>7</b>	<b>101</b>	<b>18</b>	<b>93</b>	<b>1</b>	<b>1</b>	<b>626</b>	<b>47</b>	<b>4</b>
Avg Sold Price	\$202,099	\$171,078	\$284,648	\$221,724	\$359,799	\$269,900	\$143,000			
Prev Year - Avg Sold Price	\$199,188	\$184,129	\$266,337	\$223,369	\$361,085	\$0	\$0			
Avg Sold % Change	1.46%	-7.09%	6.88%	-0.74%	-0.36%	0.00%	0.00%			
Prev Year - # of Solds	26	7	117	14	76	0	0			

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	0	0	0	0	1	0	0	1	0	0
\$50K to \$99,999	2	0	2	0	1	0	0	8	1	0
\$100K to \$149,999	1	3	2	2	0	0	1	15	1	0
\$150K to \$199,999	8	3	9	3	3	0	0	42	8	0
\$200K to \$299,999	5	1	58	12	24	1	0	168	35	1
\$300K to \$399,999	3	0	20	1	35	0	0	180	2	2
\$400K to \$499,999	0	0	7	0	20	0	0	102	0	1
\$500K to \$599,999	0	0	1	0	7	0	0	43	0	0
\$600K to \$799,999	0	0	2	0	2	0	0	41	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	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
<b>Total</b>	<b>19</b>	<b>7</b>	<b>101</b>	<b>18</b>	<b>93</b>	<b>1</b>	<b>1</b>	<b>626</b>	<b>47</b>	<b>4</b>
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