

Asheville Region Weekly Market Activity Report

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

Data current as of October 11, 2021

Soaring sales prices have brought about significant gains in home equity during the pandemic, with the average annual equity increase for borrowers reaching \$51,550 in the second quarter of the year, according to CoreLogic, which represents the largest average equity gain in more than 11 years. The rapid accumulation of equity may help homeowners who are behind on payments avoid foreclosure, allowing borrowers to access their equity and sell their home instead.

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

- New Listings increased 8.4% to 363
- Pending Sales increased 21.3% to 348
- Inventory decreased 34.1% to 2,103

For the month of September:

- Median Sales Price increased 10.8% to \$349,000
- List to Close decreased 33.1% to 83
- Percent of Original List Price Received increased 2.5% to 97.9%
- Months Supply of Homes for Sale decreased 45.2% to 1.7

Quick Facts

+ 8.4%	+ 21.3%	- 34.1%
Change in New Listings	Change in Pending Sales	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.

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

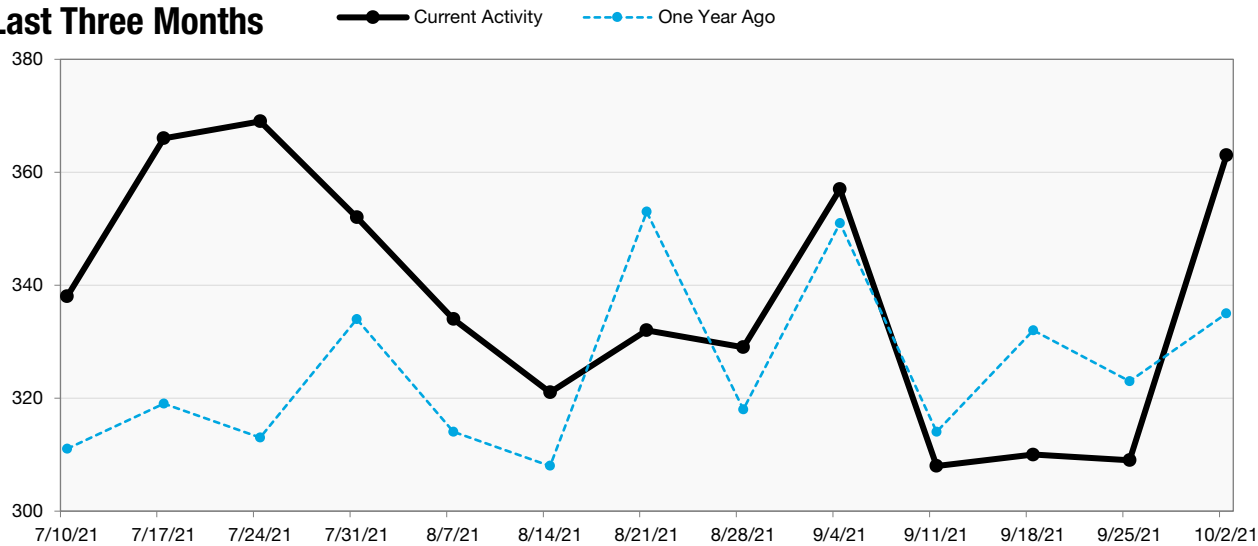


New Listings

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

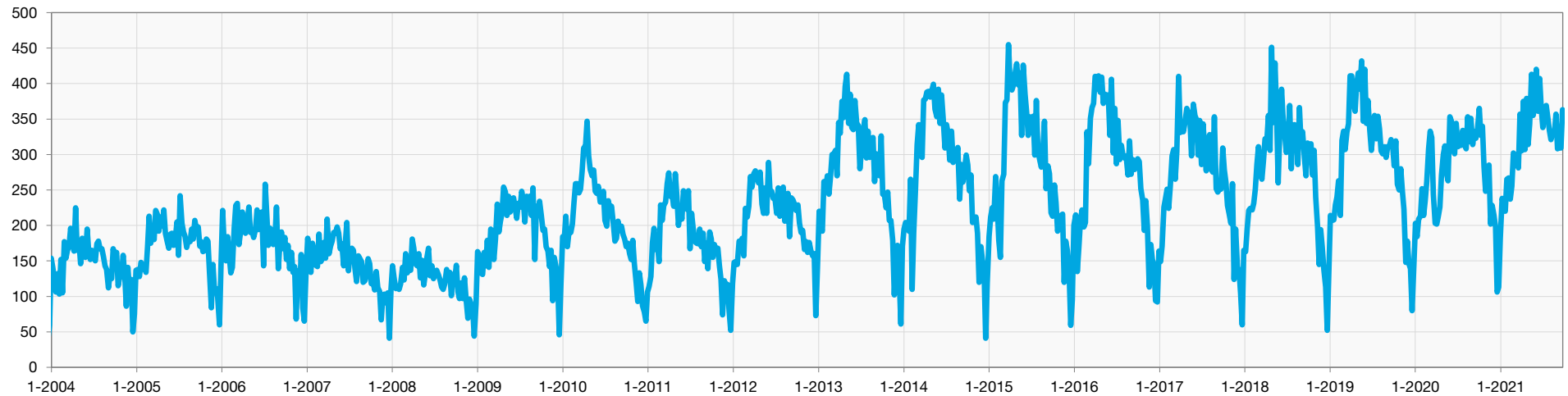


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/10/2021	338	311	+ 8.7%
7/17/2021	366	319	+ 14.7%
7/24/2021	369	313	+ 17.9%
7/31/2021	352	334	+ 5.4%
8/7/2021	334	314	+ 6.4%
8/14/2021	321	308	+ 4.2%
8/21/2021	332	353	- 5.9%
8/28/2021	329	318	+ 3.5%
9/4/2021	357	351	+ 1.7%
9/11/2021	308	314	- 1.9%
9/18/2021	310	332	- 6.6%
9/25/2021	309	323	- 4.3%
10/2/2021	363	335	+ 8.4%
3-Month Total	4,388	4,225	+ 3.9%

