

Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending January 2, 2021

Data current as of January 11, 2021

The New Year has begun and with it, many buyers and sellers have a change of housing in their new year resolutions. While ongoing unemployment claims are still elevated, it is less than one quarter of what it was at its high during the early days of the pandemic. With interest rates remaining near record lows, the stock market near record highs, and inventory of homes available still constrained in most segments of the market, the year is setting up to be another filled with strong demand and limited supply.

In the Asheville region, for the week ending January 2:

- New Listings decreased 25.5% to 108
- Pending Sales increased 12.7% to 151
- Inventory decreased 50.3% to 2,250

For the month of December:

- Median Sales Price increased 17.5% to \$311,350
- List to Close decreased 11.1% to 112
- Percent of Original List Price Received increased 3.2% to 95.9%
- Months Supply of Homes for Sale decreased 58.7% to 1.9

Quick Facts

- 25.5%

Change in
New Listings

+ 12.7%

Change in
Pending Sales

- 50.3%

Change in
Inventory

The Asheville Region report includes Burke, Buncombe, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania, Yancey counties. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

Metrics by Week

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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

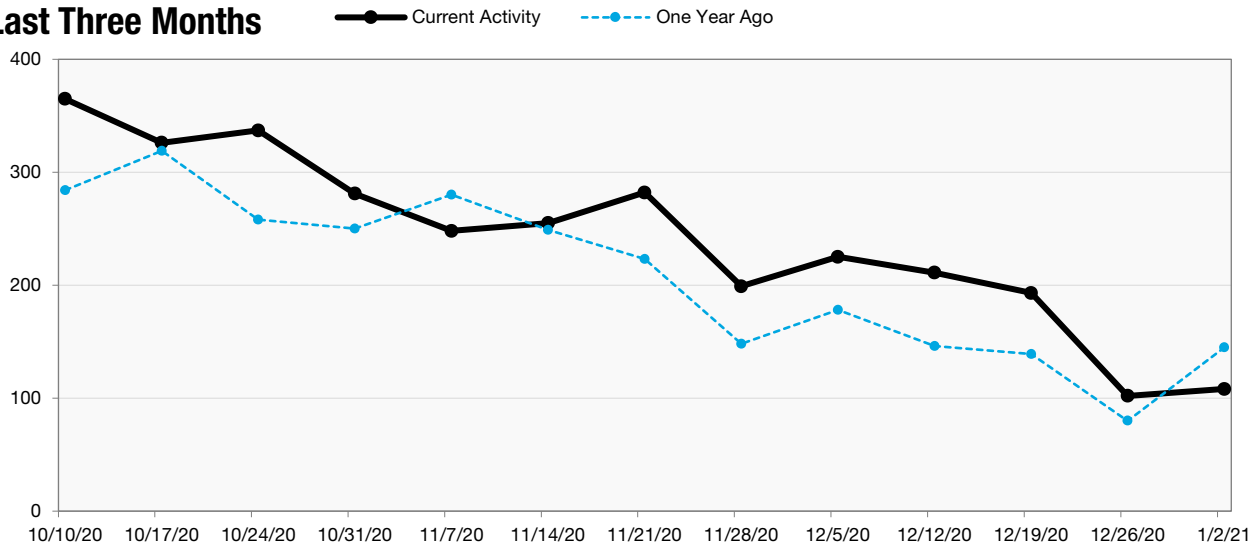


New Listings

A count of the properties that have been newly listed on the market in a given week.

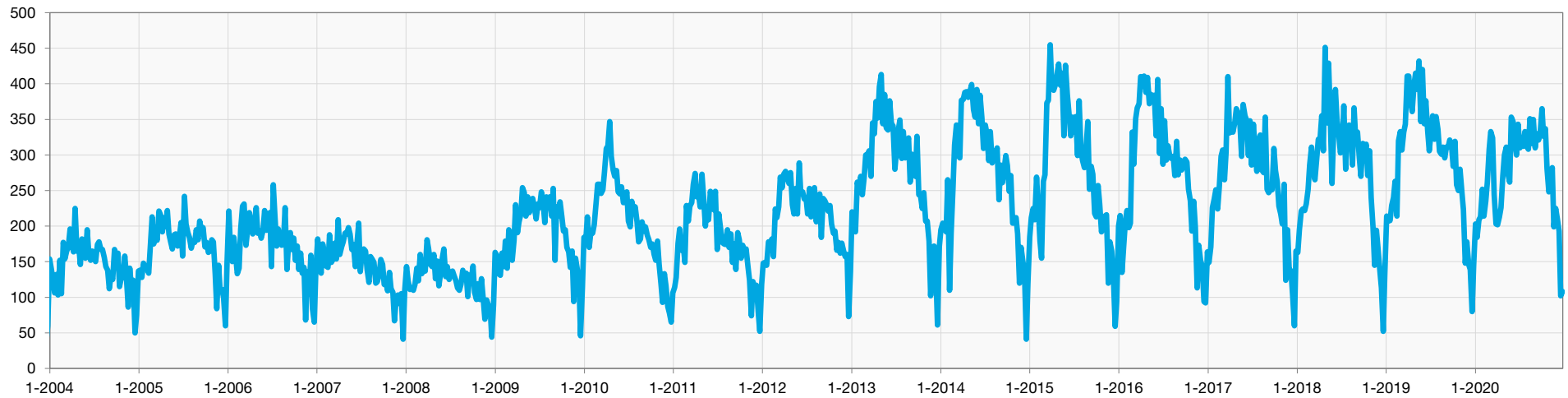


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/10/2020	365	284	+ 28.5%
10/17/2020	326	319	+ 2.2%
10/24/2020	337	258	+ 30.6%
10/31/2020	281	250	+ 12.4%
11/7/2020	248	280	- 11.4%
11/14/2020	255	249	+ 2.4%
11/21/2020	282	223	+ 26.5%
11/28/2020	199	148	+ 34.5%
12/5/2020	225	178	+ 26.4%
12/12/2020	211	146	+ 44.5%
12/19/2020	193	139	+ 38.8%
12/26/2020	102	80	+ 27.5%
1/2/2021	108	145	- 25.5%
3-Month Total	3,132	2,699	+ 16.0%

