



TMO Report

Arden
(Residential Single Family)

The Total Market Overview

May 28, 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-\$149999	10	4	40.0%	1	5	\$ 124,320	\$ 119,920	\$ 115,620	96.4%	135	106
\$150000-\$174999	10	2	20.0%	5	8	\$ 171,563	\$ 164,175	\$ 155,888	95.0%	144	126
\$175000-\$199999	21	4	19.0%	2	6	\$ 197,283	\$ 187,783	\$ 180,667	96.2%	137	101
\$200000-\$224999	15	3	20.0%	3	5	\$ 222,794	\$ 220,609	\$ 203,200	92.1%	102	153
\$225000-\$249999	22	2	9.1%	8	6	\$ 250,183	\$ 243,517	\$ 231,750	95.2%	167	93
\$250000-\$274999	5	0	0.0%	6	3	\$ 264,333	\$ 264,600	\$ 255,000	96.4%	266	78
\$275000-\$299999	19	1	5.3%	4	3	\$ 283,987	\$ 278,954	\$ 267,987	96.1%	113	179
\$300000-\$324999	11	2	18.2%	3	4	\$ 330,100	\$ 312,850	\$ 302,475	96.7%	123	78
\$325000-\$349999	14	2	14.3%	3	3	\$ 360,698	\$ 342,415	\$ 325,000	94.9%	153	129
\$350000-\$374999	10	1	10.0%	4	0	N/A	N/A	N/A	N/A	N/A	153
\$375000-\$399999	10	0	0.0%	4	3	\$ 399,583	\$ 392,933	\$ 353,935	90.1%	278	127
\$400000-\$449999	10	1	10.0%	3	1	\$ 449,000	\$ 429,000	\$ 405,000	94.4%	232	153
\$450000-\$499999	18	3	16.7%	6	1	\$ 500,000	\$ 465,000	\$ 430,000	92.5%	79	196
\$500000-\$749999	31	0	0.0%	8	7	\$ 667,521	\$ 636,039	\$ 584,143	91.8%	268	176
\$750000 +	30	1	3.3%	11	0	N/A	N/A	N/A	N/A	N/A	162
Market Totals	236	26	11.0%	71	55	\$ 302,922	\$ 291,604	\$ 273,734	93.9%	169	143

TMO Report

Asheville
(Residential Single Family)

The Total Market Overview

May 28, 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	55	21	38.2%	8	18	\$ 84,043	\$ 78,270	\$ 71,482	91.3%	107	153
\$100000-\$124999	41	8	19.5%	6	20	\$ 118,694	\$ 114,360	\$ 108,583	94.9%	113	110
\$125000-\$149999	83	15	18.1%	19	34	\$ 142,354	\$ 138,816	\$ 133,535	96.2%	134	171
\$150000-\$174999	116	26	22.4%	26	35	\$ 164,909	\$ 162,317	\$ 154,944	95.5%	109	120
\$175000-\$199999	130	32	24.6%	30	44	\$ 197,948	\$ 188,473	\$ 177,359	94.1%	150	134
\$200000-\$224999	69	17	24.6%	12	25	\$ 223,076	\$ 217,004	\$ 206,124	95.0%	143	103
\$225000-\$249999	100	16	16.0%	28	38	\$ 245,483	\$ 236,163	\$ 224,195	94.9%	199	147
\$250000-\$274999	64	4	6.3%	19	21	\$ 265,156	\$ 261,090	\$ 249,233	95.5%	137	120
\$275000-\$299999	80	13	16.3%	25	14	\$ 303,036	\$ 288,250	\$ 271,807	94.3%	168	101
\$300000-\$399999	208	18	8.7%	47	31	\$ 366,609	\$ 356,273	\$ 343,206	96.3%	145	124
\$400000-\$499999	129	16	12.4%	28	16	\$ 469,153	\$ 461,635	\$ 439,238	95.1%	184	162
\$500000-\$749999	124	8	6.5%	29	17	\$ 580,787	\$ 568,964	\$ 525,750	92.4%	145	165
\$750000-\$999999	69	2	2.9%	15	2	\$ 1,074,500	\$ 874,500	\$ 835,000	95.5%	143	189
\$1000000-\$1999999	78	3	3.8%	11	4	\$ 1,343,500	\$ 1,246,000	\$ 1,050,000	84.3%	213	273
\$2000000 +	25	0	0.0%	4	1	\$ 4,500,000	\$ 4,500,000	\$ 2,900,000	64.4%	474	292
Market Totals	1,371	199	14.5%	307	320	\$ 277,162	\$ 267,636	\$ 247,850	92.6%	147	151



