

# 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)

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

0

### 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 Active Detail** 

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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%			

17

10

34



Prev Year - # of Solds