Historical New Listing Activity



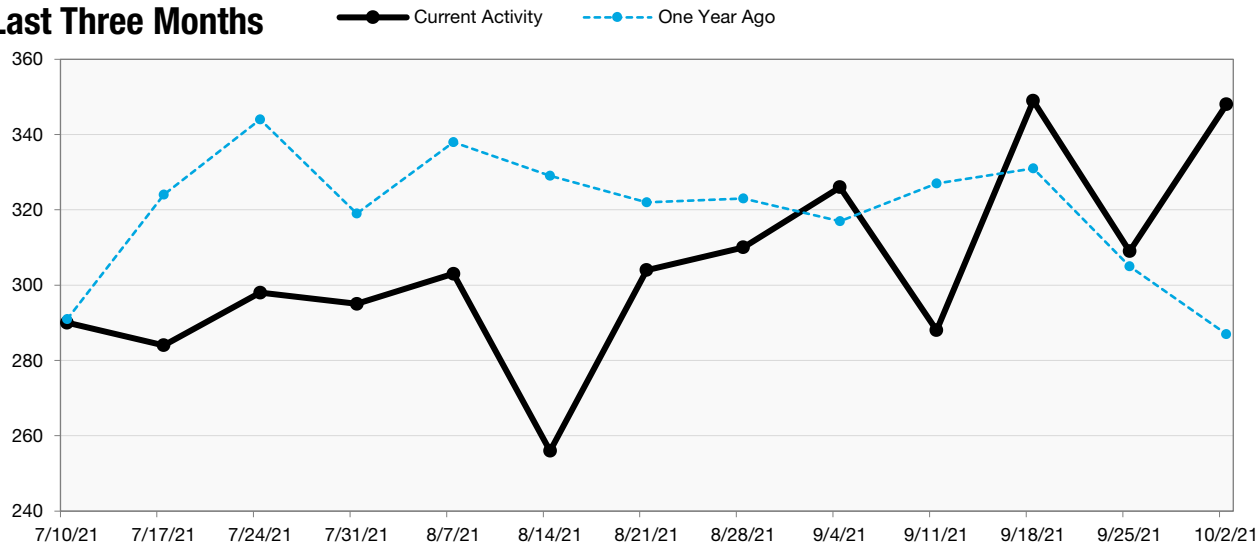
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Pending Sales

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.

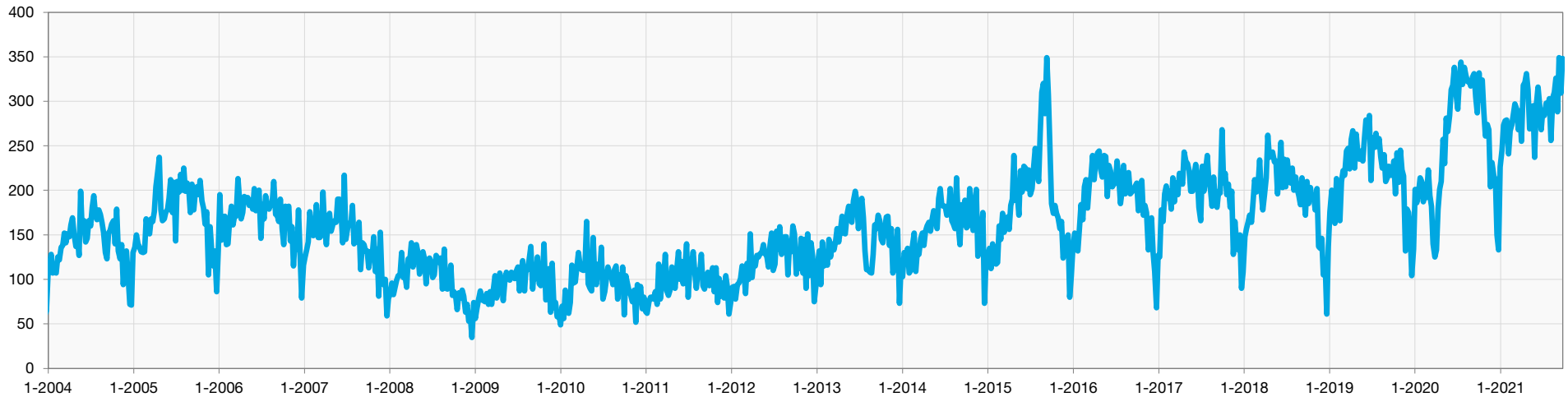


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/10/2021	290	291	- 0.3%
7/17/2021	284	324	- 12.3%
7/24/2021	298	344	- 13.4%
7/31/2021	295	319	- 7.5%
8/7/2021	303	338	- 10.4%
8/14/2021	256	329	- 22.2%
8/21/2021	304	322	- 5.6%
8/28/2021	310	323	- 4.0%
9/4/2021	326	317	+ 2.8%
9/11/2021	288	327	- 11.9%
9/18/2021	349	331	+ 5.4%
9/25/2021	309	305	+ 1.3%
10/2/2021	348	287	+ 21.3%
3-Month Total	3,960	4,157	- 4.7%

Historical Pending Sales Activity



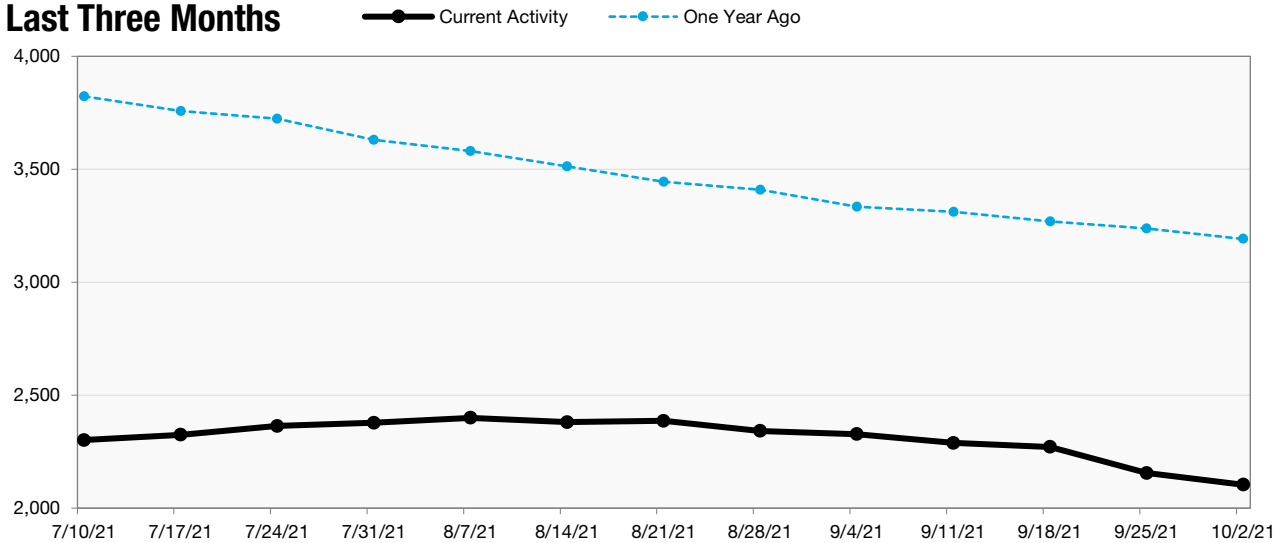
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

