

# Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association  
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## For Week Ending January 1, 2022

Data current as of January 10, 2022

After a brief moderation last spring and summer, lumber prices are on the rise again. According to the National Association of Home Builders, lumber prices have nearly tripled the past 4 months, adding more than \$18,600 to the price of the average new single-family home. The COVID-19 pandemic continues to impact the lumber market, with the most recent surge in prices due to supply chain disruptions, sharp increases of tariffs on Canadian lumber imports, and record wildfires in the western U.S. and British Columbia.

In the Asheville region, for the week ending January 1:

- New Listings increased 7.1% to 121
- Pending Sales increased 6.8% to 142
- Inventory decreased 41.0% to 1,550

For the month of December:

- Median Sales Price increased 13.1% to \$352,750
- List to Close decreased 20.5% to 89
- Percent of Original List Price Received increased 1.1% to 97.1%
- Months Supply of Homes for Sale decreased 45.5% to 1.2

## Quick Facts

<b>+ 7.1%</b>	<b>+ 6.8%</b>	<b>- 41.0%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

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

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

List to Close	<b>5</b>
Days on Market Until Sale	<b>6</b>
Cumulative Days on Market Until Sale	<b>7</b>
Median Sales Price	<b>8</b>
Average Sales Price	<b>9</b>
Percent of Original List Price Received	<b>10</b>
Housing Affordability Index	<b>11</b>
Months Supply of Homes for Sale	<b>12</b>