TMO Report

Black Mountain
(Residential Single Family)

The Total Market Overview

May 28, 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-\$149999	16	4	25.0%	4	3	\$ 129,800	\$ 114,800	\$ 101,667	88.6%	177	170
\$150000-\$174999	18	8	44.4%	4	2	\$ 175,950	\$ 170,950	\$ 163,650	95.7%	125	141
\$175000-\$199999	12	1	8.3%	2	5	\$ 191,810	\$ 189,960	\$ 175,380	92.3%	141	175
\$200000-\$224999	4	0	0.0%	2	1	\$ 219,900	\$ 219,900	\$ 202,000	91.9%	89	86
\$225000-\$249999	17	0	0.0%	4	11	\$ 240,923	\$ 234,227	\$ 222,818	95.1%	240	85
\$250000-\$274999	9	1	11.1%	5	0	N/A	N/A	N/A	N/A	N/A	112
\$275000-\$299999	17	2	11.8%	5	3	\$ 286,500	\$ 286,633	\$ 274,833	95.9%	78	154
\$300000-\$324999	6	1	16.7%	0	0	N/A	N/A	N/A	N/A	N/A	264
\$325000-\$349999	10	0	0.0%	7	1	\$ 349,900	\$ 349,900	\$ 327,000	93.5%	39	190
\$350000-\$374999	9	0	0.0%	3	1	\$ 379,900	\$ 369,900	\$ 213,200	57.6%	224	110
\$375000-\$399999	12	2	16.7%	1	1	\$ 399,999	\$ 399,999	\$ 390,000	97.5%	87	212
\$400000-\$499999	18	2	11.1%	3	2	\$ 503,900	\$ 464,900	\$ 421,500	90.7%	294	182
\$500000-\$749999	25	2	8.0%	6	0	N/A	N/A	N/A	N/A	N/A	141
\$750000-\$999999	12	0	0.0%	4	0	N/A	N/A	N/A	N/A	N/A	131
\$1000000 +	8	0	0.0%	3	0	N/A	N/A	N/A	N/A	N/A	244
Market Totals	193	23	11.9%	53	30	\$ 252,250	\$ 244,733	\$ 225,330	92.1%	179	155

TMO Report

Candler
(Residential Single Family)

The Total Market Overview

May 28, 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	9	3	33.3%	1	6	\$ 67,400	\$ 58,867	\$ 52,750	89.6%	130	83
\$100000-\$124999	15	6	40.0%	2	4	\$ 122,200	\$ 118,075	\$ 113,000	95.7%	93	78
\$125000-\$149999	18	3	16.7%	4	6	\$ 147,233	\$ 140,758	\$ 141,311	100.4%	116	73
\$150000-\$174999	21	2	9.5%	3	10	\$ 165,940	\$ 161,950	\$ 155,650	96.1%	142	113
\$175000-\$199999	22	1	4.5%	12	5	\$ 196,660	\$ 191,640	\$ 184,640	96.3%	91	142
\$200000-\$224999	18	3	16.7%	5	6	\$ 223,913	\$ 217,933	\$ 195,083	89.5%	131	134
\$225000-\$249999	17	1	5.9%	11	3	\$ 259,933	\$ 239,900	\$ 229,933	95.8%	284	98
\$250000-\$274999	9	0	0.0%	8	2	\$ 259,900	\$ 257,400	\$ 250,250	97.2%	114	124
\$275000-\$299999	22	1	4.5%	11	4	\$ 300,425	\$ 295,425	\$ 284,500	96.3%	220	99
\$300000-\$349999	25	2	8.0%	2	5	\$ 343,180	\$ 323,380	\$ 309,255	95.6%	146	148
\$325000-\$399999	36	3	8.3%	6	6	\$ 373,050	\$ 356,534	\$ 337,677	94.7%	185	167
\$400000-\$449999	8	0	0.0%	1	0	N/A	N/A	N/A	N/A	N/A	70
\$425000-\$499999	11	2	18.2%	2	0	N/A	N/A	N/A	N/A	N/A	142
\$500000-\$749999	11	0	0.0%	3	0	N/A	N/A	N/A	N/A	N/A	245
\$725000 +	6	0	0.0%	0	0	N/A	N/A	N/A	N/A	N/A	193
Market Totals	248	27	10.9%	71	57	\$ 206,553	\$ 198,579	\$ 189,323	95.3%	144	127