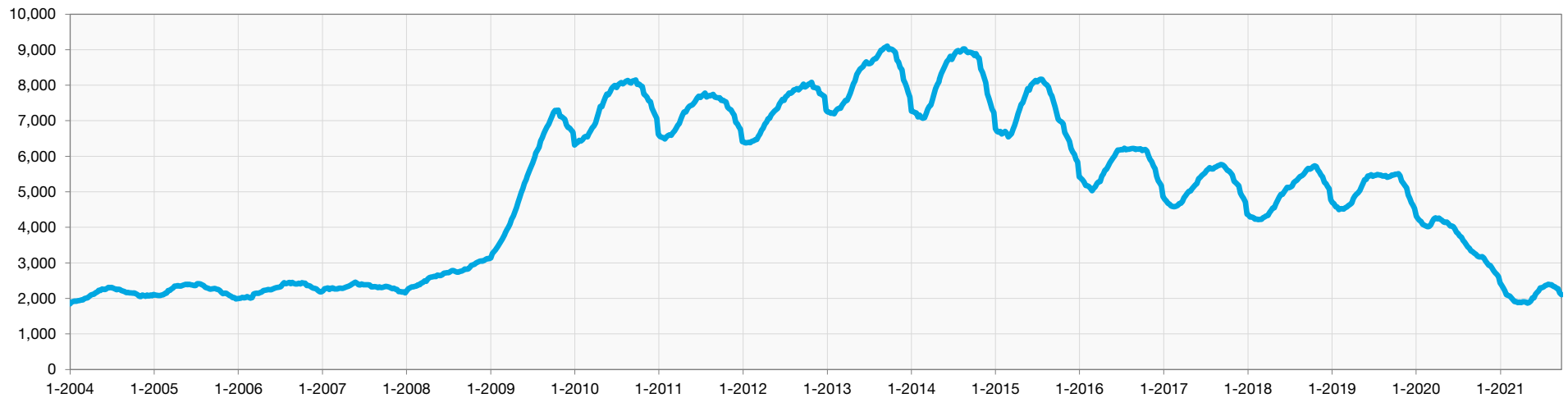


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/10/2021	2,301	3,823	- 39.8%
7/17/2021	2,324	3,757	- 38.1%
7/24/2021	2,363	3,723	- 36.5%
7/31/2021	2,377	3,630	- 34.5%
8/7/2021	2,399	3,580	- 33.0%
8/14/2021	2,380	3,512	- 32.2%
8/21/2021	2,386	3,445	- 30.7%
8/28/2021	2,341	3,409	- 31.3%
9/4/2021	2,327	3,334	- 30.2%
9/11/2021	2,288	3,311	- 30.9%
9/18/2021	2,270	3,269	- 30.6%
9/25/2021	2,155	3,238	- 33.4%
10/2/2021	2,103	3,192	- 34.1%
3-Month Avg	2,309	3,479	- 33.6%

Historical Inventory Activity



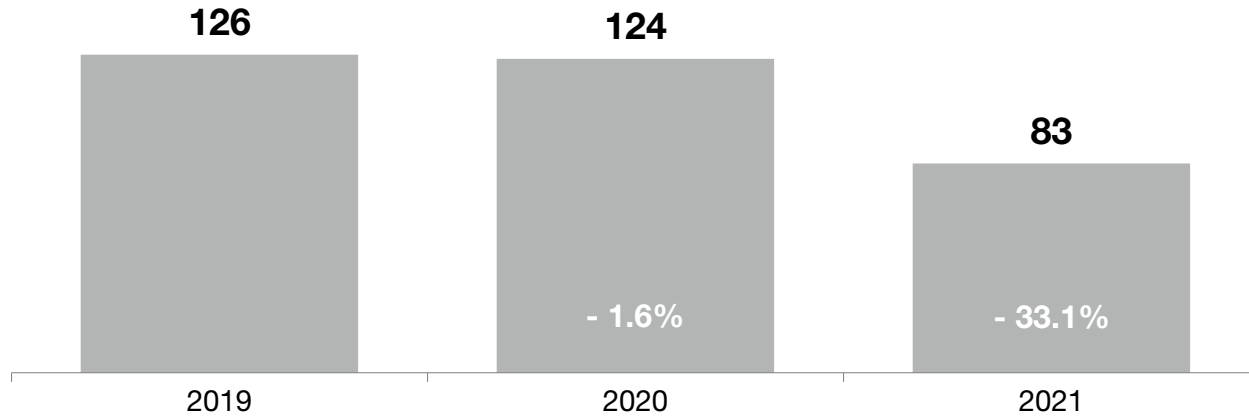
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List to Close