Historical New Listing Activity



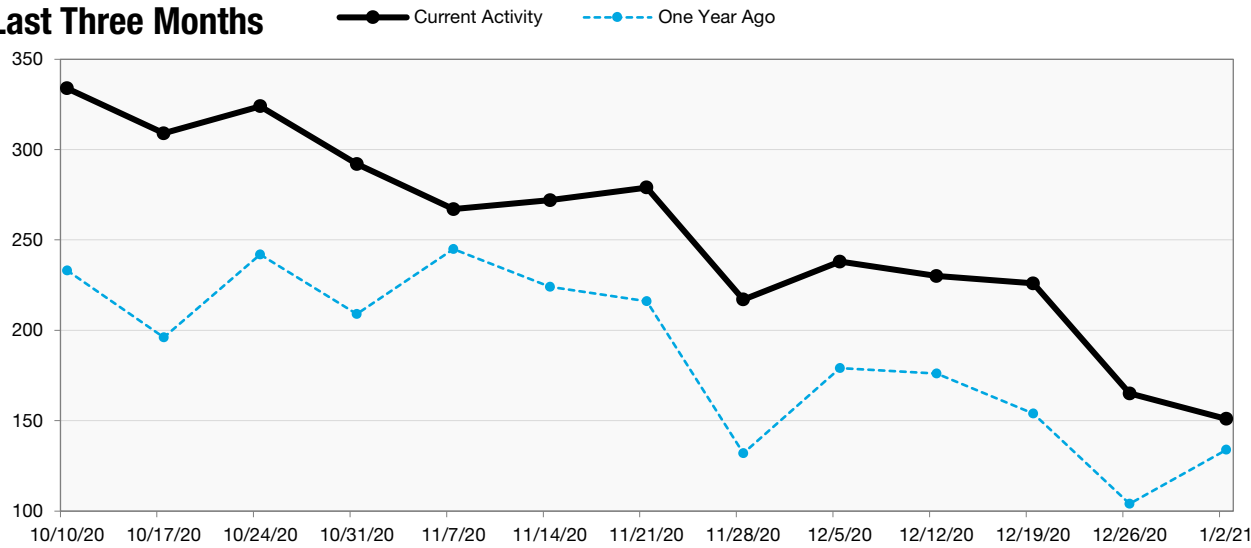
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Pending Sales

A count of the properties on which contracts have been accepted in a given week. Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

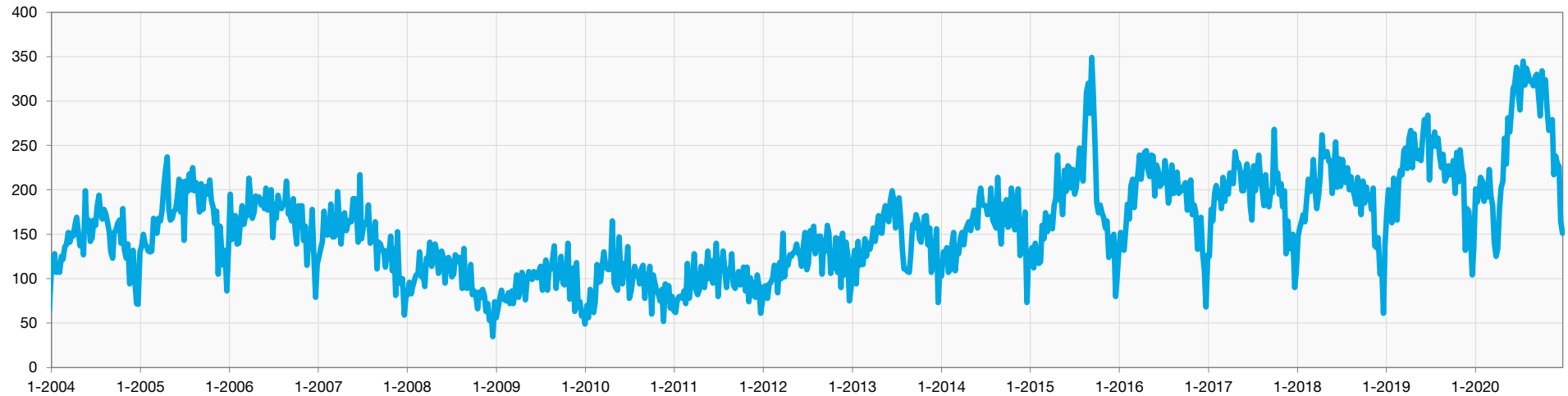


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/10/2020	334	233	+ 43.3%
10/17/2020	309	196	+ 57.7%
10/24/2020	324	242	+ 33.9%
10/31/2020	292	209	+ 39.7%
11/7/2020	267	245	+ 9.0%
11/14/2020	272	224	+ 21.4%
11/21/2020	279	216	+ 29.2%
11/28/2020	217	132	+ 64.4%
12/5/2020	238	179	+ 33.0%
12/12/2020	230	176	+ 30.7%
12/19/2020	226	154	+ 46.8%
12/26/2020	165	104	+ 58.7%
1/2/2021	151	134	+ 12.7%
3-Month Total	3,304	2,444	+ 35.2%