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

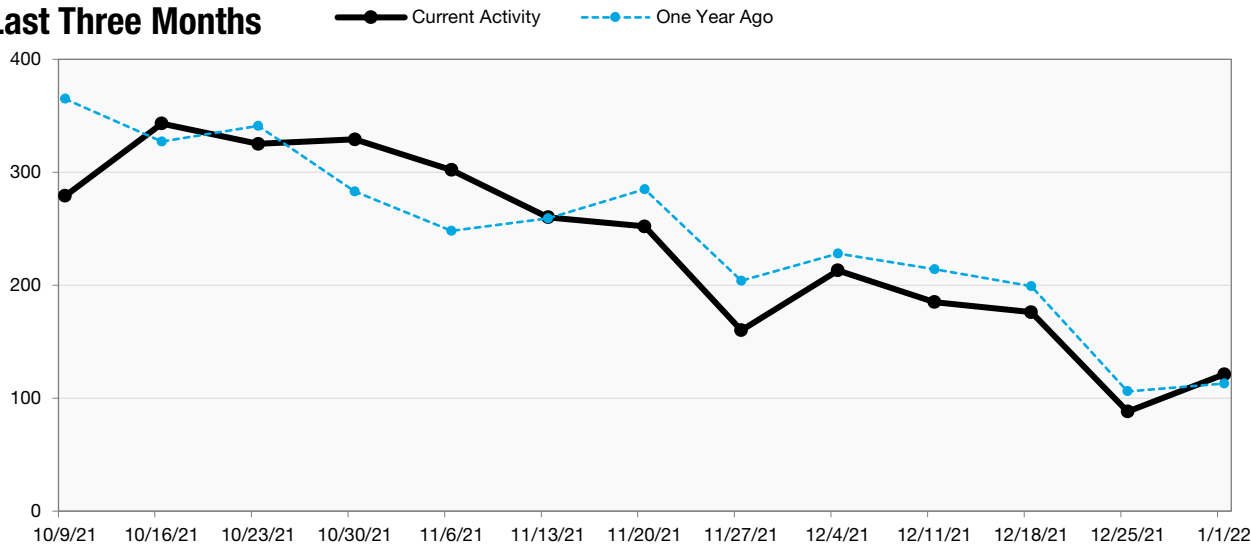


# New Listings

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

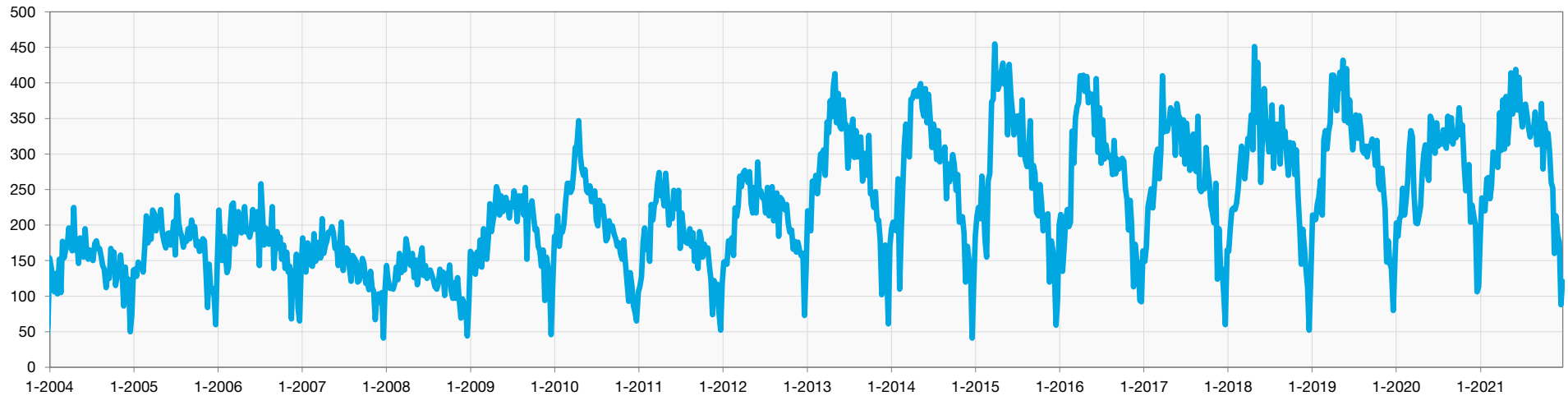


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/9/2021	279	365	- 23.6%
10/16/2021	343	327	+ 4.9%
10/23/2021	325	341	- 4.7%
10/30/2021	329	283	+ 16.3%
11/6/2021	302	248	+ 21.8%
11/13/2021	260	259	+ 0.4%
11/20/2021	252	285	- 11.6%
11/27/2021	160	204	- 21.6%
12/4/2021	213	228	- 6.6%
12/11/2021	185	214	- 13.6%
12/18/2021	176	199	- 11.6%
12/25/2021	88	106	- 17.0%
<b>1/1/2022</b>	<b>121</b>	<b>113</b>	<b>+ 7.1%</b>
3-Month Total	3,033	3,172	- 4.4%

## Historical New Listing Activity



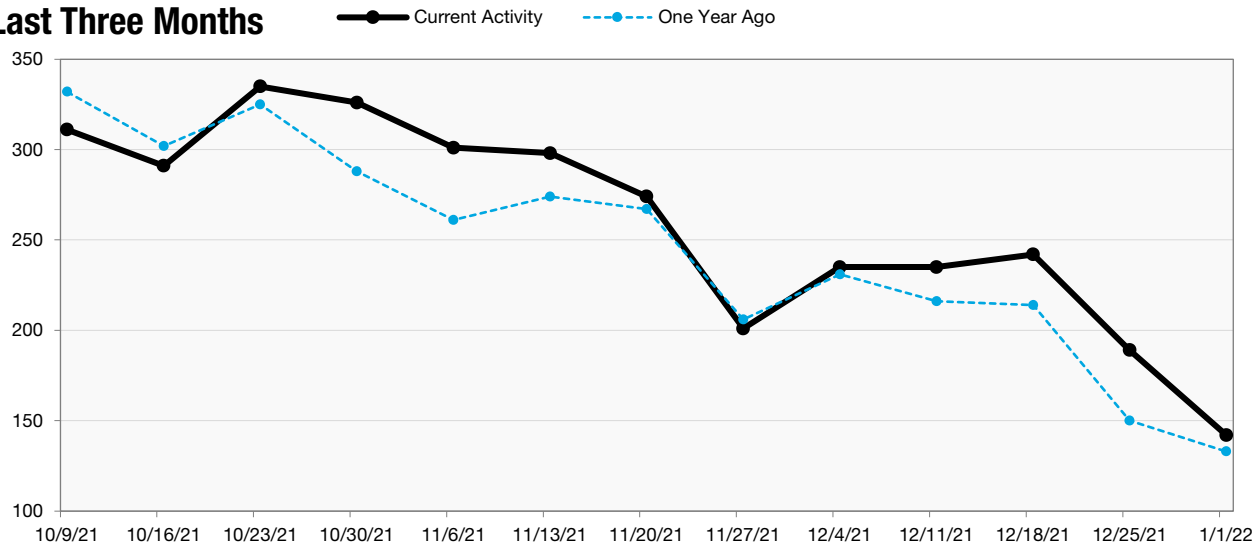
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# Pending Sales

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.

