

Absorption Rates for Corvallis as of 7/7/2014

What is absorption rate?

The absorption rate is the amount of months it takes the market to absorb the current homes for sale. An absorption rate of 6 months is considered a "Balanced Market". An absorption rate less than 6 months is considered a Sellers Market, meaning there is not enough inventory for the current amount of buyers and selling prices tend to incline. An absorption rate over 6 months is considered a Buyers Market, where there is plenty of inventory and sale prices tend to decrease.

Price Range	Active Listings as of 4/7/2014	Sold Listings Last 6 Mos.	Average Sold Per Month	Months of Inventory	Av. Days on Market Solds
\$0 - \$99,999	*	3	0.50	*	249
\$100,000 - \$149,999	4	1	0.17	24.00	98
\$150,000 - \$199,999	10	23	3.83	2.61	99
\$200,000 - \$249,999	26	79	13.17	1.97	80
\$250,000 - \$299,999	23	44	7.33	3.14	99
\$300,000 - \$349,999	21	36	6.00	3.50	110
\$350,000 - \$399,999	19	19	3.17	6.00	96
\$400,000 - \$449,999	15	17	2.83	5.29	138
\$450,000 - \$499,999	18	9	1.50	12.00	93
\$500,000 - \$599,999	10	8	1.33	7.50	99
\$600,000 - \$699,999	3	2	0.33	9.00	57
\$700,000 +	4	*	0.00	*	*
	153	241		3.81	111

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