TMO Report

Fairview
(Residential Single Family)

The Total Market Overview

May 28, 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-\$149999	11	4	36.4%	2	7	\$ 99,886	\$ 90,843	\$ 85,929	94.6%	142	74
\$150000-\$174999	3	1	33.3%	0	1	\$ 184,900	\$ 169,900	\$ 169,900	100.0%	164	64
\$175000-\$199999	12	2	16.7%	3	6	\$ 194,891	\$ 188,775	\$ 180,067	95.4%	146	67
\$200000-\$224999	4	0	0.0%	3	3	\$ 221,333	\$ 212,667	\$ 204,500	96.2%	211	101
\$225000-\$249999	11	1	9.1%	3	1	\$ 240,000	\$ 225,000	\$ 220,000	97.8%	373	123
\$250000-\$274999	8	1	12.5%	2	1	\$ 265,000	\$ 250,000	\$ 248,000	99.2%	159	139
\$275000-\$299999	12	4	33.3%	5	7	\$ 300,307	\$ 287,421	\$ 272,857	94.9%	235	56
\$300000-\$324999	6	1	16.7%	0	2	\$ 344,500	\$ 317,000	\$ 292,000	92.1%	116	93
\$325000-\$349999	14	0	0.0%	3	1	\$ 369,000	\$ 349,000	\$ 330,000	94.6%	169	178
\$350000-\$374999	2	0	0.0%	2	1	\$ 350,000	\$ 350,000	\$ 320,000	91.4%	82	181
\$375000-\$399999	9	1	11.1%	6	1	\$ 389,900	\$ 389,900	\$ 354,000	90.8%	181	146
\$400000-\$499999	23	6	26.1%	4	9	\$ 471,256	\$ 451,367	\$ 422,500	93.6%	190	150
\$500000-\$549999	14	1	7.1%	1	2	\$ 551,500	\$ 524,500	\$ 645,642	123.1%	173	182
\$550000-\$749999	18	0	0.0%	6	5	\$ 592,735	\$ 598,837	\$ 569,591	95.1%	297	164
\$725000 +	24	1	4.2%	12	2	\$ 1,125,000	\$ 977,500	\$ 882,500	90.3%	308	156
Market Totals	171	23	13.5%	52	49	\$ 360,826	\$ 343,812	\$ 329,348	95.8%	197	138

TMO Report

Greater Asheville
(Residential Single Family)