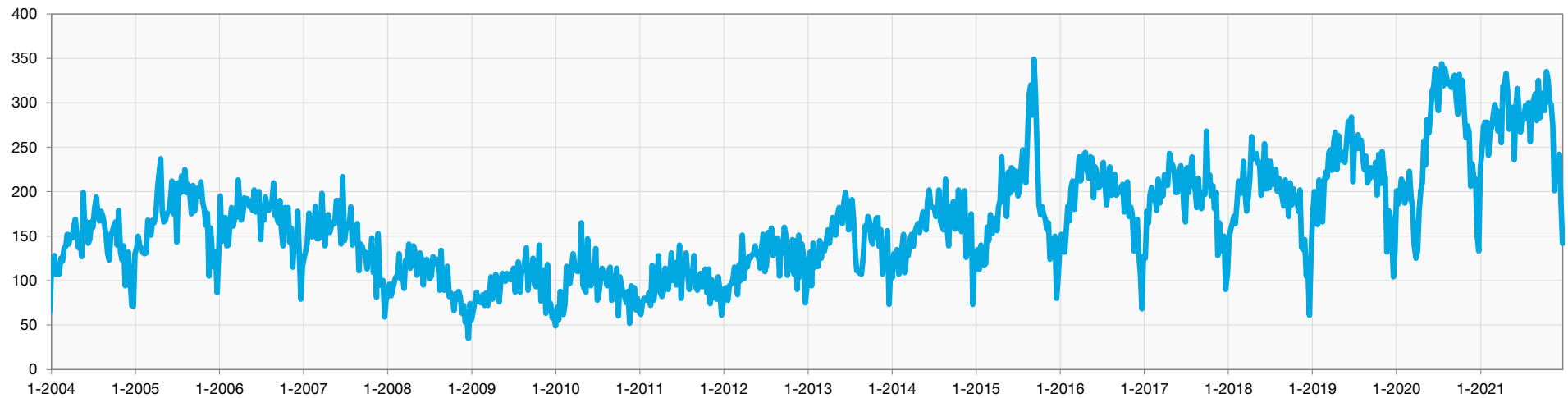


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/9/2021	311	332	- 6.3%
10/16/2021	291	302	- 3.6%
10/23/2021	335	325	+ 3.1%
10/30/2021	326	288	+ 13.2%
11/6/2021	301	261	+ 15.3%
11/13/2021	298	274	+ 8.8%
11/20/2021	274	267	+ 2.6%
11/27/2021	201	206	- 2.4%
12/4/2021	235	231	+ 1.7%
12/11/2021	235	216	+ 8.8%
12/18/2021	242	214	+ 13.1%
12/25/2021	189	150	+ 26.0%
<b>1/1/2022</b>	<b>142</b>	<b>133</b>	<b>+ 6.8%</b>
3-Month Total	3,380	3,199	+ 5.7%

## Historical Pending Sales Activity



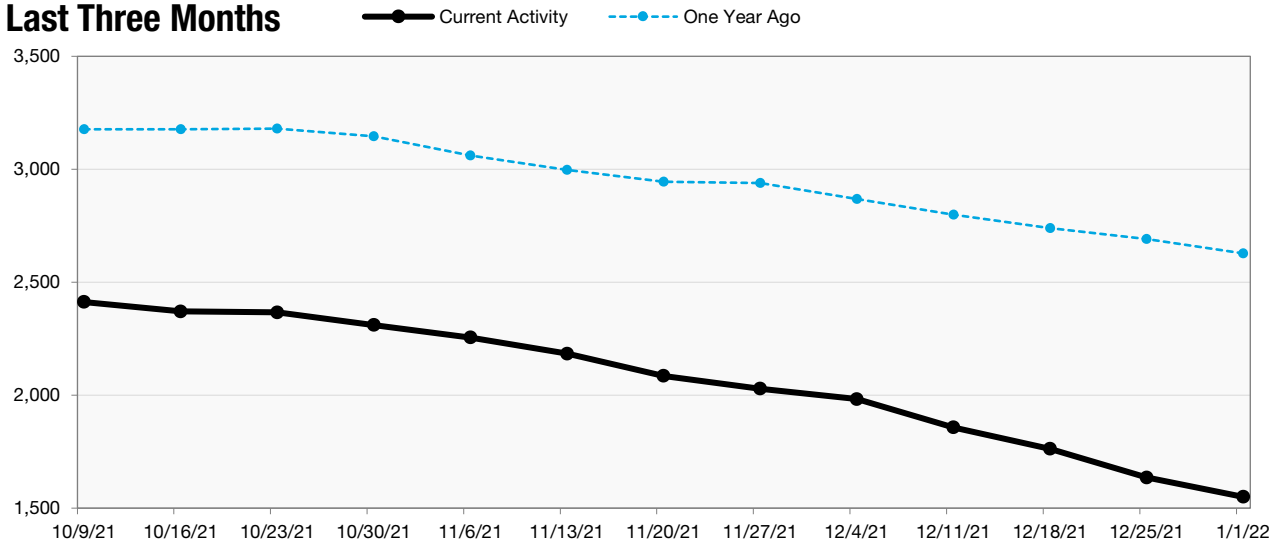
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

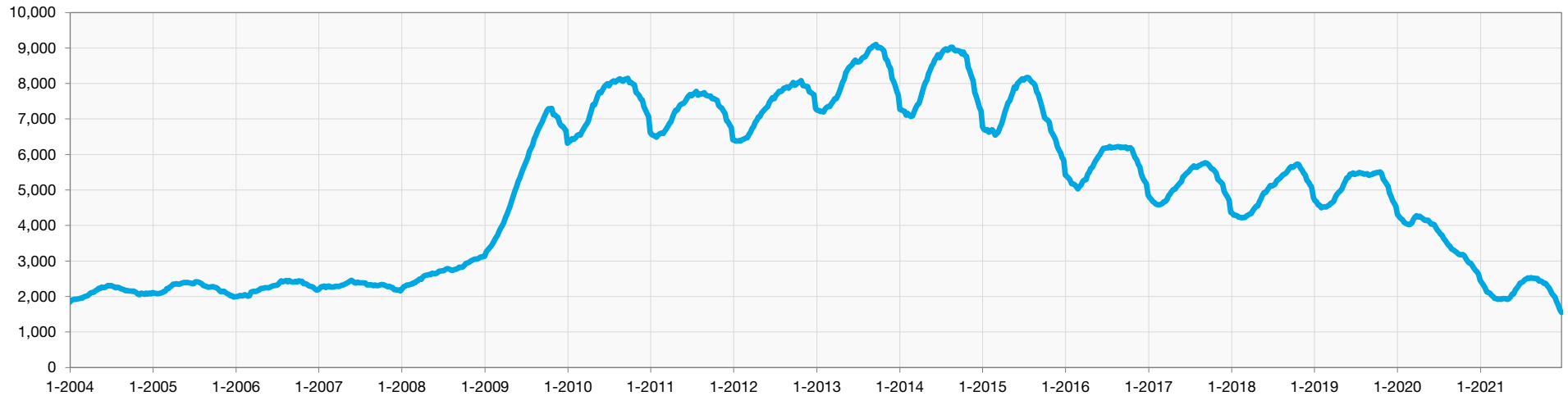


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/9/2021	2,413	3,177	- 24.0%
10/16/2021	2,370	3,176	- 25.4%
10/23/2021	2,366	3,180	- 25.6%
10/30/2021	2,310	3,146	- 26.6%
11/6/2021	2,255	3,060	- 26.3%
11/13/2021	2,183	2,997	- 27.2%
11/20/2021	2,085	2,945	- 29.2%
11/27/2021	2,028	2,938	- 31.0%
12/4/2021	1,982	2,868	- 30.9%
12/11/2021	1,857	2,799	- 33.7%
12/18/2021	1,762	2,739	- 35.7%
12/25/2021	1,635	2,691	- 39.2%
<b>1/1/2022</b>	<b>1,550</b>	<b>2,627</b>	<b>- 41.0%</b>
3-Month Avg	2,061	2,949	- 30.1%