Historical Pending Sales Activity



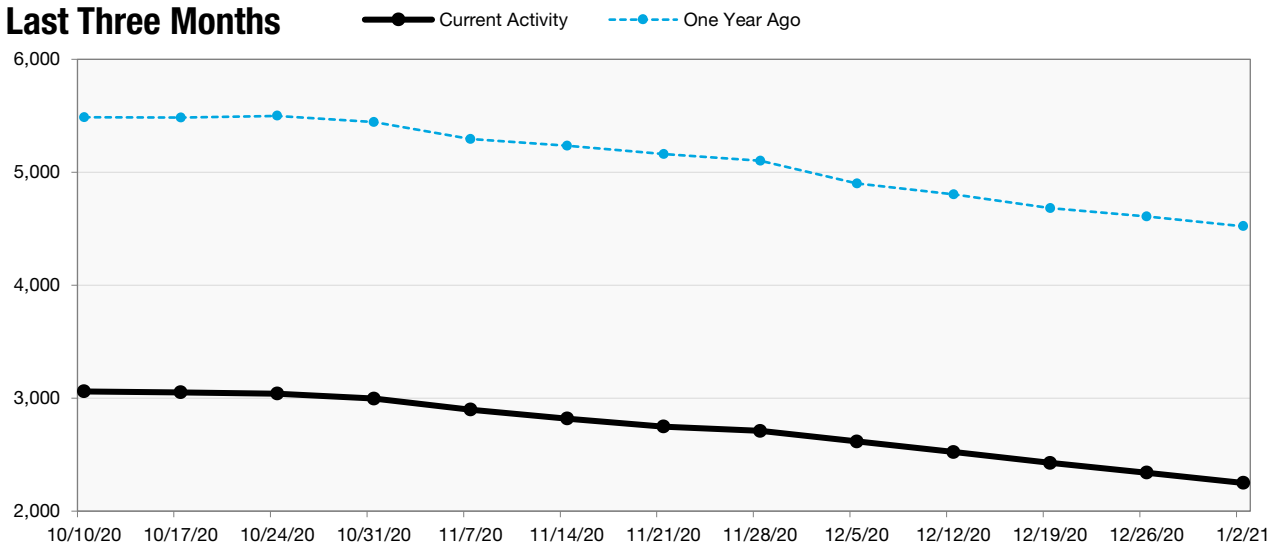
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

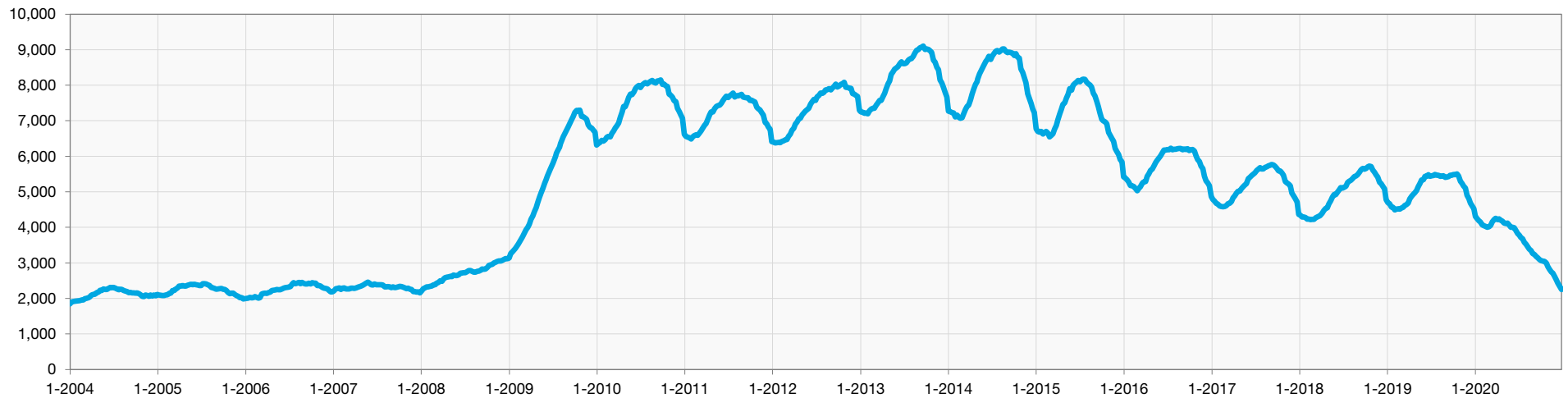


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/10/2020	3,061	5,486	- 44.2%
10/17/2020	3,051	5,483	- 44.4%
10/24/2020	3,039	5,500	- 44.7%
10/31/2020	2,996	5,444	- 45.0%
11/7/2020	2,897	5,294	- 45.3%
11/14/2020	2,818	5,233	- 46.1%
11/21/2020	2,748	5,162	- 46.8%
11/28/2020	2,709	5,100	- 46.9%
12/5/2020	2,616	4,900	- 46.6%
12/12/2020	2,522	4,805	- 47.5%
12/19/2020	2,426	4,681	- 48.2%
12/26/2020	2,339	4,609	- 49.3%
1/2/2021	2,250	4,523	- 50.3%
3-Month Avg	2,729	5,094	- 46.4%

Historical Inventory Activity



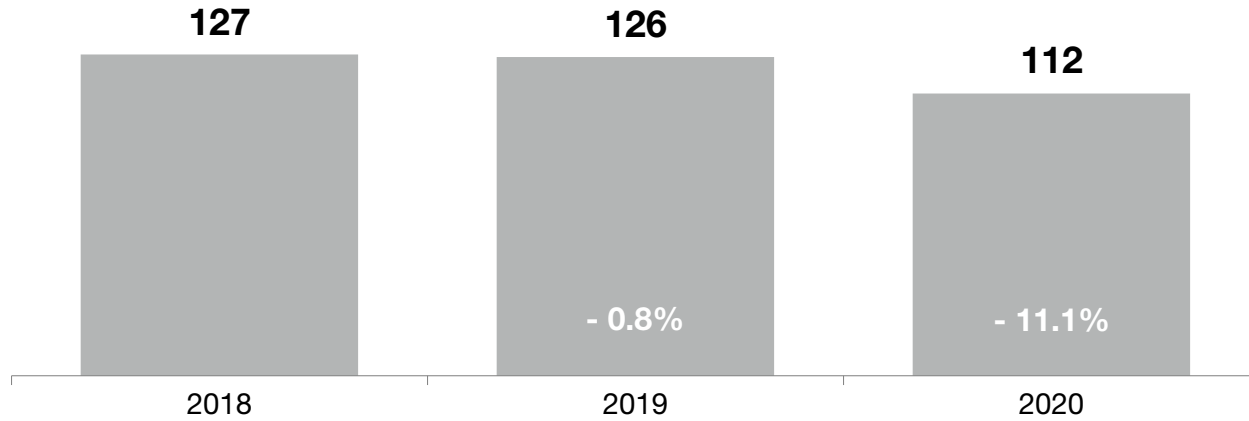
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List to Close