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

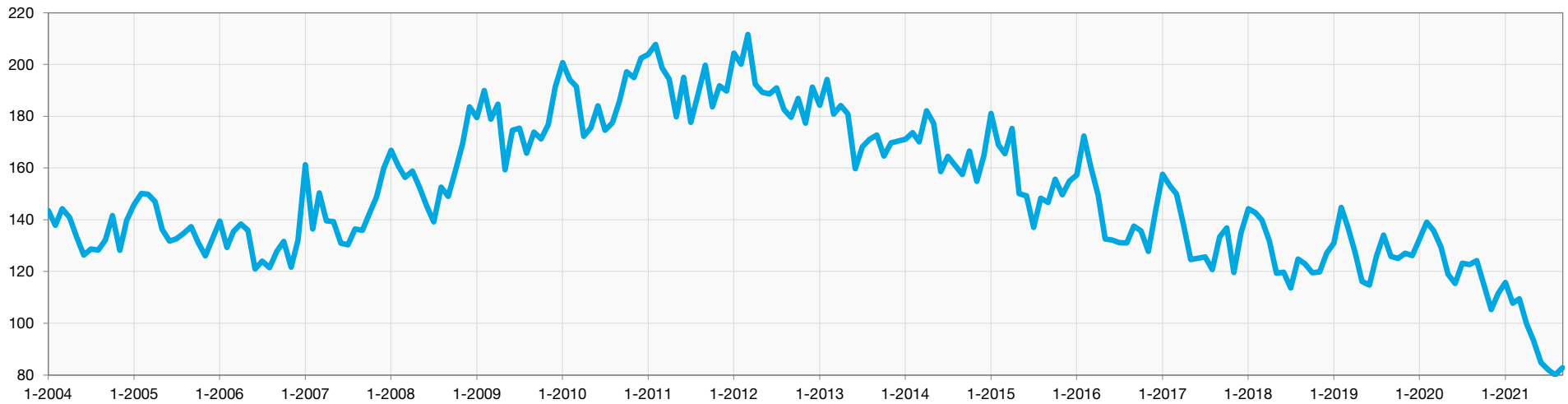


September



Month	Current Activity	One Year Previous	+ / -
October 2020	115	125	- 8.0%
November 2020	105	127	- 17.3%
December 2020	112	126	- 11.1%
January 2021	116	133	- 12.8%
February 2021	108	139	- 22.3%
March 2021	109	136	- 19.9%
April 2021	100	130	- 23.1%
May 2021	93	119	- 21.8%
June 2021	85	115	- 26.1%
July 2021	82	123	- 33.3%
August 2021	80	123	- 35.0%
September 2021	83	124	- 33.1%
12-Month Avg	99	127	- 22.0%

Historical List to Close



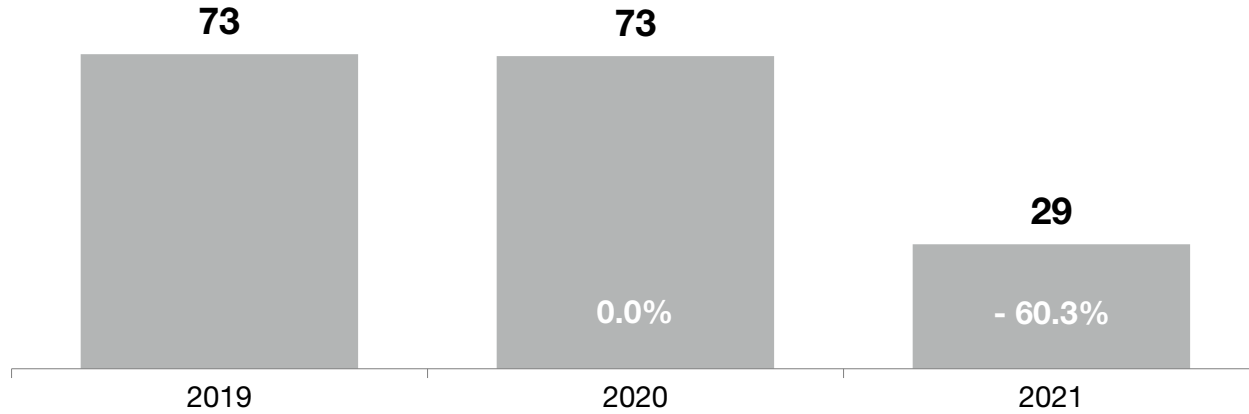
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Days on Market



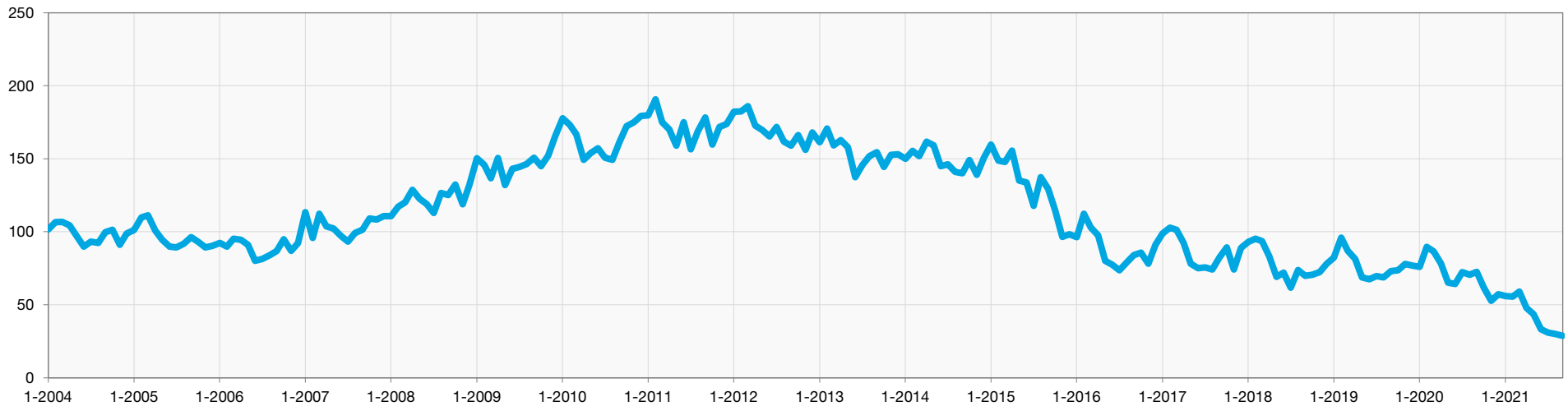
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

September



Month	Current Activity	One Year Previous	+/-
October 2020	62	74	- 16.2%
November 2020	53	78	- 32.1%
December 2020	57	77	- 26.0%
January 2021	56	76	- 26.3%
February 2021	56	90	- 37.8%
March 2021	59	87	- 32.2%
April 2021	48	78	- 38.5%
May 2021	43	65	- 33.8%
June 2021	33	64	- 48.4%
July 2021	31	72	- 56.9%
August 2021	30	71	- 57.7%
September 2021	29	73	- 60.3%
12-Month Avg	46	89	- 48.3%