## Historical Inventory Activity



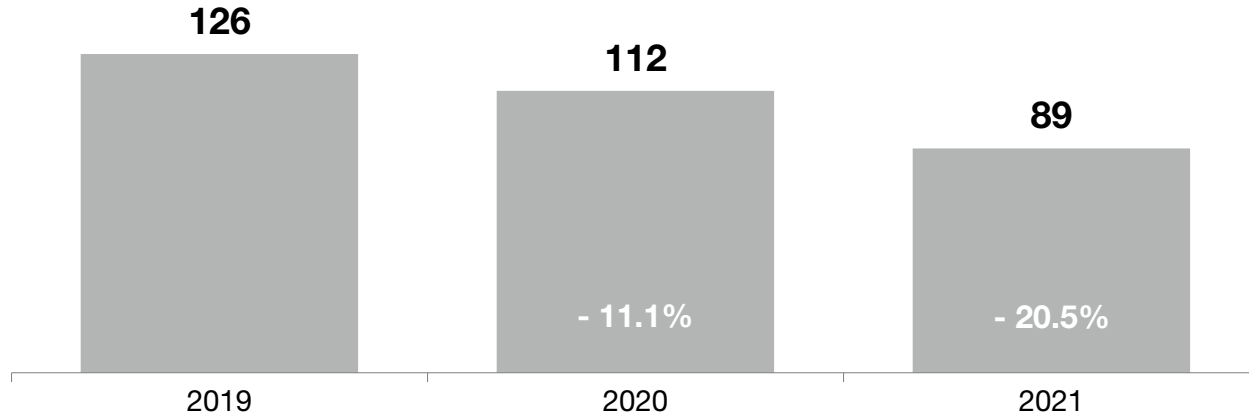
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# List to Close

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

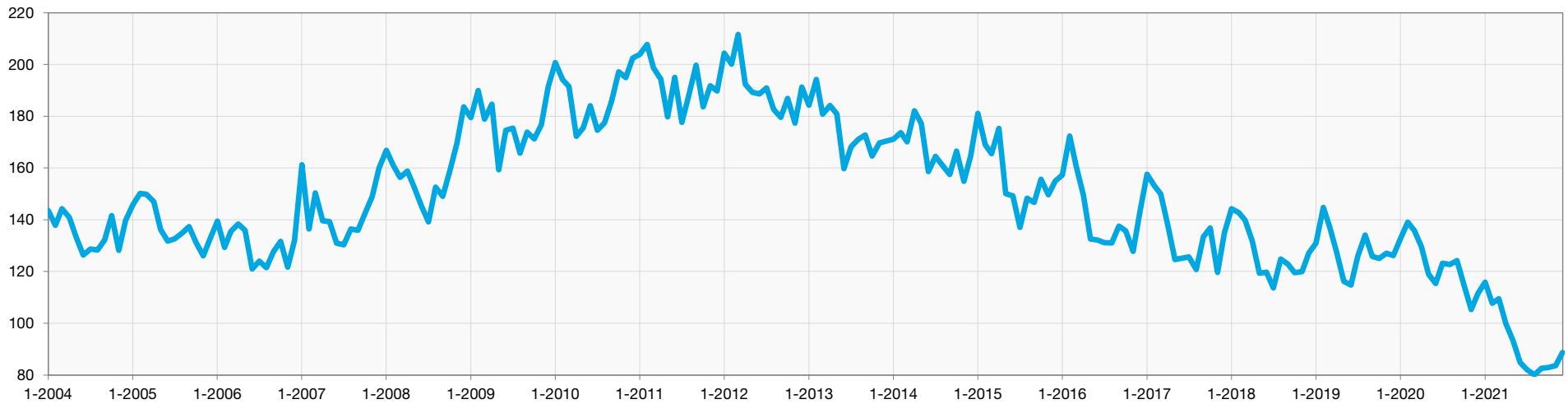


## December



Month	Current Activity	One Year Previous	+ / -
January 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%
October 2021	83	115	- 27.8%
November 2021	84	105	- 20.0%
<b>December 2021</b>	<b>89</b>	<b>112</b>	<b>- 20.5%</b>
12-Month Avg	93	123	- 24.4%

