

Blount County Market Update

MARCH 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

MARCH 2020

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The Blount County Real Estate Market had a fantastic March! The total number of homes sold was almost 10% higher than the same time period last year, and the average sales price was also higher compared to March of 2019. This is the second consecutive month that every area of Blount County was a Seller's Market (see page 4).

Inventory shortages in most price ranges below \$400K continue to be an issue. Sellers in the \$100K - \$399K 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

51 ↓ \$254,997 173 ↑

Avg. Days on Market (DOM)	Avg. Sales Price (ASP)	Total Homes Sold
Last Month: 53	Last Month: \$237,179	Last Month: 154

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 - March 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 \$400K. 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	8	12	1.5	Strong Seller's Market
\$100K - \$199K	61	58	1.0	Strong Seller's Market
\$200K - \$299K	62	86	1.4	Strong Seller's Market
\$300K - \$399K	23	56	2.4	Strong Seller's Market
\$400K - \$499K	10	32	3.2	Normal Seller's Market
\$500K - \$699K	7	33	4.7	Normal Seller's Market
\$700K - \$899K	2	24	12.0	Extreme Buyer's Market
\$900K - \$999K	0	4	12+	Extreme Buyer's Market
\$1M - \$1.999M	0	26	12+	Extreme Buyer's Market
\$2M+	0	9	12+	Extreme Buyer's Market
Overall Market	173	340	2.0	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 2020

Blount County by City

Summary - Blount County had strong March sales and a market that continues to favor 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)	111	195	1.8	Strong Seller's Market
Alcoa	16	30	1.9	Strong Seller's Market
Friendsville	10	11	1.1	Strong Seller's Market
Greenback (Blount)	2	8	4.0	Normal Seller's Market
Louisville	14	39	2.8	Strong Seller's Market
Rockford	3	5	1.7	Strong Seller's Market
Seymour (Blount)	7	10	1.4	Strong Seller's Market
Tallassee	0	2	n/a	0 Sales and Low Inventory
Townsend	7	35	5.0	Normal Seller's Market
Walland	4	12	3.0	Strong Seller's Market

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3 - 6 Months Inventory	Normal Seller's Market
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12+ Months Inventory	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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