

## October 2015

# Berkeley County, WV

## **Sold Summary**

	Oct 2015	Oct 2014	% Change	
Sold Dollar Volume	\$26,704,756	\$21,616,404	23.54%	
Avg Sold Price	\$162,834	\$166,280	-2.07%	
Median Sold Price	\$150,500	\$146,500	2.73%	
Units Sold	164	130	26.15%	
Avg Days on Market	88	102	-13.73%	
Avg List Price for Solds	\$167,724	\$172,291	-2.65%	
Avg SP to OLP Ratio	93.8%	93.4%	0.43%	
Ratio of Avg SP to Avg OLP	94.1%	94.1%	0.02%	
Attached Avg Sold Price	\$124,891	\$118,156	5.70%	
Detached Avg Sold Price	\$174,672	\$177,176	-1.41%	
Attached Units Sold	39	24	62.50%	
Detached Units Sold	125	106	17.92%	

#### 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**

	Oct 2015	Oct 2014	% Change
Active Listings	927	865	7.17%
New Listings	223	195	14.36%
New Under Contracts	78	76	2.63%
New Contingents	79	59	33.90%
New Pendings	157	135	16.30%
All Pendings	266	231	15.15%

#### Financing (Sold)

Assumption	0
Cash	32
Conventional	47
FHA	33
Other	33
Owner	1
VA	18

0

#### Days on Market (Sold)

0	12
1 to 10	13
11 to 20	19
21 to 30	7
31 to 60	35
61 to 90	25
91 to 120	12
121 to 180	26
181 to 360	11
361 to 720	3
721+	1

#### **Sold Detail Active Detail**

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	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or 1	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	1	0	2	0	0	0	0	9	0	0
\$50K to \$99,999	7	0	4	7	3	0	0	68	9	0
\$100K to \$149,999	5	1	23	21	5	1	0	117	82	0
\$150K to \$199,999	0	2	26	7	11	0	0	231	21	0
\$200K to \$299,999	0	0	12	0	17	0	0	252	5	0
\$300K to \$399,999	0	0	0	0	7	0	0	81	0	0
\$400K to \$499,999	0	0	0	0	2	0	0	27	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	10	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	13	3	67	35	45	1	0	810	117	0
Avg Sold Price	\$84,000	\$156,748	\$159,206	\$122,018	\$223,892	\$129,900	\$0			
Prev Year - Avg Sold Price	\$126,814	\$104,323	\$161,602	\$119,639	\$229,385	\$130,000	\$0			
Avg Sold % Change	-33.76%	50.25%	-1.48%	1.99%	-2.39%	-0.08%	0.00%			

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Prev Year - # of Solds