The Total Market Overview

May 28, 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	174	42	24.1%	35	83	\$ 77,017	\$ 70,955	\$ 63,586	89.6%	154	167
\$100000-\$124999	149	28	18.8%	21	50	\$ 119,781	\$ 114,362	\$ 107,709	94.2%	147	132
\$125000-\$149999	260	43	16.5%	54	79	\$ 144,899	\$ 138,925	\$ 131,897	94.9%	153	169
\$150000-\$174999	291	60	20.6%	67	88	\$ 167,251	\$ 162,816	\$ 154,113	94.7%	141	133
\$175000-\$199999	357	56	15.7%	80	107	\$ 196,187	\$ 188,530	\$ 177,411	94.1%	165	149
\$200000-\$224999	219	27	12.3%	49	58	\$ 223,213	\$ 217,157	\$ 205,017	94.4%	130	142
\$225000-\$249999	330	33	10.0%	102	104	\$ 246,167	\$ 237,641	\$ 224,127	94.3%	207	143
\$250000-\$274999	227	24	10.6%	69	43	\$ 263,846	\$ 260,193	\$ 247,579	95.2%	139	137
\$275000-\$299999	329	27	8.2%	90	45	\$ 297,900	\$ 288,785	\$ 272,032	94.2%	183	150
\$300000-\$349999	378	28	7.4%	108	49	\$ 339,784	\$ 326,629	\$ 312,407	95.6%	138	145
\$350000-\$399999	364	24	6.6%	109	47	\$ 395,224	\$ 383,472	\$ 358,994	93.6%	200	155
\$400000-\$499999	441	40	9.1%	95	52	\$ 482,351	\$ 457,009	\$ 428,152	93.7%	204	179
\$500000-\$749999	443	15	3.4%	110	57	\$ 611,018	\$ 592,199	\$ 552,543	93.3%	185	193
\$750000-\$999999	231	5	2.2%	62	9	\$ 1,019,878	\$ 917,656	\$ 846,111	92.2%	232	197
\$1000000 +	281	8	2.8%	49	8	\$ 1,802,375	\$ 1,741,125	\$ 1,408,750	80.9%	238	254
Market Totals	4,474	460	10.3%	1,100	879	\$ 274,824	\$ 264,291	\$ 246,348	93.2%	167	166

TMO Report

Haywood County
(Residential Single Family)

The Total Market Overview

May 28, 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-\$124999	104	9	8.7%	16	44	\$ 88,243	\$ 81,686	\$ 73,730	90.3%	182	193
\$125000-\$149999	90	11	12.2%	17	20	\$ 147,585	\$ 138,770	\$ 127,910	92.2%	187	204
\$150000-\$174999	79	12	15.2%	14	15	\$ 169,913	\$ 161,933	\$ 149,320	92.2%	231	160
\$175000-\$199999	88	8	9.1%	17	16	\$ 191,894	\$ 187,744	\$ 170,386	90.8%	201	204
\$200000-\$224999	59	2	3.4%	7	6	\$ 222,283	\$ 219,383	\$ 208,917	95.2%	96	185
\$225000-\$249999	93	8	8.6%	25	21	\$ 252,010	\$ 239,744	\$ 221,257	92.3%	248	161
\$250000-\$274999	63	3	4.8%	17	10	\$ 267,590	\$ 261,040	\$ 244,250	93.6%	129	155
\$275000-\$299999	100	1	1.0%	22	8	\$ 302,975	\$ 291,350	\$ 266,625	91.5%	206	204
\$300000-\$324999	28	0	0.0%	11	2	\$ 327,200	\$ 314,700	\$ 296,750	94.3%	158	110
\$325000-\$349999	78	1	1.3%	22	4	\$ 354,500	\$ 348,450	\$ 327,500	94.0%	179	178
\$350000-\$399999	83	4	4.8%	30	13	\$ 405,385	\$ 387,015	\$ 354,442	91.6%	263	203
\$400000-\$449999	51	2	3.9%	5	3	\$ 422,004	\$ 422,004	\$ 389,954	92.4%	50	193
\$450000-\$499999	52	2	3.8%	13	7	\$ 564,529	\$ 492,757	\$ 460,800	93.5%	241	260
\$500000-\$749999	99	0	0.0%	26	5	\$ 585,598	\$ 551,400	\$ 494,300	89.6%	260	251
\$750000 +	82	0	0.0%	16	3	\$ 1,450,000	\$ 1,415,000	\$ 1,340,000	94.7%	129	258
Market Totals	1,149	63	5.5%	258	177	\$ 248,684	\$ 236,533	\$ 218,316	92.3%	198	199

TMO Report

Leicester
(Residential Single Family)

