

Buncombe County  
11/12/2011



**\*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	67	25	37.3%	97	64	\$45,364	6.3	0.6	90.8%	126
75,000 - 99,999	113	27	23.9%	131	82	\$83,462	8.3	-1.2	92.5%	166
100,000 - 124,999	197	20	10.2%	183	92	\$105,510	12.8	0.3	93.3%	171
125,000 - 149,999	243	43	17.7%	275	145	\$128,207	10.1	-0.1	93.7%	166
150,000 - 174,999	264	46	17.4%	240	149	\$154,790	10.6	0.3	94.8%	164
175,000 - 199,999	261	57	21.8%	253	128	\$177,995	12.2	-1.5	94.5%	152
200,000 - 249,999	372	56	15.1%	366	184	\$213,689	12.1	-1.1	93.9%	175
250,000 - 299,999	321	36	11.2%	293	133	\$260,687	14.5	0.1	94.6%	159
300,000 - 349,999	188	28	14.9%	161	73	\$305,709	15.5	-2.0	94.2%	206
350,000 - 399,999	201	27	13.4%	161	80	\$355,391	15.1	-2.8	94.7%	185
400,000 - 449,999	90	11	12.2%	83	47	\$400,504	11.5	-0.4	94.9%	193
450,000 - 499,999	113	11	9.7%	86	33	\$438,769	20.5	-2.5	92.1%	153
500,000 - 599,999	112	17	15.2%	83	36	\$522,942	18.7	-1.0	94.0%	145
600,000 - 699,999	102	2	2.0%	53	13	\$597,476	47.1	-1.9	90.6%	265
700,000 - 799,999	64	2	3.1%	43	16	\$717,369	24.0	-1.5	94.3%	182
800,000 - 899,999	47	6	12.8%	35	9	\$806,651	31.3	-8.4	91.8%	415
900,000 - 999,999	34	6	17.6%	24	3	\$821,500	68.0	15.5	86.4%	311
1 Million +	211	9	4.3%	87	10	\$1,600,556	126.6	-91.4	84.0%	319
<b>TOTAL</b>	<b>3000</b>	<b>429</b>	<b>14.3%</b>	<b>2654</b>	<b>1297</b>	<b>\$235,724</b>	<b>13.9</b>	<b>-0.8</b>	<b>93.3%</b>	<b>171</b>

**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