

November 2015

Berkeley County, WV

Sold Summary

	Nov 2015	Nov 2014	% Change
Sold Dollar Volume	\$17,787,177	\$21,755,659	-18.24%
Avg Sold Price	\$167,804	\$164,816	1.81%
Median Sold Price	\$150,000	\$153,750	-2.44%
Units Sold	106	132	-19.70%
Avg Days on Market	91	83	9.64%
Avg List Price for Solds	\$172,485	\$168,897	2.12%
Avg SP to OLP Ratio	92.9%	93.6%	-0.76%
Ratio of Avg SP to Avg OLP	92.7%	94.4%	-1.85%
Attached Avg Sold Price	\$138,289	\$116,886	18.31%
Detached Avg Sold Price	\$176,442	\$173,375	1.77%
Attached Units Sold	24	20	20.00%
Detached Units Sold	82	112	-26.79%

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

	Nov 2015	Nov 2014	% Change
Active Listings	845	836	1.08%
New Listings	147	149	-1.34%
New Under Contracts	76	69	10.14%
New Contingents	74	57	29.82%
New Pendings	150	126	19.05%
All Pendings	296	202	46.53%

Financing (Sold)

Assumption	0
Cash	20
Conventional	37
FHA	12
Other	24
Owner	1
VA	12

Days on Market (Sold)

0	9
1 to 10	10
11 to 20	11
21 to 30	8
31 to 60	22
61 to 90	11
91 to 120	8
121 to 180	13
181 to 360	8
361 to 720	6
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	2	0	1	0	0	9	0	0
\$50K to \$99,999	3	0	4	1	2	1	0	65	4	0
\$100K to \$149,999	1	0	19	15	3	0	0	93	68	0
\$150K to \$199,999	1	2	19	3	3	1	0	228	22	0
\$200K to \$299,999	0	1	11	0	7	0	0	234	5	0
\$300K to \$399,999	0	0	0	0	3	0	0	69	0	0
\$400K to \$499,999	0	0	0	0	1	0	0	25	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	11	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	7	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	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	6	3	55	19	21	2	0	746	99	0
Avg Sold Price	\$92,133	\$201,313	\$159,264	\$130,369	\$245,521	\$119,000	\$0			
Prev Year - Avg Sold Price	\$83,536	\$0	\$154,779	\$116,886	\$226,438	\$0	\$0			
Avg Sold % Change	10.29%	0.00%	2.90%	11.54%	8.43%	0.00%	0.00%			
Prev Year - # of Solds	11	0	61	20	40	0	0			

Active Detail