"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

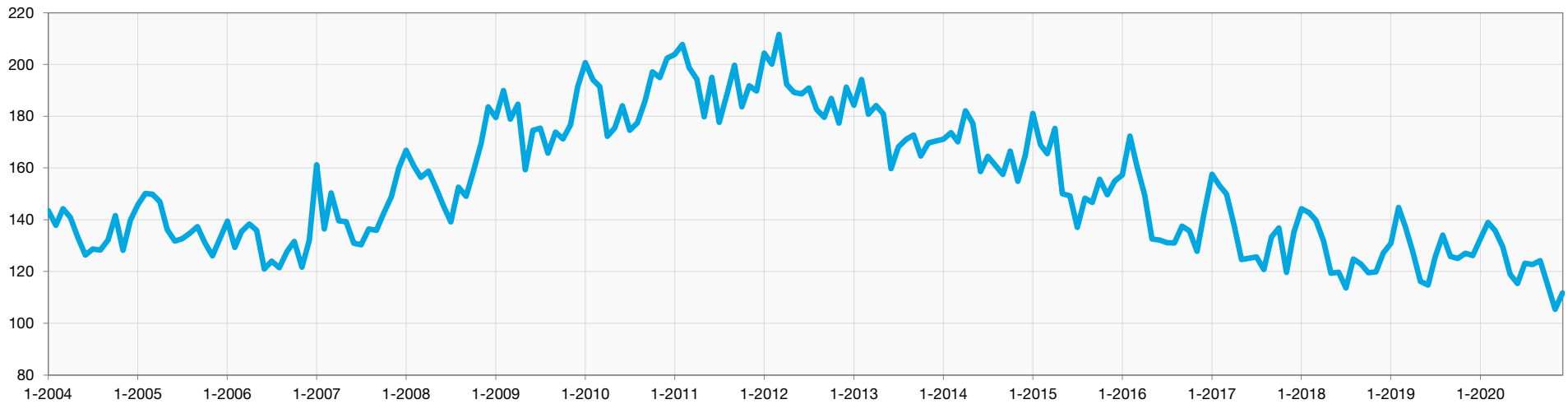


December



Month	Current Activity	One Year Previous	+ / -
January 2020	133	131	+ 1.5%
February 2020	139	145	- 4.1%
March 2020	136	137	- 0.7%
April 2020	130	127	+ 2.4%
May 2020	119	116	+ 2.6%
June 2020	115	115	0.0%
July 2020	123	126	- 2.4%
August 2020	123	134	- 8.2%
September 2020	124	126	- 1.6%
October 2020	115	125	- 8.0%
November 2020	105	127	- 17.3%
December 2020	112	126	- 11.1%
12-Month Avg	123	128	- 3.9%

Historical List to Close



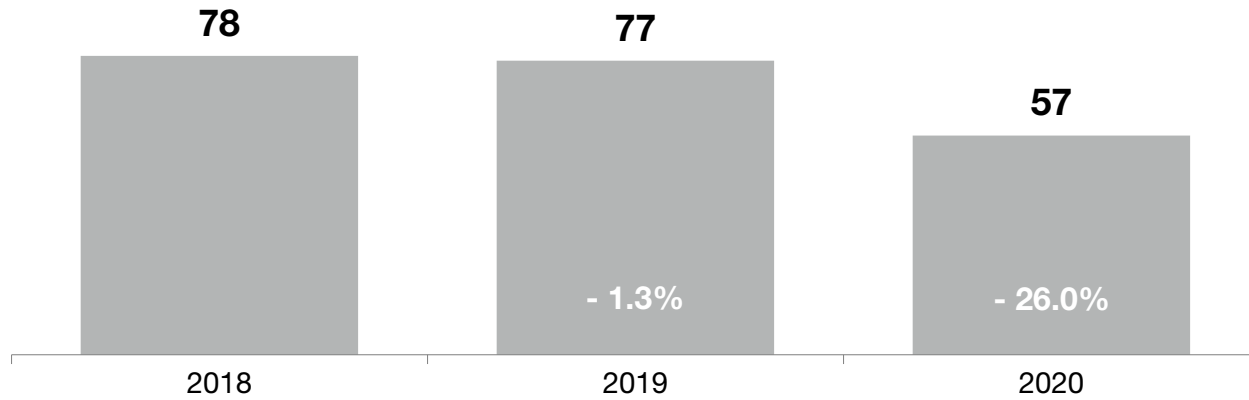
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Days on Market



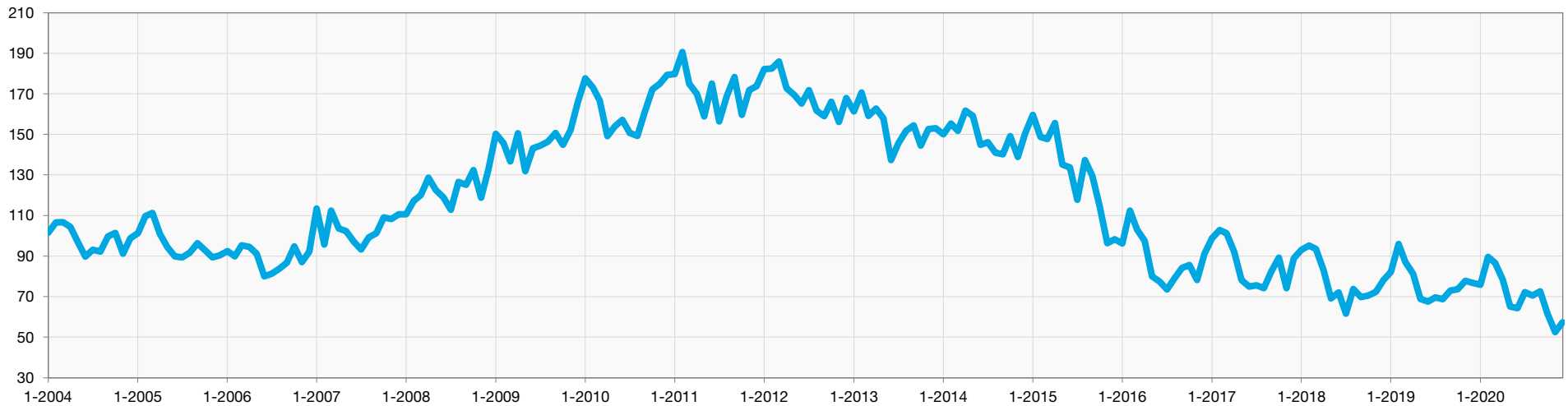
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

