## February 2016

Berkeley County, WV

## Sold Summary

|  | Feb 2016 | Feb 2015 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 16,052,199$ | $\$ 11,599,164$ | $38.39 \%$ |
| Avg Sold Price | $\$ 168,971$ | $\$ 150,638$ | $12.17 \%$ |
| Median Sold Price | $\$ 163,500$ | $\$ 142,500$ | $14.74 \%$ |
| Units Sold | 95 | 77 | $23.38 \%$ |
| Avg Days on Market | 116 | 89 | $30.34 \%$ |
| Avg List Price for Solds | $\$ 177,927$ | $\$ 154,321$ | $15.30 \%$ |
| Avg SP to OLP Ratio | $92.8 \%$ | $93.4 \%$ | $-0.62 \%$ |
| Ratio of Avg SP to Avg OLP | $91.9 \%$ | $94.5 \%$ | $-2.77 \%$ |
| Attached Avg Sold Price | $\$ 125,539$ | $\$ 120,553$ | $4.14 \%$ |
| Detached Avg Sold Price | $\$ 175,250$ | $\$ 159,163$ | $10.11 \%$ |
| Attached Units Sold | 12 | 17 | $-29.41 \%$ |
| Detached Units Sold | 83 | 60 | $38.33 \%$ |

## 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

|  | Feb 2016 | Feb 2015 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 747 | 805 | $-7.20 \%$ |
| New Listings | 175 | 183 | $-4.37 \%$ |
| New Under Contracts | 77 | 62 | $24.19 \%$ |
| New Contingents | 79 | 60 | $31.67 \%$ |
| New Pendings | 156 | 122 | $27.87 \%$ |
| All Pendings | 262 | 239 | $9.62 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 14 |
| Conventional | 37 |
| FHA | 8 |
| Other | 23 |
| Owner | 0 |
| VA | 13 |

Days on Market (Sold)

| 0 | 5 |
| :--- | :--- |
| 1 to 10 | 8 |
| 11 to 20 | 9 |
| 21 to 30 | 7 |
| 31 to 60 | 16 |
| 61 to 90 | 9 |
| 91 to 120 | 9 |
| 121 to 180 | 18 |
| 181 to 360 | 8 |
| 361 to 720 | 5 |
| $721+$ | 1 |

## Sold Detail

|  | Residential |  |  |  |  |  | Condo/Coop <br> All <br> Attached | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  |  | Residential |  | Condo/Coop <br> Attached |
| Price Ranges | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 6 | 1 | 0 |
| \$50K to \$99,999 | 3 | 0 | 8 | 1 | 0 | 0 | 0 | 55 | 3 | 0 |
| \$100K to \$149,999 | 0 | 0 | 11 | 9 | 2 | 0 | 0 | 91 | 45 | 0 |
| \$150K to \$199,999 | 0 | 1 | 22 | 0 | 8 | 1 | 0 | 226 | 19 | 0 |
| \$200K to \$299,999 | 1 | 0 | 11 | 0 | 9 | 0 | 0 | 195 | 3 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 58 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 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 | 4 | 1 | 57 | 10 | 22 | 1 | 0 | 676 | 71 | 0 |
| Avg Sold Price | \$112,000 | \$165,900 | \$160,615 | \$116,058 | \$224,667 | \$179,990 | \$0 |  |  |  |
| Prev Year - Avg Sold Price | \$64,259 | \$100,950 | \$158,860 | \$123,077 | \$210,012 | \$138,280 | \$0 |  |  |  |
| Avg Sold \% Change | 74.29\% | 64.34\% | 1.10\% | -5.70\% | 6.98\% | 30.16\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 9 | 4 | 34 | 10 | 17 | 3 | 0 |  |  |  |