## Historical List to Close



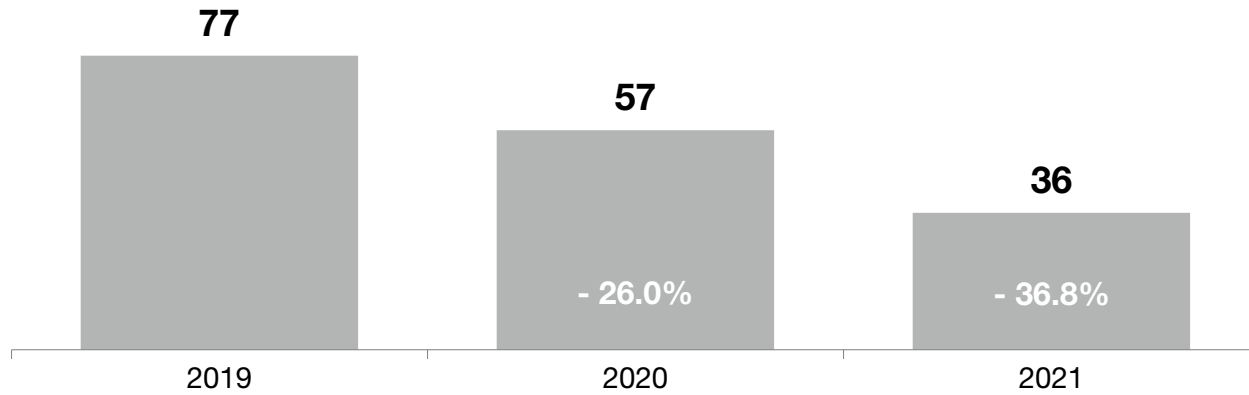
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# Days on Market



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 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%
October 2021	33	62	-46.8%
November 2021	31	53	-41.5%
<b>December 2021</b>	<b>36</b>	<b>57</b>	<b>-36.8%</b>
12-Month Avg	39	83	-53.0%

## Historical Days on Market



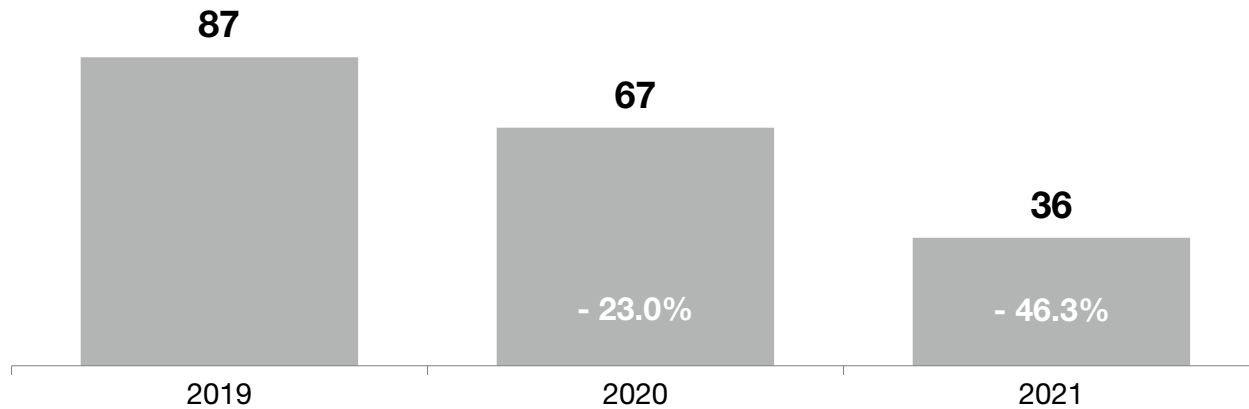
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# Cumulative Days on Market



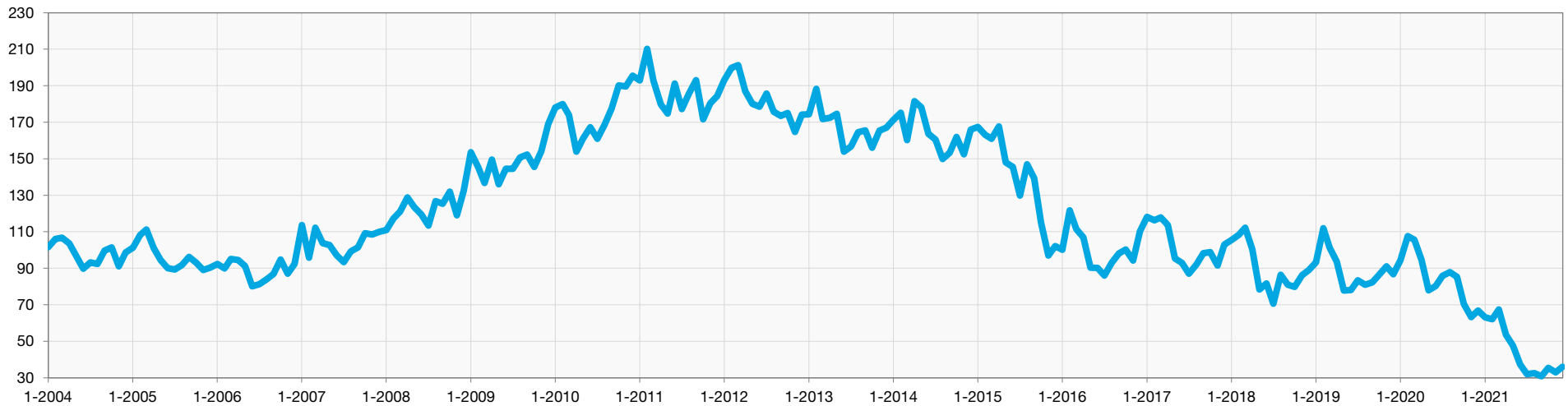
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

