

Buncombe County
2/11/2012



*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	76	30	39.5%	101	56	\$43,849	8.1	1.2	89.4%	98
75,000 - 99,999	127	34	26.8%	149	59	\$82,171	12.9	3.9	91.9%	140
100,000 - 124,999	153	25	16.3%	179	86	\$106,059	10.7	-0.8	94.1%	153
125,000 - 149,999	208	39	18.8%	292	116	\$128,811	10.8	1.7	94.0%	168
150,000 - 174,999	197	45	22.8%	307	132	\$153,287	9.0	0.8	94.4%	160
175,000 - 199,999	216	49	22.7%	307	112	\$178,647	11.6	1.9	95.2%	150
200,000 - 249,999	302	44	14.6%	429	162	\$216,100	11.2	0.5	94.4%	175
250,000 - 299,999	270	36	13.3%	354	111	\$257,929	14.6	2.3	93.3%	187
300,000 - 349,999	166	31	18.7%	204	68	\$305,203	14.6	-0.2	94.1%	235
350,000 - 399,999	163	17	10.4%	197	73	\$354,857	13.4	1.7	94.4%	202
400,000 - 449,999	77	11	14.3%	90	32	\$402,634	14.4	3.1	95.0%	138
450,000 - 499,999	82	6	7.3%	99	30	\$444,800	16.4	-3.3	93.7%	206
500,000 - 599,999	108	10	9.3%	92	26	\$519,473	24.9	6.9	93.6%	160
600,000 - 699,999	72	3	4.2%	68	14	\$598,042	30.9	1.3	91.7%	282
700,000 - 799,999	58	2	3.4%	46	12	\$705,208	29.0	6.6	93.2%	163
800,000 - 899,999	35	4	11.4%	36	10	\$776,486	21.0	-9.9	89.8%	554
900,000 - 999,999	33	2	6.1%	32	7	\$889,214	28.3	5.1	94.3%	222
1 Million +	172	5	2.9%	102	16	\$1,611,066	64.5	5.9	86.3%	352
TOTAL	2515	393	15.6%	3084	1122	\$247,987	13.4	1.5	93.1%	176

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