

Buncombe County
6/12/2011



***Absorption Rate
Report
(Residential Properties)**

PRICE RANGE	ACTIVE LISTINGS	PENDING	PENDING RATIO	6 Month EXPIRED	6 Month CLOSINGS	Avg Sales Price	ABSORPTION RATE	Diff	List/Sale%	AVG DOM
0 - 74,999	69	23	33.3%	96	65	\$46,439	6.4	-0.6	93.7%	100
75,000 - 99,999	125	34	27.2%	119	57	\$83,497	13.2	0.2	92.6%	163
100,000 - 124,999	189	32	16.9%	153	75	\$101,660	15.1	-2.6	90.3%	199
125,000 - 149,999	277	46	16.6%	285	106	\$129,558	15.7	-0.5	94.4%	195
150,000 - 174,999	275	45	16.4%	264	104	\$154,602	15.9	-2.6	95.4%	175
175,000 - 199,999	302	43	14.2%	312	120	\$178,109	15.1	0.4	94.6%	176
200,000 - 249,999	425	60	14.1%	431	117	\$215,719	21.8	-1.8	94.3%	178
250,000 - 299,999	374	47	12.6%	343	106	\$262,177	21.2	-0.9	94.2%	170
300,000 - 349,999	240	28	11.7%	208	65	\$311,946	22.2	1.2	94.7%	213
350,000 - 399,999	220	24	10.9%	193	48	\$350,392	27.5	-0.2	93.0%	225
400,000 - 449,999	116	22	19.0%	113	29	\$396,790	24.0	5.4	93.0%	226
450,000 - 499,999	133	9	6.8%	88	29	\$455,195	27.5	-4.5	94.0%	244
500,000 - 599,999	120	11	9.2%	101	24	\$511,104	30.0	0.0	92.3%	228
600,000 - 699,999	90	7	7.8%	64	14	\$624,006	38.6	2.6	92.6%	344
700,000 - 799,999	72	5	6.9%	46	11	\$705,941	39.3	-3.3	91.5%	335
800,000 - 899,999	62	5	8.1%	26	6	\$784,461	62.0	24.0	92.8%	429
900,000 - 999,999	53	1	1.9%	34	6	\$819,417	53.0	18.5	85.7%	666
1 Million +	216	4	1.9%	125	12	\$1,141,333	108.0	38.3	86.9%	423
TOTAL	3358	446	13.3%	3001	994	\$234,917	20.3	-0.4	93.1%	194

Scott Raines - Realtor® - Mobile: 828-551-0087 Overall Median sales Price: \$185,950

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*Absorption Rate=# of months it would take for present inventory to sell based on the past 6 months sales averaged monthly