

Blount County Market Update

OCTOBER 2022

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Blount County Market Overview

Research Provided by Jason Everbach and Vicki Everbach

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BLOUNT COUNTY MARKET UPDATE

OCTOBER 2022

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The Blount County Real Estate Market had a strong October but is showing signs of a slowdown. According to key market indicators (see Quick Facts), the Average Sales Price (ASP) was down compared to last month and the total number of homes sold dropped by almost 30%.

Some of this reduced market activity is seasonal (spring and summer are historically when we see the most activity), but it is also an indication that rising interest rates are cooling buyer demand.

Sellers who NEED to sell or make a move should do so quickly to maximize their sales price. Buyers who NEED to buy soon should act quickly to avoid possible interest rate increases. Buyers with less urgency may benefit from waiting for a market correction and better deals.

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

Quick Facts

21 ↓	\$382,210	141 ↓
Avg. Days on Market (DOM)	Avg. Sales Price (ASP)	Total Homes Sold
Last Month: 24	Last Month: \$406,516	Last Month: 198

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 - October 2022
Blount County by Price Range

Summary - The majority of the Blount County Market is a Strong Seller's Market! Homes in most price ranges are still selling quickly, but luxury sales are slowing. 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	2	2	1.0	Strong Seller's Market
\$100K - \$199K	14	16	1.1	Strong Seller's Market
\$200K - \$299K	36	44	1.2	Strong Seller's Market
\$300K - \$399K	39	63	1.6	Strong Seller's Market
\$400K - \$499K	30	53	1.8	Strong Seller's Market
\$500K - \$699K	13	63	4.8	Normal Seller's Market
\$700K - \$899K	1	39	39.0	Extreme Buyer's Market
\$900K - \$999K	1	13	13.0	Extreme Buyer's Market
\$1M - \$1.999M	5	17	12+	Extreme Buyer's Market
\$2M+	0	6	12+	Extreme Buyer's Market
Overall Market	141	316	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 - October of 2022 Blount County by City

Summary - Blount County had strong October sales, while inventory levels are starting to rise in certain areas. After years of severe inventory shortages this should be welcome news for buyers. 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)	88	222	2.5	Strong Seller's Market
Alcoa	11	8	0.7	Strong Seller's Market
Friendsville	6	10	1.7	Strong Seller's Market
Greenback (Blount)	2	6	3.0	Normal Seller's Market
Louisville	13	15	1.2	Strong Seller's Market
Rockford	3	5	1.7	Strong Seller's Market
Seymour (Blount)	4	21	5.3	Normal Seller's Market
Tallassee	1	3	3.0	Normal Seller's Market
Townsend	6	36	6.0	Normal Buyer's Market
Walland	9	13	1.4	Strong 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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