

TMO Report

Greater Asheville
(Residential Single Family)

The Total Market Overview

March 5, 2009

Price Range	Number of Active Listings	Number of Pending Listings	Pending Ratio	Expired Listings Last Six Months	Closed Listings Last Six Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sold Price	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Actives)
\$0-\$99999	147	30	20.4%	39	51	\$ 79,984	\$ 75,257	\$ 68,375	90.9%	114	167
\$100000-\$124999	118	20	16.9%	27	40	\$ 142,743	\$ 115,654	\$ 107,973	93.4%	92	145
\$125000-\$149999	232	33	14.2%	59	79	\$ 142,608	\$ 139,351	\$ 133,499	95.8%	129	162
\$150000-\$174999	244	36	14.8%	73	88	\$ 165,264	\$ 162,300	\$ 154,458	95.2%	105	144
\$175000-\$199999	312	46	14.7%	99	95	\$ 192,757	\$ 188,788	\$ 179,863	95.3%	98	152
\$200000-\$224999	165	23	13.9%	55	53	\$ 219,131	\$ 215,587	\$ 206,478	95.8%	100	149
\$225000-\$249999	300	33	11.0%	121	95	\$ 244,127	\$ 238,658	\$ 227,135	95.2%	117	157
\$250000-\$274999	182	15	8.2%	71	39	\$ 266,925	\$ 261,681	\$ 249,468	95.3%	149	153
\$275000-\$299999	251	10	4.0%	102	57	\$ 297,639	\$ 289,615	\$ 273,987	94.6%	133	153
\$300000-\$349999	292	22	7.5%	114	61	\$ 336,431	\$ 330,053	\$ 313,147	94.9%	135	155
\$350000-\$399999	331	30	9.1%	122	54	\$ 391,169	\$ 381,963	\$ 361,885	94.7%	139	173
\$400000-\$499999	361	20	5.5%	115	59	\$ 462,392	\$ 450,841	\$ 428,663	95.1%	164	196
\$500000-\$749999	367	18	4.9%	148	45	\$ 600,678	\$ 583,725	\$ 550,086	94.2%	213	195
\$750000-\$999999	187	3	1.6%	64	19	\$ 888,442	\$ 862,863	\$ 803,684	93.1%	147	217
\$1000000 +	252	6	2.4%	63	10	\$ 1,731,400	\$ 1,715,950	\$ 1,524,875	88.9%	361	250
Market Totals	3,741	345	9.2%	1,272	845	\$ 291,412	\$ 283,648	\$ 267,582	94.3%	129	174