Historical Days on Market



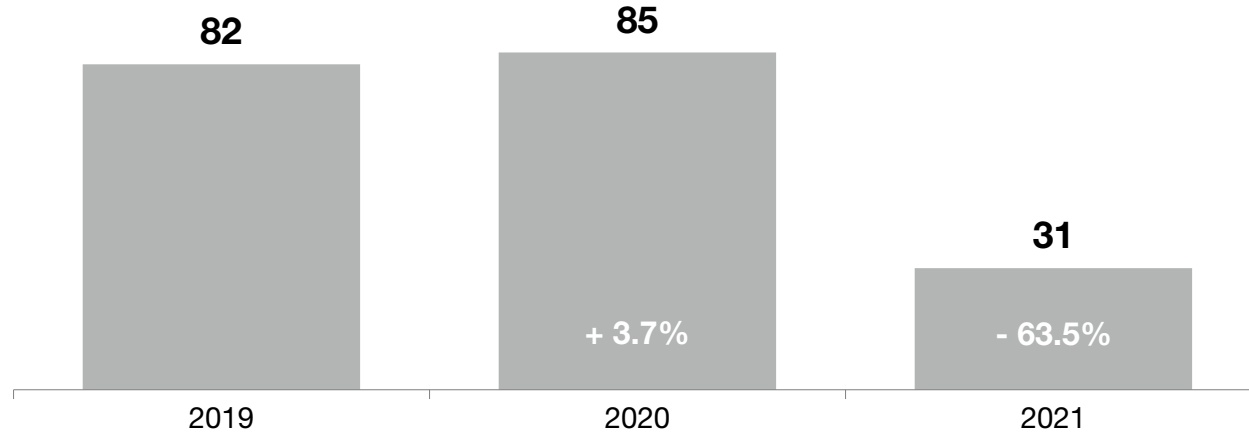
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Cumulative Days on Market



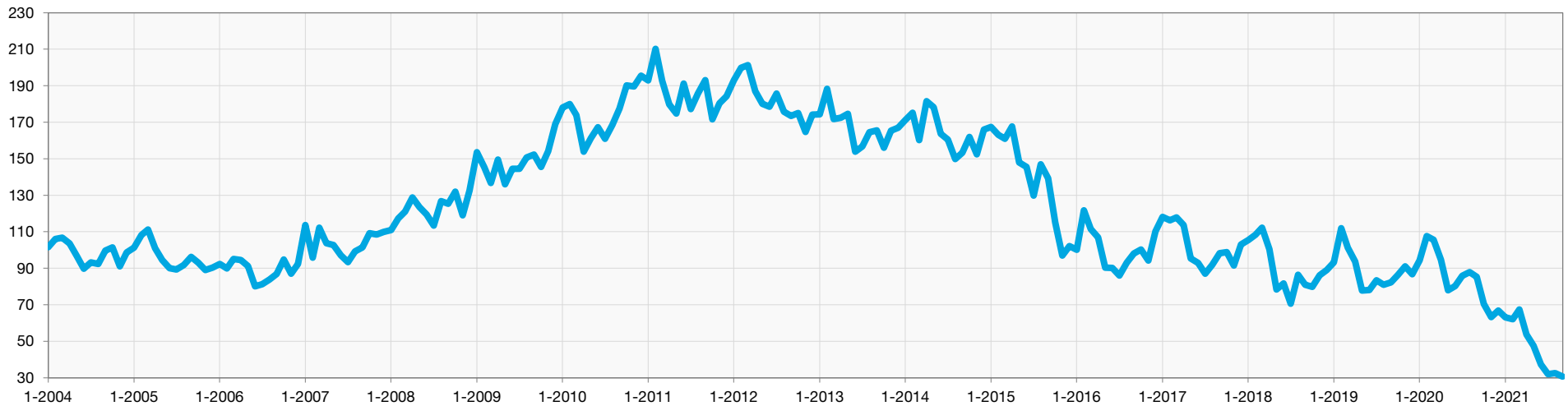
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

September



Month	Current Activity	One Year Previous	+/-
October 2020	70	86	- 18.6%
November 2020	63	91	- 30.8%
December 2020	67	87	- 23.0%
January 2021	63	94	- 33.0%
February 2021	62	108	- 42.6%
March 2021	67	106	- 36.8%
April 2021	54	95	- 43.2%
May 2021	48	78	- 38.5%
June 2021	37	80	- 53.8%
July 2021	32	86	- 62.8%
August 2021	32	88	- 63.6%
September 2021	31	85	- 63.5%
12-Month Avg	52	89	- 41.6%

Historical Cumulative Days on Market



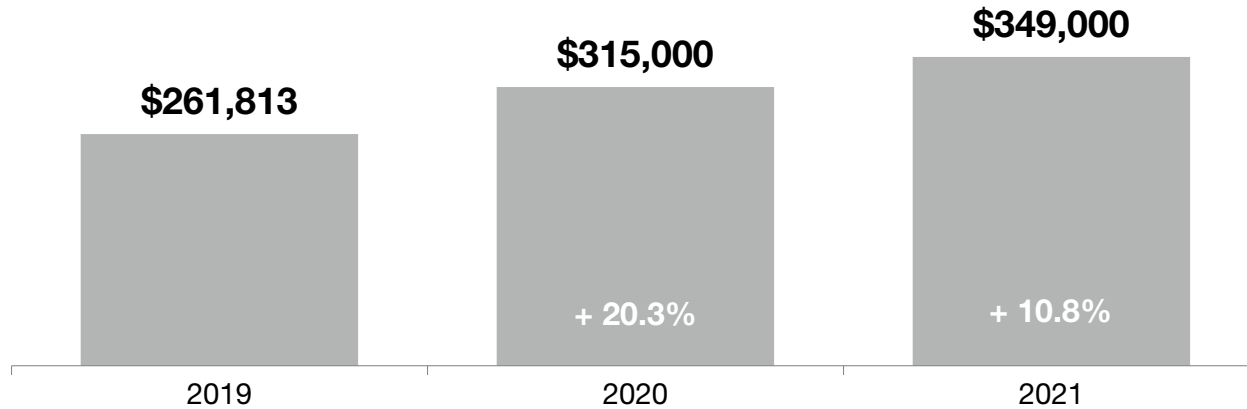
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Median Sales Price