December



Month	Current Activity	One Year Previous	+/-
January 2020	76	82	- 7.3%
February 2020	90	96	- 6.3%
March 2020	87	87	0.0%
April 2020	78	81	- 3.7%
May 2020	65	69	- 5.8%
June 2020	64	68	- 5.9%
July 2020	72	70	+ 2.9%
August 2020	71	69	+ 2.9%
September 2020	73	73	0.0%
October 2020	62	74	- 16.2%
November 2020	53	78	- 32.1%
December 2020	57	77	- 26.0%
12-Month Avg	69	87	- 20.7%

Historical Days on Market



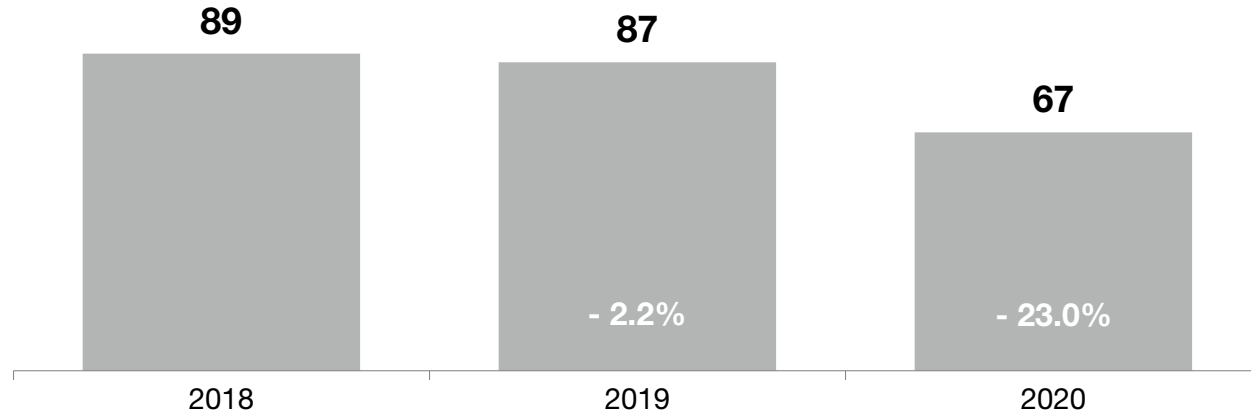
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Cumulative Days on Market



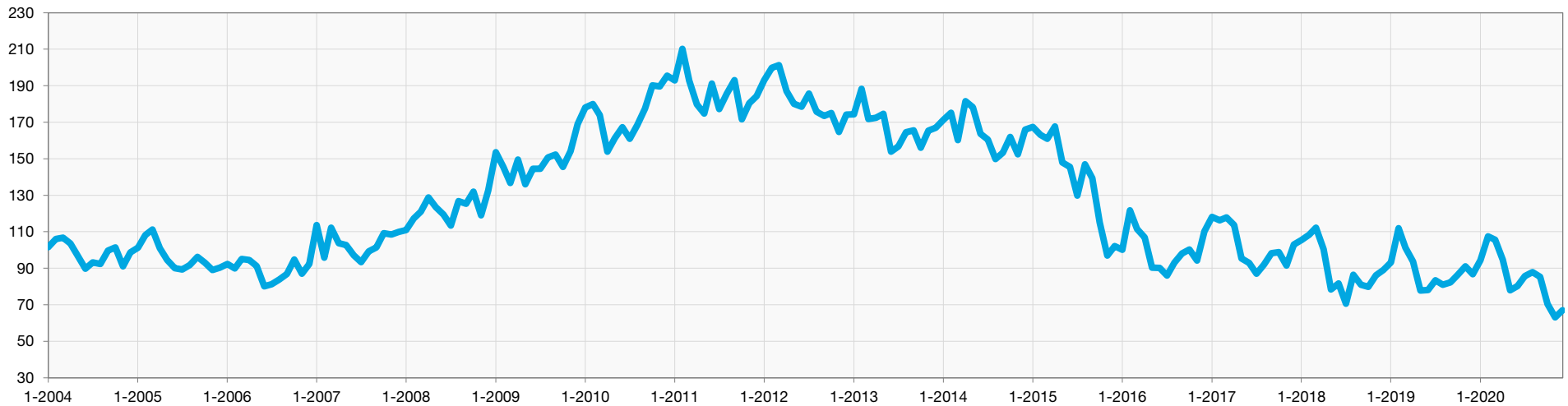
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.

December



Month	Current Activity	One Year Previous	+/-
January 2020	94	93	+ 1.1%
February 2020	108	112	- 3.6%
March 2020	106	101	+ 5.0%
April 2020	95	94	+ 1.1%
May 2020	78	78	0.0%
June 2020	80	78	+ 2.6%
July 2020	86	83	+ 3.6%
August 2020	88	81	+ 8.6%
September 2020	85	82	+ 3.7%
October 2020	70	86	- 18.6%
November 2020	63	91	- 30.8%
December 2020	67	87	- 23.0%
12-Month Avg	83	87	- 4.6%

