

# Blount County Market Update

DECEMBER 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

DECEMBER 2019

## December 2019

The Blount County Real Estate Market was very strong in December. Despite the seasonal slowdown, the average sales price actually increased! It is important to note that while the total number of homes sold was about the same as in December of 2018, the average days on market was significantly less.

Also, inventory shortages in most price ranges below \$500K continue to be an issue. Sellers in the \$100K - \$299K price range have a Strong Seller's Market working in their favor. This 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 below \$200K to sell within one week.

Call the Everbach Team today at 865-888-HOME (4663) if you are ready to buy or sell!

## Quick Facts

**44**  **\$253,492** **151** 

Avg. Days on Market  
(DOM)

Last Month: 42

Avg. Sales Price  
(ASP)

Last Month: \$246,942

Total Homes Sold

Last Month: 174

**Call Us Today!**

**865-888-HOME**  
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## Sales by Price Range

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

Market Update - December 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 highest in price ranges below \$300K. Want more detailed information about your area or neighborhood sales? Call us today at 865-888-HOME (4663).**

Price Range	# Solds	Active Listings	Months of Inventory	Market
\$0K - \$99K	11	19	1.7	Strong Seller's Market
\$100K - \$199K	53	70	1.3	Strong Seller's Market
\$200K - \$299K	52	140	2.7	Strong Seller's Market
\$300K - \$399K	15	66	4.4	Normal Seller's Market
\$400K - \$499K	11	27	2.5	Strong Seller's Market
\$500K - \$699K	5	27	5.4	Normal Seller's Market
\$700K - \$899K	3	21	12+	Extreme Buyers Market
\$900K - \$999K	0	4	12+	Extreme Buyers Market
\$1M - \$1.999M	1	26	12+	Extreme Buyers Market
\$2M+	0	7	12+	Extreme Buyers Market
<b>Overall Market</b>	<b>151</b>	<b>407</b>	<b>2.7</b>	<b>Strong Seller's Market</b>

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

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## Sales by City

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Market Update - December of 2019

*Blount County by City*

**Summary - Almost all of Blount County had strong December sales! Overall the market is very healthy, and demand for properly priced homes remains high as inventory shortages persist. Call us today at 865-888-HOME (4663) if you're ready to buy or sell!**

Price Range	# Solds	Active Listings	Months of Inventory	Market
Maryville (City + County)	104	244	2.3	Strong Seller's Market
Alcoa	11	21	1.9	Strong Seller's Market
Friendsville	7	28	4.0	Normal Seller's Market
Greenback (Blount)	2	9	4.5	Normal Seller's Market
Louisville	16	46	2.9	Strong Seller's Market
Rockford	4	7	1.8	Strong Seller's Market
Seymour (Blount)	5	15	3.0	Strong Seller's Market
Tallassee	1	4	4.0	Normal Seller's Market
Townsend	4	37	9.3	Strong Buyer's Market
Walland	6	16	2.7	Strong Seller's Market

<b>0 - 3 Months Inventory</b>	Strong Seller'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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