## December



Month	Current Activity	One Year Previous	+/-
January 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%
October 2021	35	70	- 50.0%
November 2021	33	63	- 47.6%
<b>December 2021</b>	<b>36</b>	<b>67</b>	<b>- 46.3%</b>
12-Month Avg	43	83	- 48.2%

## Historical Cumulative Days on Market



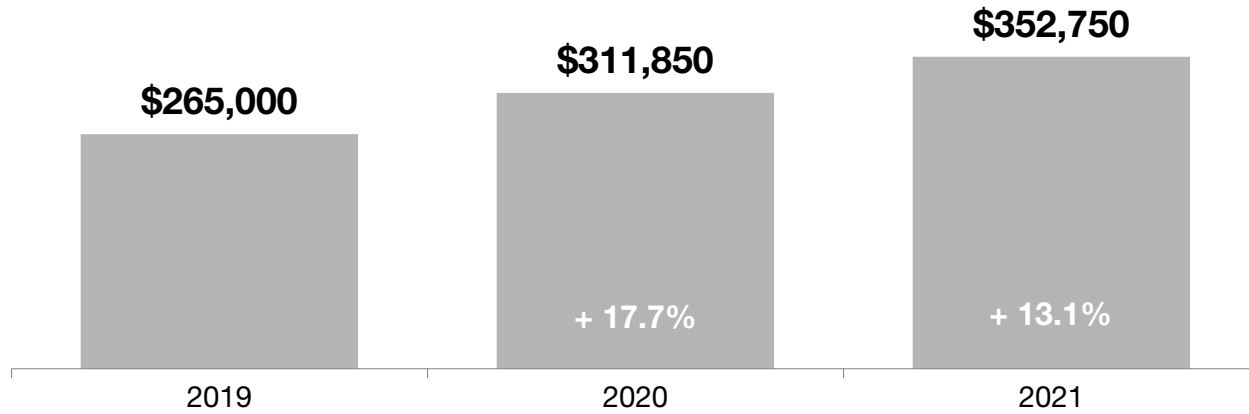
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# Median Sales Price

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

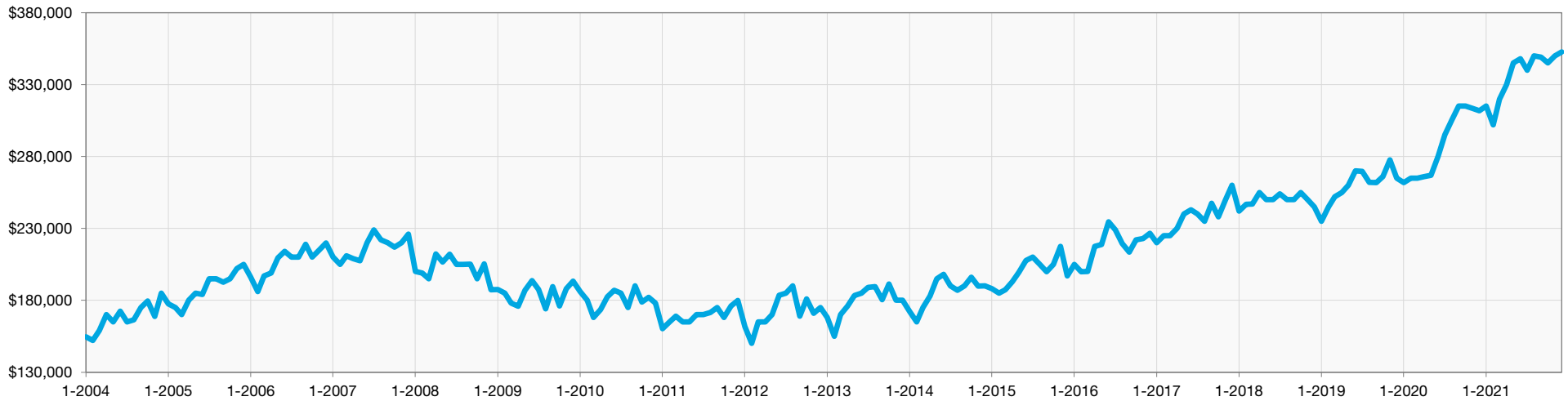


## December



Month	Current Activity	One Year Previous	+ / -
January 2021	\$315,000	\$261,900	+ 20.3%
February 2021	\$302,000	\$265,000	+ 14.0%
March 2021	\$319,750	\$265,000	+ 20.7%
April 2021	\$330,000	\$266,000	+ 24.1%
May 2021	\$345,000	\$267,000	+ 29.2%
June 2021	\$348,000	\$280,000	+ 24.3%
July 2021	\$340,000	\$295,000	+ 15.3%
August 2021	\$350,000	\$305,000	+ 14.8%
September 2021	\$349,000	\$315,000	+ 10.8%
October 2021	\$345,000	\$315,125	+ 9.5%
November 2021	\$350,000	\$313,500	+ 11.6%
<b>December 2021</b>	<b>\$352,750</b>	<b>\$311,850</b>	<b>+ 13.1%</b>
12-Month Avg	\$340,000	\$293,000	+ 16.0%