Historical Cumulative Days on Market



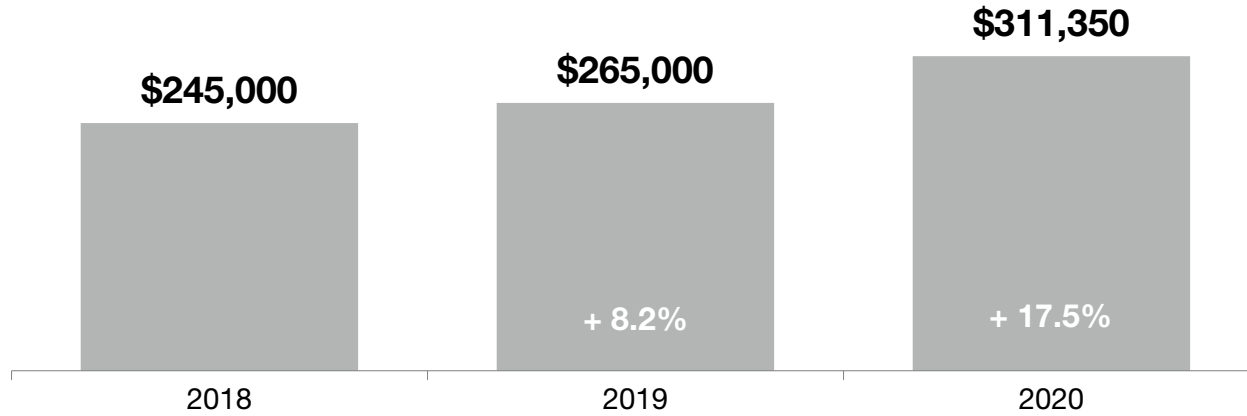
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Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

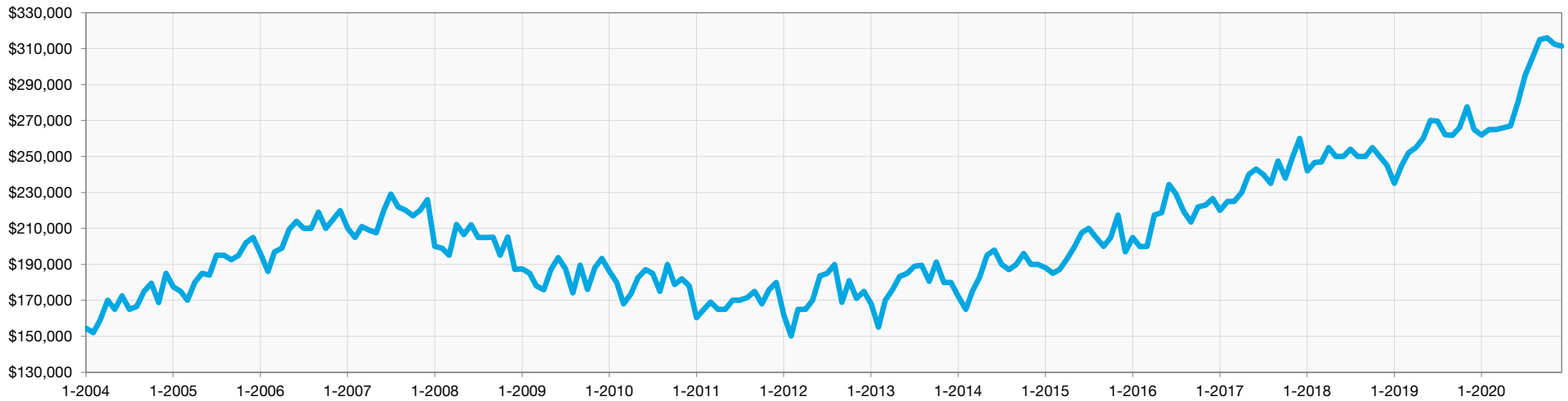


December



Month	Current Activity	One Year Previous	+ / -
January 2020	\$261,900	\$235,000	+ 11.4%
February 2020	\$265,000	\$245,000	+ 8.2%
March 2020	\$265,000	\$252,000	+ 5.2%
April 2020	\$266,000	\$255,000	+ 4.3%
May 2020	\$267,000	\$260,000	+ 2.7%
June 2020	\$280,000	\$270,000	+ 3.7%
July 2020	\$295,000	\$269,700	+ 9.4%
August 2020	\$305,000	\$262,000	+ 16.4%
September 2020	\$315,000	\$261,813	+ 20.3%
October 2020	\$316,000	\$266,000	+ 18.8%
November 2020	\$312,500	\$277,575	+ 12.6%
December 2020	\$311,350	\$265,000	+ 17.5%
12-Month Avg	\$293,000	\$260,000	+ 12.7%

Historical Median Sales Price



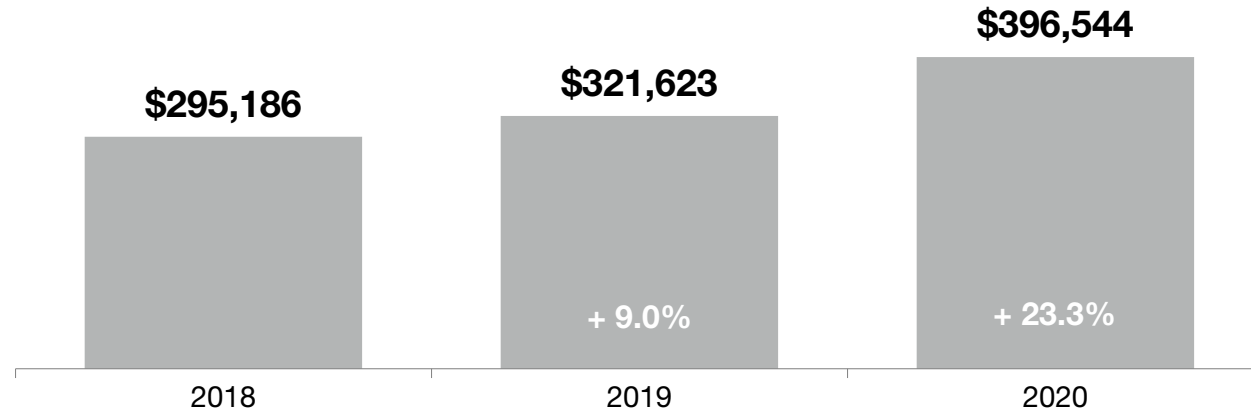
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Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

