

Buncombe County
7/12/2011



***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	74	22	29.7%	98	67	\$48,490	6.6	0.3	95.3%	112
75,000 - 99,999	122	27	22.1%	111	72	\$83,780	10.2	-3.0	92.7%	183
100,000 - 124,999	197	29	14.7%	156	75	\$102,102	15.8	0.6	91.0%	190
125,000 - 149,999	284	53	18.7%	256	110	\$129,069	15.5	-0.2	94.5%	182
150,000 - 174,999	273	45	16.5%	208	117	\$155,043	14.0	-1.9	95.5%	169
175,000 - 199,999	305	34	11.1%	238	122	\$177,611	15.0	-0.1	94.4%	172
200,000 - 249,999	410	61	14.9%	310	127	\$214,043	19.4	-2.4	94.2%	187
250,000 - 299,999	371	40	10.8%	273	116	\$260,982	19.2	-2.0	94.0%	151
300,000 - 349,999	235	20	8.5%	149	68	\$311,709	20.7	-1.4	94.8%	210
350,000 - 399,999	222	25	11.3%	146	52	\$351,867	25.6	-1.9	93.5%	221
400,000 - 449,999	111	22	19.8%	73	36	\$394,261	18.5	-5.5	93.0%	234
450,000 - 499,999	134	10	7.5%	66	29	\$446,543	27.7	0.2	93.0%	194
500,000 - 599,999	125	15	12.0%	79	27	\$516,367	27.8	-2.2	93.0%	207
600,000 - 699,999	85	5	5.9%	50	14	\$627,756	36.4	-2.1	93.2%	326
700,000 - 799,999	78	7	9.0%	35	10	\$715,800	46.8	7.5	93.2%	313
800,000 - 899,999	60	4	6.7%	30	8	\$801,346	45.0	-17.0	93.6%	417
900,000 - 999,999	48	2	4.2%	26	5	\$813,300	57.6	4.6	84.9%	566
1 Million +	219	6	2.7%	98	9	\$1,189,000	146.0	38.0	86.4%	305
TOTAL	3353	427	12.7%	2402	1064	\$231,384	18.9	-1.4	93.4%	187

Scott Raines - Realtor® - Mobile: 828-551-0087 Overall Median sales Price: \$185,000

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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