The Total Market Overview

May 28, 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-\$124999	19	6	31.6%	4	6	\$ 89,367	\$ 86,517	\$ 83,083	96.0%	168	135
\$125000-\$149999	12	2	16.7%	5	5	\$ 144,120	\$ 139,740	\$ 136,600	97.8%	100	119
\$150000-\$174999	12	2	16.7%	4	3	\$ 169,967	\$ 164,933	\$ 149,267	90.5%	84	104
\$175000-\$199999	5	0	0.0%	3	6	\$ 193,283	\$ 188,283	\$ 176,850	93.9%	140	118
\$200000-\$224999	8	0	0.0%	6	2	\$ 232,900	\$ 220,400	\$ 209,000	94.8%	185	38
\$225000-\$249999	7	1	14.3%	2	3	\$ 237,633	\$ 235,967	\$ 222,967	94.5%	180	164
\$250000-\$274999	16	5	31.3%	3	1	\$ 259,000	\$ 259,000	\$ 245,000	94.6%	119	201
\$275000-\$299999	8	0	0.0%	1	2	\$ 298,450	\$ 292,450	\$ 277,500	94.9%	167	156
\$300000-\$324999	5	0	0.0%	3	0	N/A	N/A	N/A	N/A	N/A	112
\$325000-\$349999	13	1	7.7%	3	3	\$ 356,300	\$ 340,967	\$ 328,333	96.3%	145	148
\$350000-\$399999	19	1	5.3%	7	0	N/A	N/A	N/A	N/A	N/A	116
\$400000-\$449999	7	1	14.3%	5	0	N/A	N/A	N/A	N/A	N/A	135
\$450000-\$499999	6	0	0.0%	1	0	N/A	N/A	N/A	N/A	N/A	36
\$500000-\$749999	11	0	0.0%	6	2	\$ 560,000	\$ 547,500	\$ 492,500	90.0%	217	206
\$725000 +	12	0	0.0%	4	0	N/A	N/A	N/A	N/A	N/A	227
Market Totals	160	19	11.9%	57	33	\$ 216,664	\$ 210,691	\$ 198,403	94.2%	146	138

TMO Report

Maggie Valley
(Residential Single Family)

The Total Market Overview

May 28, 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-\$124999	10	0	0.0%	1	3	\$ 104,600	\$ 97,600	\$ 92,500	94.8%	215	229
\$125000-\$149999	19	3	15.8%	0	2	\$ 164,000	\$ 149,000	\$ 132,000	88.6%	162	180
\$150000-\$174999	24	7	29.2%	3	2	\$ 167,400	\$ 159,900	\$ 145,000	90.7%	116	113
\$175000-\$199999	28	1	3.6%	2	5	\$ 187,680	\$ 182,500	\$ 159,500	87.4%	186	175
\$200000-\$224999	16	0	0.0%	0	2	\$ 222,450	\$ 222,450	\$ 207,500	93.3%	139	217
\$225000-\$249999	23	2	8.7%	4	5	\$ 257,780	\$ 240,760	\$ 219,500	91.2%	221	193
\$250000-\$274999	17	0	0.0%	3	1	\$ 260,000	\$ 260,000	\$ 230,000	88.5%	39	177
\$275000-\$299999	22	0	0.0%	5	1	\$ 305,000	\$ 299,000	\$ 275,000	92.0%	50	263
\$300000-\$324999	8	0	0.0%	2	0	N/A	N/A	N/A	N/A	N/A	186
\$325000-\$349999	29	0	0.0%	5	1	\$ 350,000	\$ 349,900	\$ 340,000	97.2%	88	172
\$350000-\$374999	7	0	0.0%	4	0	N/A	N/A	N/A	N/A	N/A	111
\$375000-\$399999	10	0	0.0%	3	0	N/A	N/A	N/A	N/A	N/A	257
\$400000-\$499999	26	2	7.7%	3	2	\$ 499,450	\$ 499,450	\$ 445,000	89.1%	70	257
\$500000-\$749999	20	0	0.0%	5	0	N/A	N/A	N/A	N/A	N/A	149
\$750000 +	17	0	0.0%	0	2	\$ 1,350,000	\$ 1,297,500	\$ 1,210,000	93.3%	192	226
Market Totals	276	15	5.4%	40	26	\$ 317,796	\$ 306,715	\$ 280,635	91.5%	162	195



TMO Report

Mars Hill
(Residential Single Family)