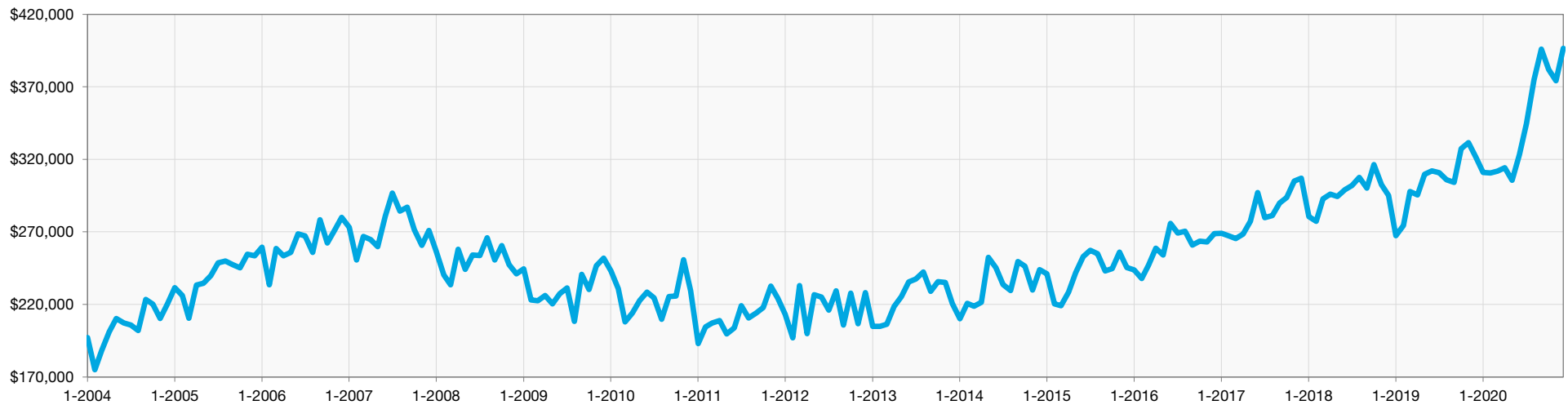


December



Month	Current Activity	One Year Previous	+ / -
January 2020	\$310,924	\$267,298	+ 16.3%
February 2020	\$310,604	\$274,337	+ 13.2%
March 2020	\$311,814	\$297,820	+ 4.7%
April 2020	\$314,168	\$295,438	+ 6.3%
May 2020	\$305,511	\$309,756	- 1.4%
June 2020	\$323,290	\$312,038	+ 3.6%
July 2020	\$344,716	\$310,794	+ 10.9%
August 2020	\$374,984	\$305,838	+ 22.6%
September 2020	\$395,921	\$304,104	+ 30.2%
October 2020	\$381,913	\$327,328	+ 16.7%
November 2020	\$374,195	\$331,489	+ 12.9%
December 2020	\$396,544	\$321,623	+ 23.3%
12-Month Avg	\$353,300	\$307,231	+ 15.0%

Historical Average Sales Price



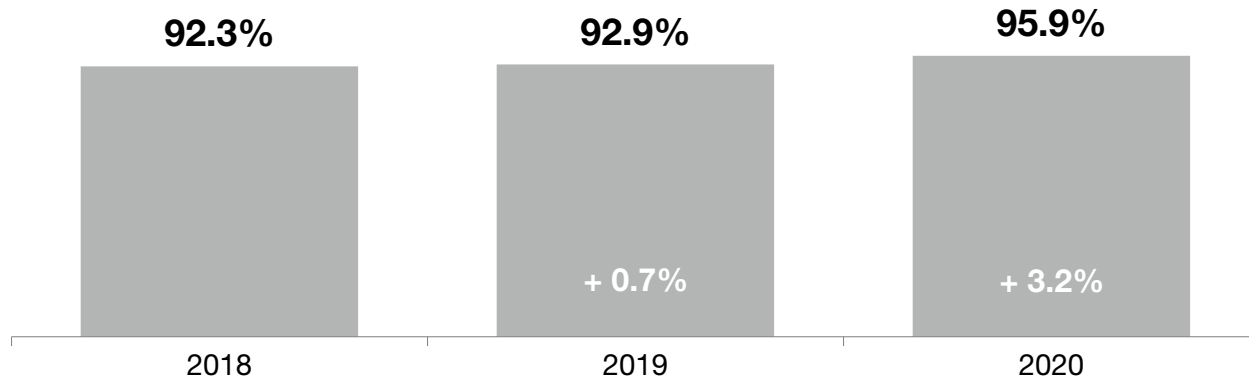
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Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



Month	Current Activity	One Year Previous	+ / -
January 2020	93.4%	92.5%	+ 1.0%
February 2020	92.9%	92.4%	+ 0.5%
March 2020	93.6%	94.0%	- 0.4%
April 2020	94.6%	93.8%	+ 0.9%
May 2020	95.6%	94.7%	+ 1.0%
June 2020	95.0%	94.4%	+ 0.6%
July 2020	95.5%	94.3%	+ 1.3%
August 2020	95.5%	94.1%	+ 1.5%
September 2020	95.5%	94.2%	+ 1.4%
October 2020	95.7%	92.8%	+ 3.1%
November 2020	96.0%	93.3%	+ 2.9%
December 2020	95.9%	92.9%	+ 3.2%
12-Month Avg	95.1%	93.7%	+ 1.5%

