Blount County Market Update

JULY 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 | JULY 2019

July 2019

The Blount County Real Estate Market had a very strong July! It was green across the board: the average Days On Market (DOM) decreased sharply, the average sales price went up (see Quick Facts), and there was an increase in the total number of homes sold. Inventory shortages in the $400K and below price ranges continue to be an issue.

As such, owners and sellers in the $100K - $399K price range still 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. Buyers are advised to act quickly when the right house comes along.

It is not uncommon for properly priced homes in the $200K and below price ranges to sell within 1 week due to extreme buyer demand in these price ranges.

Quick Facts

32 ↑	$257,554	215 ↑
Avg. Days on Market (DOM) Last Month: 44	Avg. Sales Price (ASP) Last Month: $246,004	Total Homes Sold Last Month: 200

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Sales by Price Range

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

Market Update - July of 2019

Blount County by Price Range

Summary - The majority of the Blount County Real Estate Market remains a Strong Seller's Market! Competition is fierce in all price ranges below $400K; the exact opposite can be said of the upper end of the luxury market which had very weak sales in July.

Price Range	# Solds	Active Listings	Months of Inventory	Market
$0K - $99K	12	21	1.8	Strong Seller's Market
$100K - $199K	66	91	1.4	Strong Seller's Market
$200K - $299K	81	139	1.7	Strong Seller's Market
$300K - $399K	29	78	2.7	Strong Seller's Market
$400K - $499K	14	57	4.1	Normal Seller's Market
$500K - $699K	9	44	4.9	Normal Seller's Market
$700K - $899K	3	18	12+	Extreme Buyer's Market
$900K - $999K	0	10	12+	Extreme Buyer's Market
$1M - $1.999M	1	25	12+	Extreme Buyer's Market
$2M+	0	8	12+	Extreme Buyer's Market
Overall Market	**215**	**491**	**2.3**	**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 - July of 2019

Blount County by City

Summary - The majority of Blount County is a Seller's Market. Demand for properly priced homes is extremely high due to the ongoing inventory shortage in most areas. Ready to buy or sell? Call us today at 865-888-HOME (4663) to get started!

Price Range	# Solds	Active Listings	Months of Inventory	Market
Maryville (City + County)	156	300	1.9	Strong Seller's Market
Alcoa	15	30	2.0	Strong Seller's Market
Friendsville	3	25	8.3	Normal Buyer's Market
Greenback (Blount)	7	5	0.7	Strong Seller's Market
Louisville	13	45	3.5	Normal Seller's Market
Rockford	3	13	4.3	Normal Seller's Market
Seymour (Blount)	10	8	0.8	Strong Seller's Market
Tallassee	1	9	9.0	Normal Buyer's Market
Townsend	7	41	5.9	Normal Seller's Market
Walland	3	17	5.7	Normal Seller's Market

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Have Questions? Call Us Today!

This report and market analysis was prepared by
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