## Historical Median Sales Price



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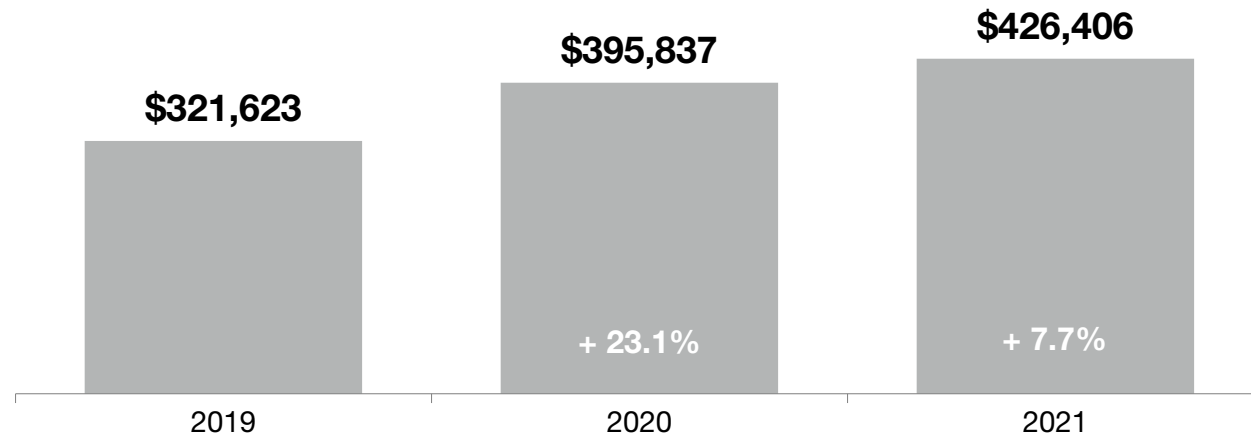


# Average Sales Price

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

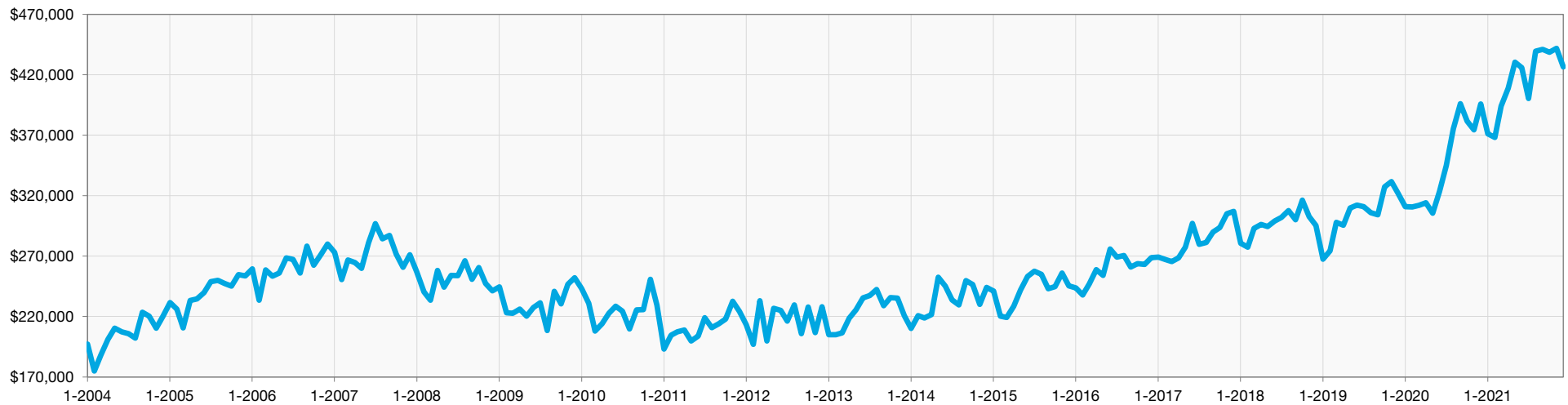


## December



Month	Current Activity	One Year Previous	+ / -
January 2021	\$371,076	\$310,924	+ 19.3%
February 2021	\$368,029	\$310,604	+ 18.5%
March 2021	\$393,993	\$311,814	+ 26.4%
April 2021	\$408,807	\$314,168	+ 30.1%
May 2021	\$430,440	\$305,511	+ 40.9%
June 2021	\$425,854	\$323,290	+ 31.7%
July 2021	\$400,400	\$344,736	+ 16.1%
August 2021	\$439,388	\$375,232	+ 17.1%
September 2021	\$441,008	\$396,052	+ 11.4%
October 2021	\$438,598	\$381,557	+ 14.9%
November 2021	\$441,974	\$374,483	+ 18.0%
<b>December 2021</b>	<b>\$426,406</b>	<b>\$395,837</b>	<b>+ 7.7%</b>
12-Month Avg	\$417,954	\$353,379	+ 18.3%

## Historical Average Sales Price



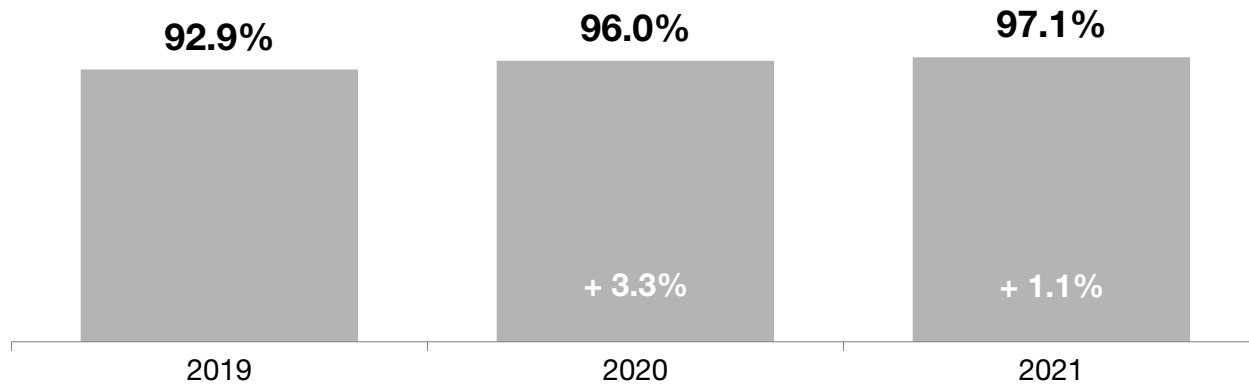
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# Percent of Original List Price Received