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

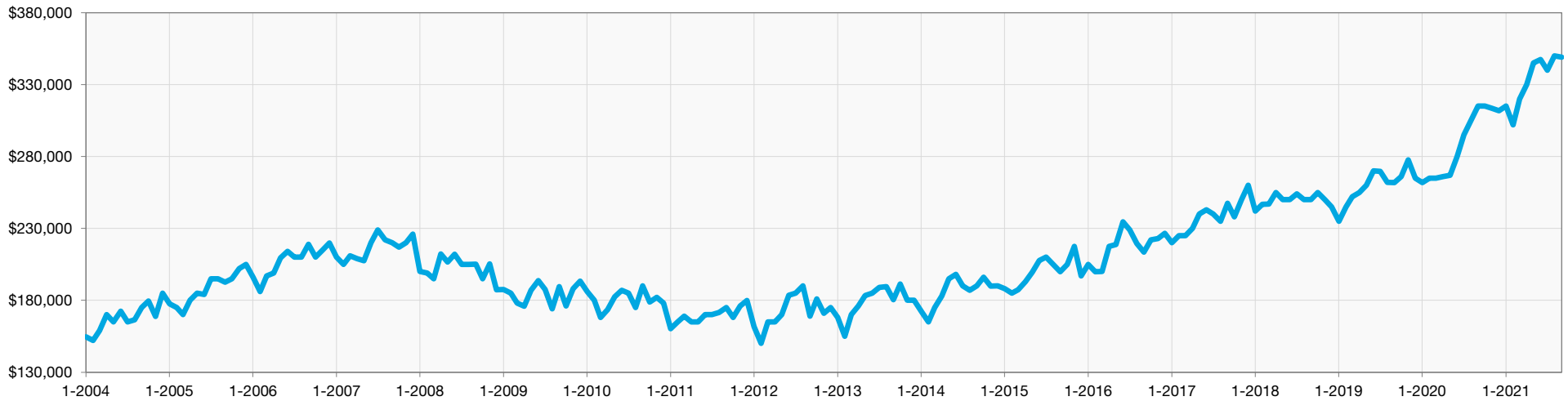


September



Month	Current Activity	One Year Previous	+ / -
October 2020	\$315,125	\$266,000	+ 18.5%
November 2020	\$313,500	\$277,575	+ 12.9%
December 2020	\$311,850	\$265,000	+ 17.7%
January 2021	\$315,000	\$261,900	+ 20.3%
February 2021	\$302,000	\$265,000	+ 14.0%
March 2021	\$320,000	\$265,000	+ 20.8%
April 2021	\$330,000	\$266,000	+ 24.1%
May 2021	\$345,000	\$267,000	+ 29.2%
June 2021	\$347,500	\$280,000	+ 24.1%
July 2021	\$340,000	\$295,000	+ 15.3%
August 2021	\$350,000	\$305,000	+ 14.8%
September 2021	\$349,000	\$315,000	+ 10.8%
12-Month Avg	\$330,000	\$280,000	+ 17.9%

Historical Median Sales Price



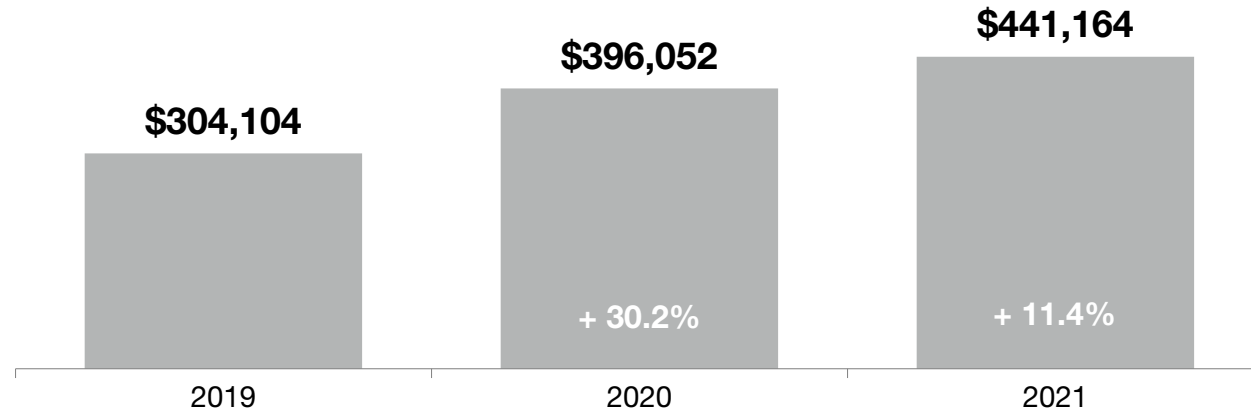
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Average Sales Price