Historical Percent of Original List Price Received



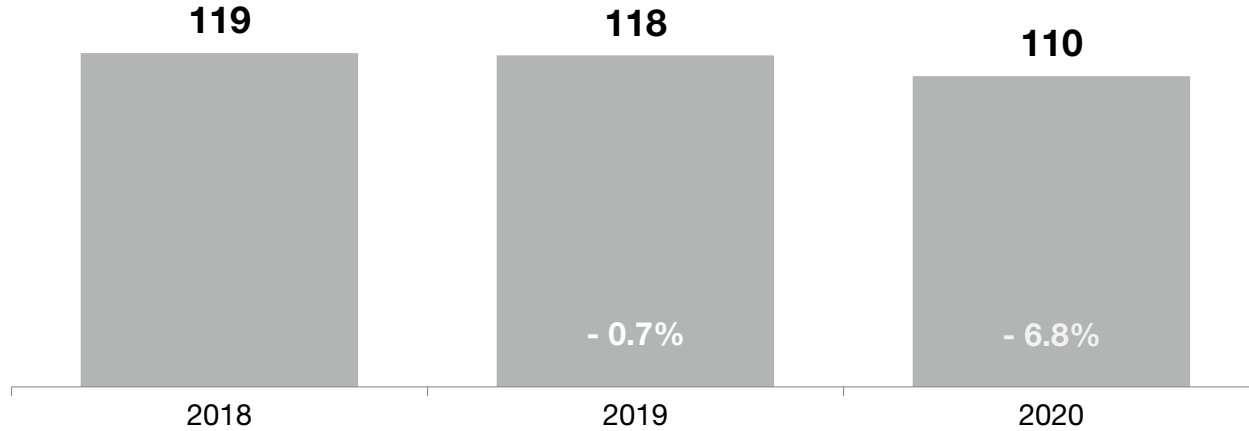
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Housing Affordability Index



This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

December



Month	Current Activity	One Year Previous	+ / -
January 2020	122	124	- 1.6%
February 2020	122	121	+ 0.8%
March 2020	118	118	0.0%
April 2020	123	117	+ 5.1%
May 2020	122	115	+ 6.1%
June 2020	118	111	+ 6.3%
July 2020	114	113	+ 0.9%
August 2020	111	122	- 9.0%
September 2020	108	121	- 10.7%
October 2020	108	120	- 10.0%
November 2020	110	113	- 2.7%
December 2020	110	118	- 6.8%
12-Month Avg	116	118	- 1.7%

Historical Housing Affordability Index



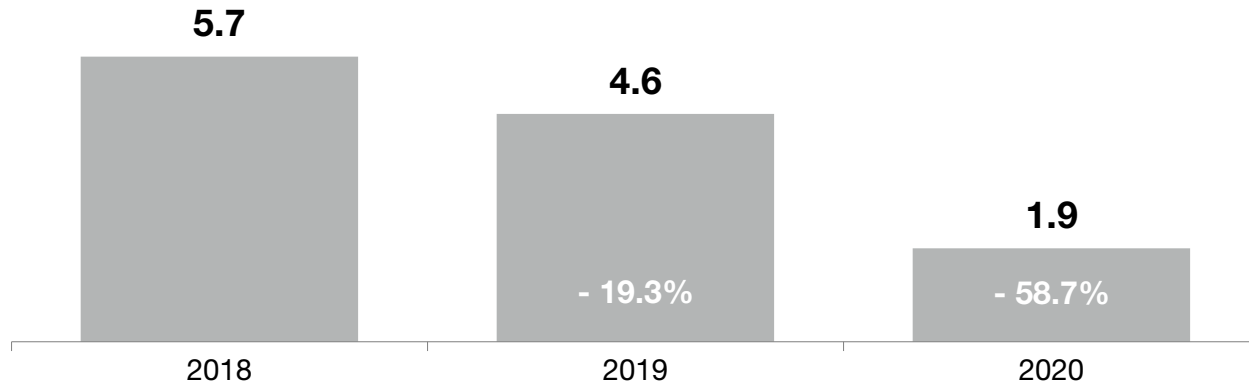
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Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

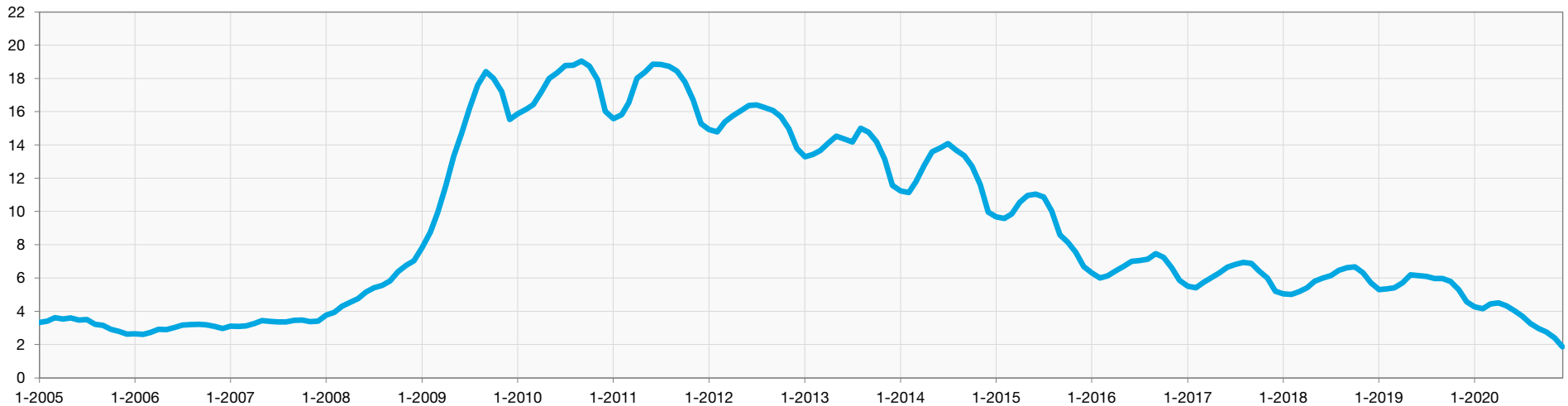


December



Month	Current Activity	One Year Previous	+ / -
January 2020	4.3	5.3	- 18.9%
February 2020	4.2	5.4	- 22.2%
March 2020	4.4	5.4	- 18.5%
April 2020	4.5	5.7	- 21.1%
May 2020	4.3	6.2	- 30.6%
June 2020	4.0	6.1	- 34.4%
July 2020	3.7	6.1	- 39.3%
August 2020	3.3	6.0	- 45.0%
September 2020	3.0	6.0	- 50.0%
October 2020	2.8	5.8	- 51.7%
November 2020	2.4	5.3	- 54.7%
December 2020	1.9	4.6	- 58.7%
12-Month Avg	3.6	5.6	- 35.7%

Historical Months Supply of Inventory



CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.