

# Blount County Market Update

FEBRUARY 2020

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# Blount County Market Overview

Research Provided by Jason Everbach and Vicki Everbach

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BLOUNT COUNTY MARKET UPDATE

FEBRUARY 2020

## February 2020

The Blount County Real Estate Market had a very strong February! The total number of homes sold was 15% higher than the same time period last year, and the average sales price was also higher compared to February of 2019. This is the first time in recent months that every area of Blount County was a Seller's Market (see page 4).

Inventory shortages in most price ranges below \$300K 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 to two weeks.

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

## Quick Facts

**53** ↓ **\$237,179** **154** ↑

Avg. Days on Market  
(DOM)

Last Month: 55

Avg. Sales Price  
(ASP)

Last Month: \$241,580

Total Homes Sold

Last Month: 123

**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 - February of 2020  
*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	13	14	1.1	Strong Seller's Market
\$100K - \$199K	51	64	1.3	Strong Seller's Market
\$200K - \$299K	64	105	1.6	Strong Seller's Market
\$300K - \$399K	15	59	3.9	Normal Seller's Market
\$400K - \$499K	4	28	7.0	Normal Buyer's Market
\$500K - \$699K	3	32	10.7	Strong Buyer's Market
\$700K - \$899K	3	20	6.7	Normal Buyer's Market
\$900K - \$999K	1	4	4.0	Normal Seller's Market
\$1M - \$1.999M	0	23	12+	Extreme Buyer's Market
\$2M+	0	9	12+	Extreme Buyer's Market
<b>Overall Market</b>	<b>154</b>	<b>358</b>	<b>2.3</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 - February of 2020 *Blount County by City*

**Summary - All of Blount County had strong February sales and a market favoring sellers! Overall the market is very healthy, and demand for properly priced homes remains high. 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)	105	195	1.9	Strong Seller's Market
Alcoa	12	34	2.8	Strong Seller's Market
Friendsville	7	17	2.4	Strong Seller's Market
Greenback (Blount)	3	4	1.3	Strong Seller's Market
Louisville	9	40	4.4	Normal Seller's Market
Rockford	2	9	4.5	Normal Seller's Market
Seymour (Blount)	4	7	1.8	Normal Seller's Market
Tallassee	2	3	1.5	Strong Seller's Market
Townsend	9	36	4.0	Normal Seller's Market
Walland	4	14	3.5	Normal 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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