

Blount County Market Update

APRIL 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

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April 2020

The Blount County Real Estate Market had a fantastic April! The total number of homes sold was higher than last month, and the average sales price increased by over \$5,000. The only notable slowdown in Blount County was the Townsend area (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

32 ↓ \$260,110 176 ↑

Avg. Days on Market (DOM)	Avg. Sales Price (ASP)	Total Homes Sold
Last Month: 51	Last Month: \$254,997	Last Month: 173

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 - April 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	9	13	1.4	Strong Seller's Market
\$100K - \$199K	50	87	1.7	Strong Seller's Market
\$200K - \$299K	73	96	1.3	Strong Seller's Market
\$300K - \$399K	26	69	2.7	Strong Seller's Market
\$400K - \$499K	10	33	3.3	Normal Seller's Market
\$500K - \$699K	4	35	8.8	Normal Buyer's Market
\$700K - \$899K	1	24	24.0	Extreme Buyer's Market
\$900K - \$999K	0	5	12+	Extreme Buyer's Market
\$1M - \$1.999M	3	25	8.3	Normal Buyer's Market
\$2M+	0	8	12+	Extreme Buyer's Market
Overall Market	176	395	2.2	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 - April of 2020
Blount County by City

Summary - Blount County had strong April 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)	117	248	2.1	Strong Seller's Market
Alcoa	12	32	2.7	Strong Seller's Market
Friendsville	13	15	1.2	Strong Seller's Market
Greenback (Blount)	4	10	2.5	Strong Seller's Market
Louisville	11	40	3.6	Normal Seller's Market
Rockford	5	6	1.2	Strong Seller's Market
Seymour (Blount)	5	9	1.8	Strong Seller's Market
Tallassee	1	1	1.0	Strong Seller's Market
Townsend	3	30	10.0	Strong Buyer's Market
Walland	6	10	1.7	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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