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

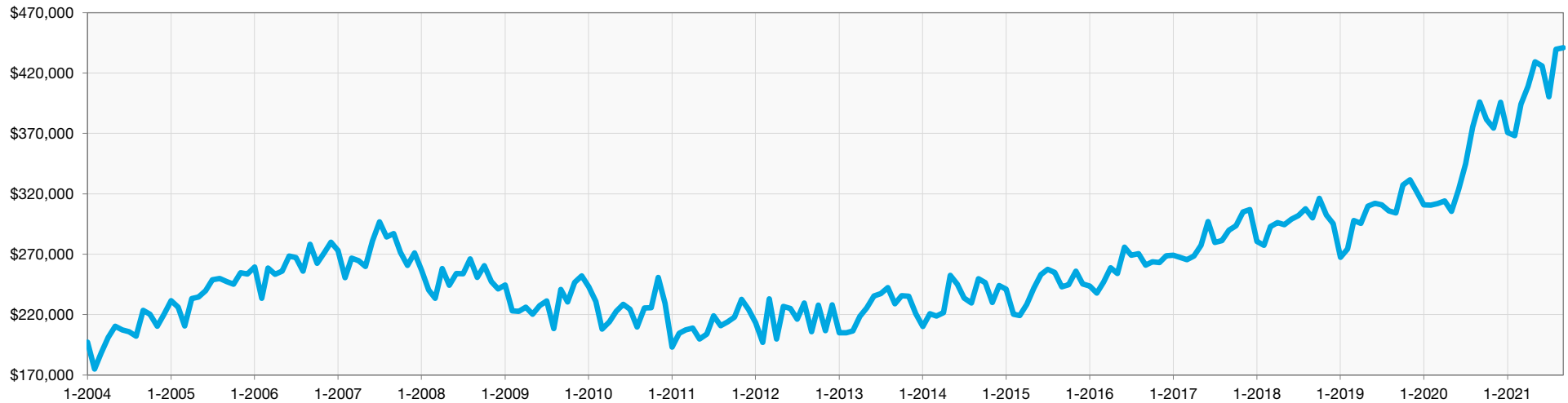


September



Month	Current Activity	One Year Previous	+ / -
October 2020	\$381,557	\$327,328	+ 16.6%
November 2020	\$374,483	\$331,489	+ 13.0%
December 2020	\$395,837	\$321,623	+ 23.1%
January 2021	\$370,704	\$310,924	+ 19.2%
February 2021	\$368,029	\$310,604	+ 18.5%
March 2021	\$394,209	\$311,814	+ 26.4%
April 2021	\$408,985	\$314,168	+ 30.2%
May 2021	\$429,370	\$305,511	+ 40.5%
June 2021	\$425,873	\$323,290	+ 31.7%
July 2021	\$400,400	\$344,736	+ 16.1%
August 2021	\$439,595	\$375,232	+ 17.2%
September 2021	\$441,164	\$396,052	+ 11.4%
12-Month Avg	\$403,975	\$336,521	+ 20.0%

Historical Average Sales Price



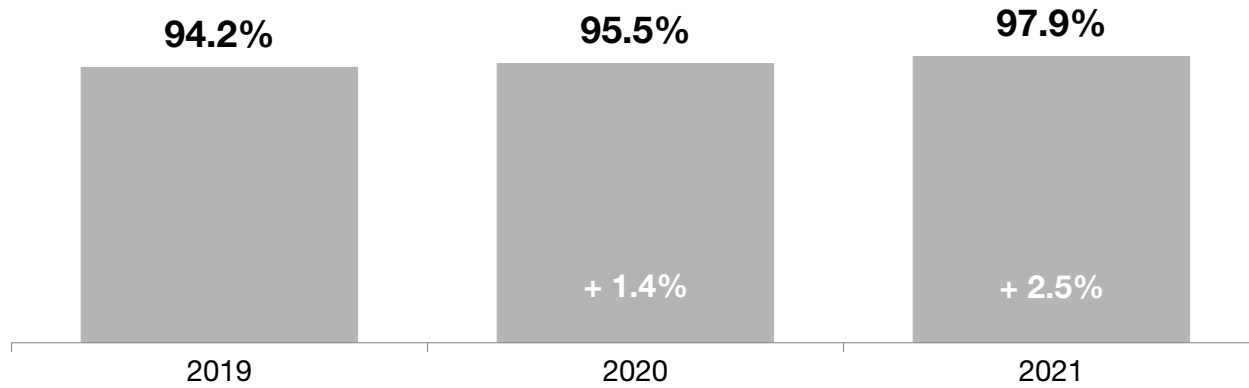
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Percent of Original List Price Received



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.

September



Month	Current Activity	One Year Previous	+ / -
October 2020	95.7%	92.8%	+ 3.1%
November 2020	96.0%	93.3%	+ 2.9%
December 2020	96.0%	92.9%	+ 3.3%
January 2021	96.0%	93.4%	+ 2.8%
February 2021	96.1%	92.9%	+ 3.4%
March 2021	97.1%	93.6%	+ 3.7%
April 2021	98.3%	94.6%	+ 3.9%
May 2021	98.6%	95.6%	+ 3.1%
June 2021	99.4%	95.0%	+ 4.6%
July 2021	98.8%	95.5%	+ 3.5%
August 2021	98.6%	95.5%	+ 3.2%
September 2021	97.9%	95.5%	+ 2.5%
12-Month Avg	97.4%	94.3%	+ 3.3%

Historical Percent of Original List Price Received



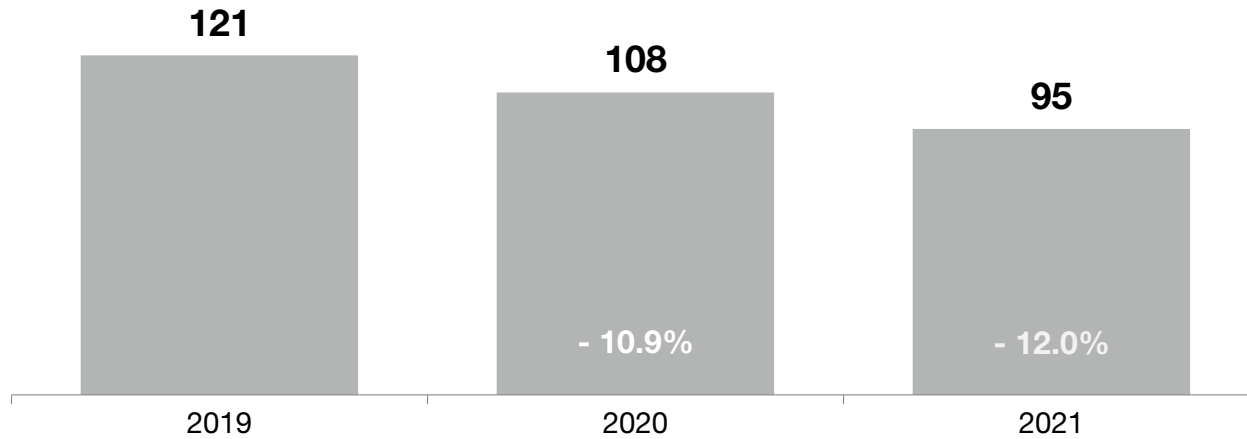
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Housing Affordability Index