The Total Market Overview

May 28, 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-\$124999	7	1	14.3%	0	3	\$ 109,179	\$ 106,098	\$ 93,333	88.0%	169	160
\$125000-\$149999	7	1	14.3%	1	1	\$ 145,000	\$ 131,000	\$ 115,500	88.2%	137	122
\$150000-\$174999	4	2	50.0%	1	0	N/A	N/A	N/A	N/A	N/A	78
\$175000-\$199999	14	2	14.3%	0	3	\$ 194,800	\$ 181,467	\$ 168,833	93.0%	150	165
\$200000-\$224999	6	0	0.0%	1	1	\$ 214,900	\$ 209,900	\$ 197,500	94.1%	192	179
\$225000-\$249999	16	0	0.0%	4	4	\$ 240,875	\$ 239,625	\$ 222,000	92.6%	166	175
\$250000-\$274999	6	2	33.3%	0	0	N/A	N/A	N/A	N/A	N/A	118
\$275000-\$299999	9	0	0.0%	3	1	\$ 339,000	\$ 299,800	\$ 286,500	95.6%	251	146
\$300000-\$324999	5	0	0.0%	3	0	N/A	N/A	N/A	N/A	N/A	180
\$325000-\$349999	7	0	0.0%	6	2	\$ 334,000	\$ 329,000	\$ 331,894	100.9%	144	172
\$350000-\$399999	10	0	0.0%	4	0	N/A	N/A	N/A	N/A	N/A	195
\$400000-\$449999	11	0	0.0%	0	2	\$ 444,000	\$ 419,500	\$ 369,000	88.0%	379	318
\$450000-\$499999	16	0	0.0%	4	0	N/A	N/A	N/A	N/A	N/A	150
\$500000-\$749999	23	1	4.3%	7	0	N/A	N/A	N/A	N/A	N/A	186
\$750000 +	12	1	8.3%	2	0	N/A	N/A	N/A	N/A	N/A	271
Market Totals	153	10	6.5%	36	17	\$ 242,961	\$ 232,876	\$ 216,223	92.8%	191	185

TMO Report

Swannanoa
(Residential Single Family)

The Total Market Overview

May 28, 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	7	1	14.3%	2	2	\$ 84,900	\$ 76,450	\$ 61,500	80.4%	155	70
\$100000-\$124999	11	3	27.3%	0	4	\$ 129,175	\$ 116,425	\$ 113,975	97.9%	233	124
\$125000-\$149999	3	0	0.0%	2	1	\$ 148,500	\$ 139,900	\$ 122,000	87.2%	300	339
\$150000-\$174999	8	2	25.0%	3	3	\$ 169,967	\$ 164,933	\$ 150,667	91.4%	183	119
\$175000-\$199999	9	0	0.0%	3	4	\$ 192,575	\$ 187,000	\$ 181,500	97.1%	124	117
\$200000-\$224999	9	0	0.0%	1	0	N/A	N/A	N/A	N/A	N/A	154
\$225000-\$249999	11	2	18.2%	3	0	N/A	N/A	N/A	N/A	N/A	179
\$250000-\$274999	3	0	0.0%	0	0	N/A	N/A	N/A	N/A	N/A	159
\$275000-\$299999	5	1	20.0%	2	2	\$ 237,000	\$ 277,000	\$ 252,500	91.2%	125	154
\$300000-\$349999	8	0	0.0%	5	1	\$ 376,000	\$ 338,000	\$ 280,000	82.8%	259	216
\$350000-\$399999	6	1	16.7%	1	0	N/A	N/A	N/A	N/A	N/A	180
\$400000-\$449999	2	0	0.0%	1	0	N/A	N/A	N/A	N/A	N/A	45
\$450000-\$499999	2	0	0.0%	0	0	N/A	N/A	N/A	N/A	N/A	269
\$500000-\$749999	4	0	0.0%	1	0	N/A	N/A	N/A	N/A	N/A	240
\$725000 +	4	0	0.0%	0	0	N/A	N/A	N/A	N/A	N/A	357
Market Totals	92	10	10.9%	24	17	\$ 174,424	\$ 170,194	\$ 156,700	92.1%	182	170

TMO Report

Waynesville
(Residential Single Family)

