



MOUNTAINS TO SEA
REALTY

BUNCOMBE COUNTY - S.F. RESIDENTIAL ABSORPTION REPORT

15-Oct-26	Active & Under Contract	Active Median \$ Per Sq Ft	Active Avg \$ Per Sq Ft	Active Median Heated Living Area	Active Average Heated Living Area	Active Median CDOM	Active Average CDOM	Under Contract (Total)	Under Contract Median \$ Per Sq Ft	Under Contract Average \$ Per Sq Ft	Under Contract Median Heated Living Area	Under Contract Average Heated Living Area	UC Median CDOM	UC Average CDOM	Pending Ratio	6 Month Expired	6 Month Withdrawn	6 Month Closed	Months of Inventory	Median Sale Price	Avg Sale Price	Closed Median \$ Per Sq Ft	Closed Avg \$ Per Sq Ft	Closed Median HLA	Closed Average HLA	Closed Median CDOM	Closed Average CDOM	Closed Median LP / Median OLP %	Closed Median CP / Median LP %	Segment % of Total
PRICE RANGE																														
0 -199,999	9	\$266.04	\$245.45	675	740	133	171	3	\$975.46	\$975.46		54	107	110	33.33%	2	2	19	1.89	\$166,000	\$157,211	\$192.59	\$184.68	812	815	52	79	84.09%	89.73%	0.50%
200,000 - 299,999	58	\$273.44	\$316.93	938	952	54	97	19	\$244.97	\$265.11	1094	973	46	57	32.76%	7	15	63	3.71	\$270,000	\$263,402	\$266.34	\$273.61	1,037	1,052	51	91	93.33%	96.43%	3.25%
300,000 - 349,999	117	\$331.68	\$327.33	1005	1067	69	92	30	\$274.38	\$278.38	1154	1222	53	60	25.64%	10	23	117	4.46	\$327,500	\$325,958	\$286.20	\$293.74	1,176	1,190	45	77	96.88%	96.61%	6.56%
350,000 - 399,999	151	\$290.84	\$309.76	1287	1322	66	95	23	\$259.78	\$256.32	1376	1518	63	64	15.23%	22	40	166	4.63	\$380,000	\$377,839	\$289.56	\$300.55	1,305	1,342	21	56	97.73%	97.45%	8.46%
400,000 - 449,999	140	\$276.33	\$296.47	1520	1526	76	104	28	\$272.02	\$284.12	1499	1572	47	63	20.00%	14	39	184	3.65	\$425,000	\$422,413	\$280.38	\$288.84	1,513	1,557	29	73	95.99%	98.61%	7.85%
450,000 - 499,999	157	\$288.95	\$301.28	1661	1721	69	106	38	\$278.42	\$285.15	1735	1831	32	67	24.20%	18	38	166	4.30	\$470,000	\$471,931	\$276.73	\$288.21	1,706	1,757	29	64	96.95%	97.94%	8.80%
500,000 - 549,999	84	\$287.14	\$290.10	1806	1935	77	103	21	\$242.87	\$262.68	2244	2154	60	134	25.00%	11	22	119	3.18	\$522,500	\$521,575	\$298.36	\$301.89	1,759	1,836	27	62	98.17%	97.66%	4.71%
550,000 - 599,999	145	\$276.31	\$302.16	2047	2068	90	127	20	\$304.66	\$315.83	1883	1953	34	56	13.79%	19	37	102	7.35	\$573,500	\$571,721	\$275.48	\$298.20	2,060	2,105	45	92	97.66%	98.03%	8.13%
600,000 - 649,999	95	\$304.33	\$317.15	2050	2186	69	112	16	\$307.43	\$324.92	2014	2058	62	88	16.84%	15	27	93	5.10	\$620,000	\$619,912	\$291.08	\$296.49	2,132	2,215	29	79	97.69%	97.64%	5.33%
650,000 - 699,999	102	\$288.25	\$304.67	2373	2420	73	133	15	\$288.66	\$270.50	2425	2666	102	123	14.71%	7	36	88	5.93	\$675,000	\$674,594	\$305.34	\$319.52	2,192	2,240	36	61	98.64%	97.90%	5.72%
700,000 - 749,999	70	\$300.23	\$320.38	2373	2472	96	123	12	\$337.63	\$357.08	2148	2225	42	69	17.14%	5	25	67	5.19	\$717,500	\$720,817	\$301.53	\$331.26	2,362	2,391	23	66	99.54%	96.11%	3.92%
750,000 - 799,999	84	\$310.28	\$324.57	2528	2606	73	112	16	\$283.62	\$303.80	2638	2560	53	67	19.05%	7	21	73	5.59	\$767,000	\$767,891	\$322.72	\$332.66	2,366	2,417	39	69	98.87%	97.09%	4.71%
800,000 - 899,999	119	\$305.83	\$315.92	2833	2956	103	149	15	\$321.94	\$321.24	2749	2752	14	67	12.61%	13	31	76	8.21	\$850,000	\$846,147	\$331.16	\$339.72	2,582	2,718	20	63	98.26%	96.65%	6.67%
900,000 - 999,999	73	\$330.73	\$351.66	2947	3034	117	150	14	\$354.29	\$359.54	2652	2751	52	75	19.18%	5	19	55	6.44	\$940,000	\$940,056	\$319.22	\$343.94	2,824	2,956	24	67	98.97%	97.41%	4.09%
1,000,000 - 1,249,999	76	\$361.68	\$410.87	3158	3178	112	159	11	\$354.94	\$493.72	3240	2887	95	91	14.47%	9	17	68	5.74	\$1,125,000	\$1,124,248	\$350.98	\$372.39	3,220	3,224	41	76	99.58%	94.14%	4.26%
1,250,000 - 1,499,999	85	\$427.71	\$421.05	3137	3529	126	151	18	\$392.97	\$395.02	3486	3632	64	89	21.18%	5	22	44	9.14	\$1,342,500	\$1,353,999	\$421.83	\$433.13	3,322	3,385	35	84	95.86%	96.58%	4.76%
1,500,000 - 1,999,999	77	\$491.14	\$512.20	3621	3712	153	208	7	\$456.35	\$455.33	4220	4135	48	49	9.09%	11	24	40	10.50	\$1,672,500	\$1,695,371	\$477.19	\$476.41	3,701	3,765	17	57	100.39%	93.86%	4.32%
2,000,000 - 2,999,999	63	\$587.03	\$596.83	4215	4485	129	168	4	\$431.67	\$445.98	5238	5504	4	131	6.35%	6	17	37	9.57	\$2,386,870	\$2,464,910	\$555.60	\$567.94	4,223	4,619	76	110	92.13%	92.69%	3.53%
3,000,000 - 4,999,999	56	\$721.46	\$727.25	5411	5752	148	180	4	\$902.95	\$925.23	5374	5112	167	158	7.14%	4	8	14	22.29	\$3,302,558	\$3,547,087	\$771.00	\$749.73	4,906	4,876	124	143	96.49%	88.96%	3.14%
5,000,000+	22	\$959.94	\$1,094.81	8298	8487	131	180	2	\$1,006.77	\$1,006.77	8544	8544	166	166	9.09%	2	0	5	24.00	\$5,800,000	\$5,690,000	\$987.22	\$970.06	5,896	5,932	234	310	96.71%	88.55%	1.23%
Total	1784	\$317.33	\$367.47	2176	2513	91	129	317	296.09	326.10	1922	2194	53	78	17.77%	192	463	1596	5.52	\$530,000	\$693,869	\$298.85	\$325.57	1,893	2,100	33	72	97.73%	96.54%	100.00%