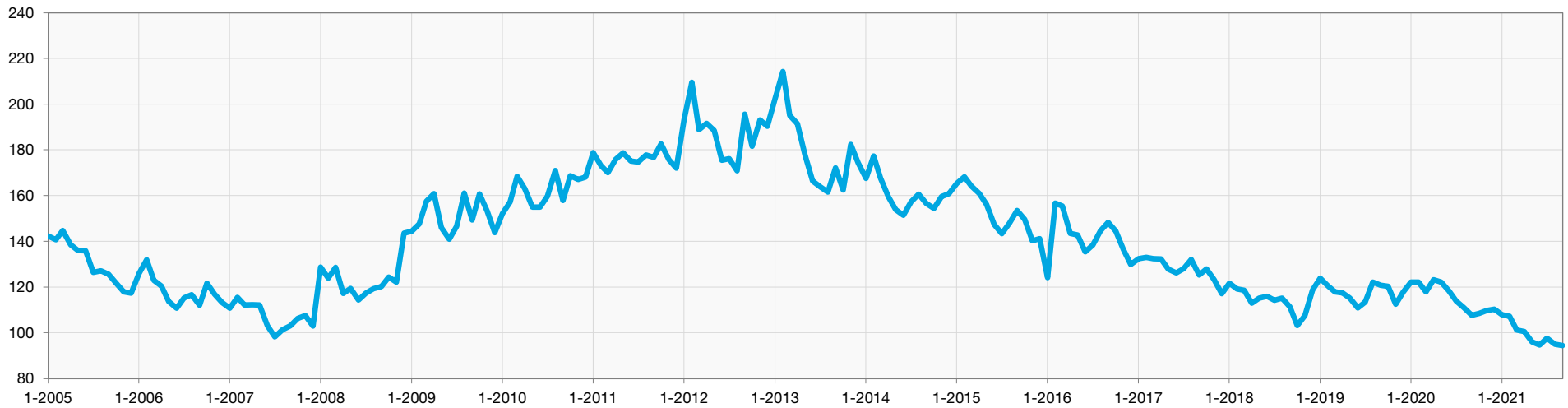
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

September



Month	Current Activity	One Year Previous	+ / -
October 2020	108	120	- 10.0%
November 2020	110	113	- 2.7%
December 2020	110	118	- 6.8%
January 2021	108	122	- 11.5%
February 2021	107	122	- 12.3%
March 2021	101	118	- 14.4%
April 2021	100	123	- 18.7%
May 2021	96	122	- 21.3%
June 2021	95	118	- 19.5%
July 2021	98	114	- 14.0%
August 2021	95	111	- 14.4%
September 2021	95	108	- 12.0%
12-Month Avg	102	117	- 12.8%

Historical Housing Affordability Index



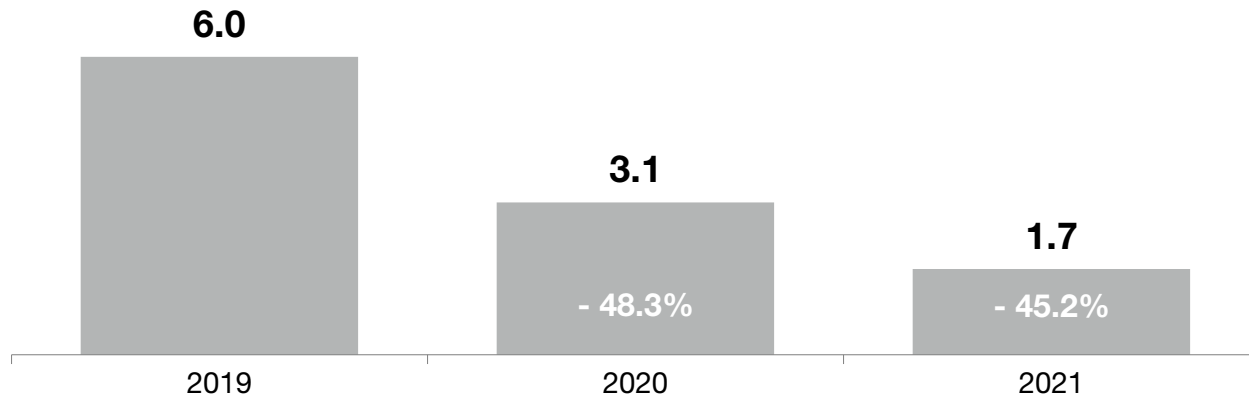
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Months Supply of Homes for Sale

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.

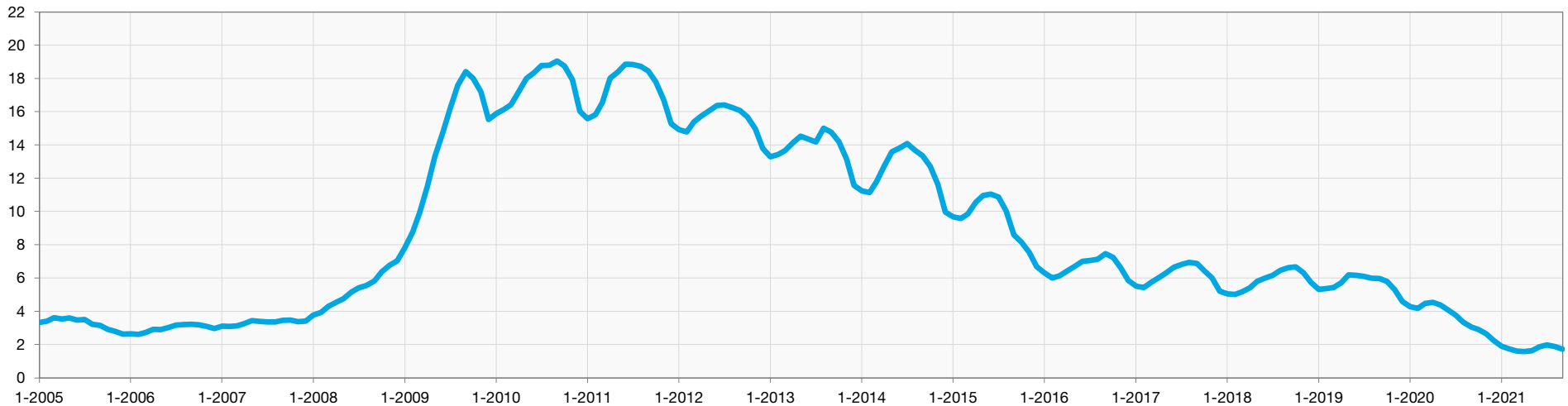


September



Month	Current Activity	One Year Previous	+ / -
October 2020	2.9	5.8	- 50.0%
November 2020	2.6	5.3	- 50.9%
December 2020	2.2	4.6	- 52.2%
January 2021	1.9	4.3	- 55.8%
February 2021	1.7	4.2	- 59.5%
March 2021	1.6	4.5	- 64.4%
April 2021	1.6	4.5	- 64.4%
May 2021	1.6	4.4	- 63.6%
June 2021	1.9	4.1	- 53.7%
July 2021	2.0	3.8	- 47.4%
August 2021	1.9	3.3	- 42.4%
September 2021	1.7	3.1	- 45.2%
12-Month Avg	2.0	4.3	- 53.5%

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.