

Slightly less homes are selling. Slightly few more homes are on the market. The Odds of Selling are up. Prices are rising: average sales price March 2022 is \$689K vs \$519K in March 2021.

For land: 1431 parcels on the market is well down from, say, 2016 when 2698 parcels were on the market. The number sold are up but the number under contract are down.

What's happening? As I've said before, no realtor alive has seen a market like this before, so there's no basis to predict what's next. I'm in as much suspense as you. I believe we've begun to see the old-timey spike of new home listings come on the market. If so, what will that amount to in this never before seen market? Time will tell.

Watauga Real Estate Single Family Residence Market Stats for March, 2022	
63 ↓ Homes sold this month	
Average Sales Price: \$689K ↑	Medium Sales Price: \$550K →
Average List-to-Sale Ratio: 100% ↑	Average Days on the Market for Sold Homes: 59 ↓
Homes Currently on the Market: 109 ↑	
Homes Currently Under Contract: 124 ↓	
New Home Listings This Month: 105 ↑	
** Odds of Selling: 82% ↑	
Average Number of Homes Selling Per Month: 91 ↓	
Months Ahead of Inventory Currently Available: 0.0 ↓	
<p>**The Odds of Selling tells what are the odds of selling a home in current market conditions. We have more homes on the market than buyers, so not all homes will sell. As an example, if the Odds of Selling are 50%, and if current market conditions continue, about half of the homes on the market are likely to sell and half are not likely to sell.</p> <p>→ = no change</p>	

High Country Real Estate **Land** Market Stats for March, 2022

*These stats are for Ashe, Avery, and Watauga counties

1431	↓	Land Parcels Are Currently on the Market
98	↓	Land Parcels Under Contract
141	↑	New Land Listings Came on the Market this Month
156	↑	Land Parcels Sold:

9	↓	Sold under \$20K
25	↑	Sold \$20 to \$50K
30	↑	Sold \$50 to \$100K 5 acreage
37	↓	Sold Over \$100K
30		In High End Subdivisions
7		As Acreage Tracts



The Odds of Selling Your Home

Watauga Market (March 2022)

Properties Under Contract are treated the same as For Sale properties in the Odds calculations.

Last 12
Months of
Activity



Homes are Selling at 94.0 per month, with 0.0 months of inventory available



The Buying Pattern For Your Area - 2022

Watauga Market (March 2022)

