

Buncombe County
1/4/2012



*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	71	19	26.8%	99	61	\$45,070	7.0	0.7	90.0%	100
75,000 - 99,999	117	20	17.1%	146	78	\$82,665	9.0	0.7	92.0%	138
100,000 - 124,999	161	27	16.8%	200	84	\$106,737	11.5	-1.3	93.7%	164
125,000 - 149,999	211	37	17.5%	300	139	\$127,207	9.1	-0.9	93.3%	166
150,000 - 174,999	195	38	19.5%	298	143	\$154,221	8.2	-2.4	94.7%	157
175,000 - 199,999	206	38	18.4%	314	128	\$177,592	9.7	-2.6	94.5%	151
200,000 - 249,999	309	48	15.5%	437	174	\$215,256	10.7	-1.5	94.2%	173
250,000 - 299,999	257	26	10.1%	349	125	\$260,587	12.3	-2.1	94.0%	189
300,000 - 349,999	166	26	15.7%	204	67	\$304,440	14.9	-0.6	94.0%	223
350,000 - 399,999	158	17	10.8%	208	81	\$354,519	11.7	-3.4	94.5%	190
400,000 - 449,999	74	7	9.5%	95	39	\$404,864	11.4	-0.1	95.7%	172
450,000 - 499,999	92	11	12.0%	103	28	\$439,799	19.7	-0.8	92.6%	177
500,000 - 599,999	102	12	11.8%	97	34	\$521,479	18.0	-0.7	94.1%	117
600,000 - 699,999	74	1	1.4%	73	15	\$596,506	29.6	-17.5	91.5%	274
700,000 - 799,999	56	1	1.8%	50	15	\$712,193	22.4	-1.6	93.5%	182
800,000 - 899,999	36	7	19.4%	36	7	\$797,265	30.9	-0.5	90.5%	477
900,000 - 999,999	27	1	3.7%	31	7	\$854,500	23.1	-44.9	90.1%	188
1 Million +	166	5	3.0%	106	17	\$1,567,386	58.6	-68.0	86.5%	344
TOTAL	2478	341	13.8%	3146	1242	\$244,364	12.0	-1.9	93.1%	171

Overall Median sales Price: \$190,000

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