

Blount County Market Update

AUGUST 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

AUGUST 2019

August 2019

The Blount County Real Estate Market had a very strong August! Although all key indicators turned red this month (see Quick Facts), the numbers only went down slightly compared to July, which was also a great month. The average Days On Market (DOM) increased slightly, the average sales price went down less than \$10K, and the total number of homes went down by 1.

Inventory shortages in the \$400K and below price ranges continue to be an issue. This means 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

39 ↓ \$249,056 214 ↓

Avg. Days on Market (DOM)	Avg. Sales Price (ASP)	Total Homes Sold
Last Month: 32	Last Month: \$257,554	Last Month: 215

Call Us Today!

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Sales by Price Range

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

Market Update - August 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 high in all price ranges below \$400K. The luxury market continues to have an excess of supply. **Call us today at 865-888-HOME (4663) to buy or sell!**

Price Range	# Solds	Active Listings	Months of Inventory	Market
\$0K - \$99K	14	19	1.4	Strong Seller's Market
\$100K - \$199K	79	92	1.2	Strong Seller's Market
\$200K - \$299K	71	154	2.2	Strong Seller's Market
\$300K - \$399K	34	78	2.3	Strong Seller's Market
\$400K - \$499K	11	54	4.9	Normal Seller's Market
\$500K - \$699K	2	42	12+	Extreme Buyer's Market
\$700K - \$899K	0	25	12+	Extreme Buyer's Market
\$900K - \$999K	1	9	9.0	Strong Buyer's Market
\$1M - \$1.999M	1	28	12+	Extreme Buyer's Market
\$2M+	1	7	7.0	Normal Buyer's Market
Overall Market	214	508	2.4	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 - August of 2019 *Blount County by City*

Summary - The majority of Blount County is a Strong 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)	153	310	2.0	Strong Seller's Market
Alcoa	15	27	1.8	Strong Seller's Market
Friendsville	7	25	3.6	Normal Seller's Market
Greenback (Blount)	3	7	2.3	Strong Seller's Market
Louisville	9	49	5.4	Normal Seller's Market
Rockford	3	16	5.3	Normal Seller's Market
Seymour (Blount)	14	6	0.4	Strong Seller's Market
Tallassee	4	7	1.8	Strong Seller's Market
Townsend	5	45	9.0	Strong Buyer'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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