The Total Market Overview

May 28, 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	16	2	12.5%	1	13	\$ 74,123	\$ 66,315	\$ 56,423	85.1%	114	171
\$100000-\$124999	10	1	10.0%	1	3	\$ 114,800	\$ 111,800	\$ 91,167	81.5%	328	194
\$125000-\$149999	18	1	5.6%	3	5	\$ 140,760	\$ 133,080	\$ 116,000	87.2%	304	161
\$150000-\$174999	28	3	10.7%	3	5	\$ 173,260	\$ 165,600	\$ 155,700	94.0%	312	168
\$175000-\$199999	27	6	22.2%	5	5	\$ 196,820	\$ 191,520	\$ 171,155	89.4%	200	192
\$200000-\$224999	14	0	0.0%	1	3	\$ 219,933	\$ 217,933	\$ 206,500	94.8%	66	163
\$225000-\$249999	31	2	6.5%	7	10	\$ 250,460	\$ 241,713	\$ 224,650	92.9%	220	167
\$250000-\$274999	20	1	5.0%	7	5	\$ 265,300	\$ 259,200	\$ 246,800	95.2%	124	142
\$275000-\$299999	42	1	2.4%	6	4	\$ 313,225	\$ 295,225	\$ 266,250	90.2%	258	201
\$300000-\$349999	34	0	0.0%	9	2	\$ 359,450	\$ 334,950	\$ 320,500	95.7%	214	123
\$350000-\$399999	33	2	6.1%	11	10	\$ 409,520	\$ 390,140	\$ 359,875	92.2%	239	200
\$400000-\$449999	24	1	4.2%	3	2	\$ 420,556	\$ 420,556	\$ 397,431	94.5%	40	144
\$450000-\$499999	19	0	0.0%	4	1	\$ 699,000	\$ 481,600	\$ 481,600	100.0%	282	276
\$500000-\$749999	42	0	0.0%	12	3	\$ 611,663	\$ 574,667	\$ 514,000	89.4%	339	279
\$750000 +	46	0	0.0%	11	1	\$ 1,650,000	\$ 1,650,000	\$ 1,600,000	97.0%	2	239
Market Totals	404	20	5.0%	84	72	\$ 270,072	\$ 256,449	\$ 236,729	92.3%	206	195

TMO Report

Weaverville
(Residential Single Family)

The Total Market Overview

May 28, 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-\$149999	15	4	26.7%	6	6	\$ 98,350	\$ 94,017	\$ 85,150	90.6%	162	80
\$150000-\$174999	7	1	14.3%	3	3	\$ 167,600	\$ 167,600	\$ 163,000	97.3%	58	144
\$175000-\$199999	17	2	11.8%	4	8	\$ 200,113	\$ 191,275	\$ 182,563	95.4%	136	119
\$200000-\$224999	14	2	14.3%	5	5	\$ 219,780	\$ 214,960	\$ 207,400	96.5%	95	179
\$225000-\$249999	20	2	10.0%	5	8	\$ 244,935	\$ 237,975	\$ 225,244	94.7%	121	132
\$250000-\$274999	29	5	17.2%	6	1	\$ 250,000	\$ 250,000	\$ 235,000	94.0%	119	128
\$275000-\$299999	27	3	11.1%	6	1	\$ 314,000	\$ 299,900	\$ 280,200	93.4%	284	139
\$300000-\$324999	14	2	14.3%	5	4	\$ 326,200	\$ 311,200	\$ 307,500	98.8%	144	105
\$325000-\$349999	11	1	9.1%	1	1	\$ 327,500	\$ 327,500	\$ 327,500	100.0%	45	85
\$350000-\$374999	7	0	0.0%	1	3	\$ 356,300	\$ 359,933	\$ 337,592	93.8%	167	116
\$375000-\$399999	21	4	19.0%	7	0	N/A	N/A	N/A	N/A	N/A	135
\$400000-\$499999	35	2	5.7%	10	2	\$ 422,000	\$ 417,000	\$ 396,250	95.0%	215	154
\$500000-\$749999	26	1	3.8%	6	5	\$ 631,180	\$ 609,360	\$ 570,600	93.6%	172	181
\$750000-\$999999	16	0	0.0%	5	0	N/A	N/A	N/A	N/A	N/A	171
\$1000000 +	7	0	0.0%	1	0	N/A	N/A	N/A	N/A	N/A	143
Market Totals	266	29	10.9%	71	47	\$ 276,963	\$ 269,330	\$ 255,964	95.0%	138	139