

Blount County Market Update

MARCH 2019


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Blount County Market Overview

Research Provided by Jason Everbach and Vicki Everbach

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BLOUNT COUNTY MARKET UPDATE

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The Blount County Real Estate Market had a fantastic March, with all key indicators showing green for the month (see Quick Facts). The surge of Total Homes Sold is exactly what we expected to see based on historical data. Inventory shortages in the \$300K and below price ranges continue to be an issue since there simply aren't enough homes to satisfy demand.

As such, owners and sellers in the \$100K - \$299K price range have a Strong Seller's Market working in their favor. The inventory shortage in these price ranges is causing fierce competition for properly priced homes, making now the PERFECT time to sell. On the other hand, buyers are advised to act quickly when the right house comes along.

The other great news we have to report is the spike in sales that occurred in the \$500K - \$699K price range. Hopefully other segments of the luxury market will pick up soon. In the meantime demand remains low so proper pricing is key.

Quick Facts

49 ↓ \$240,530 157 ↑

Avg. Days on Market (DOM)	Avg. Sales Price (ASP)	Total Homes Sold
Last Month: 56	Last Month: \$232,538	Last Month: 131

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Sales by Price Range

For Questions Please Contact:
Vicki or Jason at 865-888-HOME (4663)

Market Update - March of 2019 Blount County by Price Range

Summary - The majority of the Blount County Real Estate Market has returned to a Strong Seller's Market! The Spring selling season is off to a great start, and the \$500K - \$699K price range had a burst of activity which is great to see. This is the perfect time to be a seller!

Price Range	# Solds	Active Listings	Months of Inventory	Market
\$0K - \$99K	11	31	2.8	Strong Seller's Market
\$100K - \$199K	53	110	2.1	Strong Seller's Market
\$200K - \$299K	60	115	1.9	Strong Seller's Market
\$300K - \$399K	18	82	4.6	Normal Seller's Market
\$400K - \$499K	7	44	6.3	Normal Buyer's Market
\$500K - \$699K	8	35	4.4	Normal Seller's Market
\$700K - \$899K	0	17	12+	Extreme Buyer's Market
\$900K - \$999K	0	5	12+	Extreme Buyer's Market
\$1M - \$1.999M	0	13	12+	Extreme Buyer's Market
\$2M+	0	6	12+	Extreme Buyer's Market
Overall Market	157	458	2.9	Strong Seller's Market

0 - 3 Months Inventory	Strong Seller's Market
3 - 6 Months Inventory	Normal Seller's Market
6 - 9 Months Inventory	Normal Buyer's Market
9 - 12 Months Inventory	Strong Buyer's Market
12+ Months Inventory	Extreme Buyer's Market

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Sales by City

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Market Update - March of 2019 Blount County by City

Summary - The vast majority of Blount County is in a Seller's Market. Demand for properly priced homes is extremely high due to the ongoing inventory shortage in most areas. If you are thinking about selling call The Everbach Team today for a free consultation!

Price Range	# Solds	Active Listings	Months of Inventory	Market
Maryville (City + County)	104	278	2.7	Strong Seller's Market
Alcoa	11	26	2.4	Strong Seller's Market
Friendsville	15	26	1.7	Strong Seller's Market
Greenback (Blount)	3	7	2.3	Strong Seller's Market
Louisville	9	41	4.6	Normal Seller's Market
Rockford	6	7	1.2	Strong Seller's Market
Seymour (Blount)	4	23	5.8	Normal Seller's Market
Tallassee	0	8	12+	Extreme Buyer's Market
Townsend	4	42	10.5	Strong Buyer's Market
Walland	1	16	16.0	Extreme Buyer's Market

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Have Questions? Call Us Today!

This report and market analysis was prepared by
The Everbach Team, Blount County's #1 Market Experts.

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