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 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%
October 2021	97.3%	95.7%	+ 1.7%
November 2021	97.2%	96.0%	+ 1.3%
<b>December 2021</b>	<b>97.1%</b>	<b>96.0%</b>	<b>+ 1.1%</b>
12-Month Avg	97.8%	95.1%	+ 2.8%

## Historical Percent of Original List Price Received



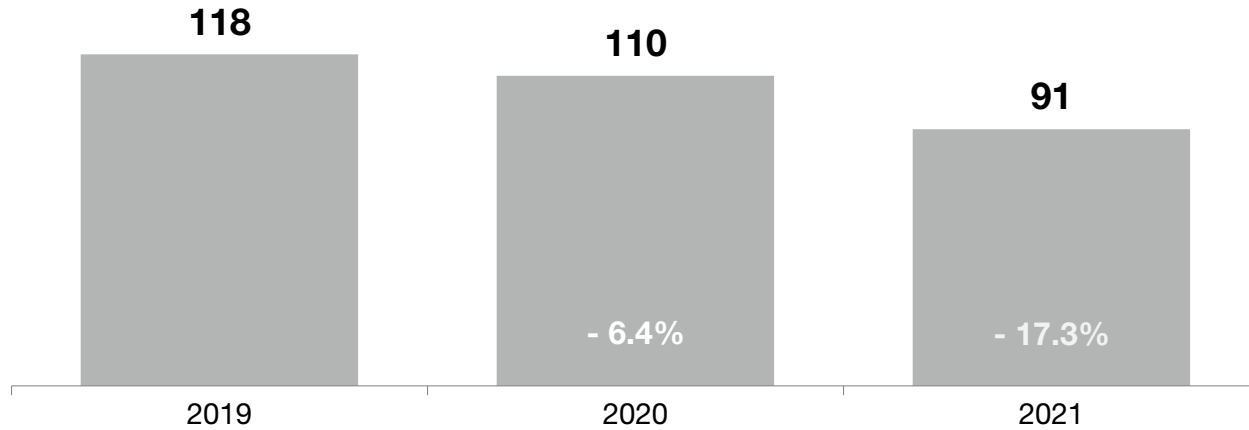
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# Housing Affordability Index



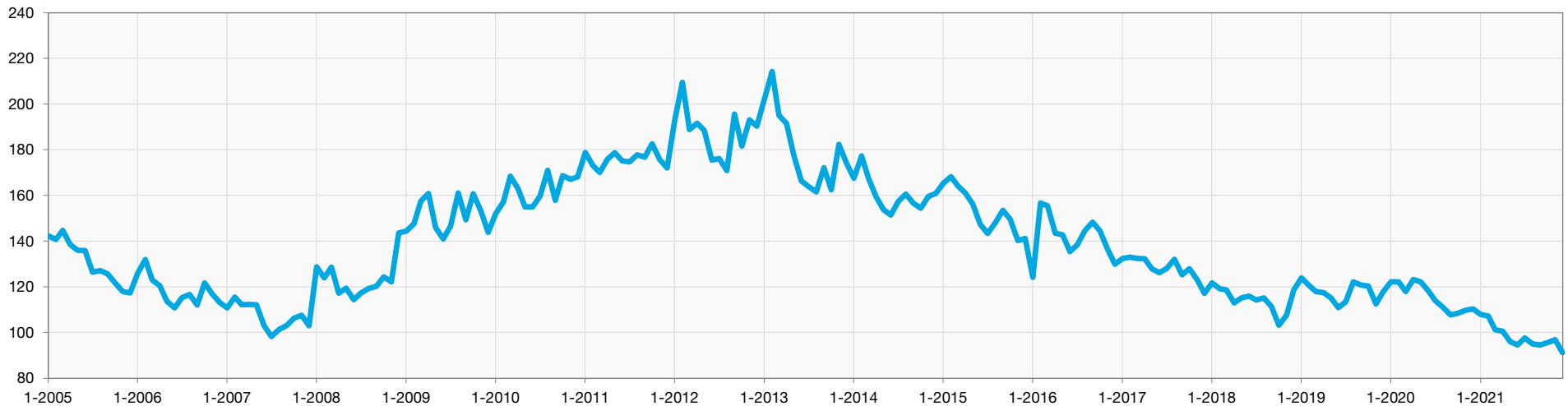
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## December



Month	Current Activity	One Year Previous	+ / -
January 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%
October 2021	96	108	- 11.1%
November 2021	97	110	- 11.8%
<b>December 2021</b>	<b>91</b>	<b>110</b>	<b>- 17.3%</b>
12-Month Avg	98	116	- 15.5%

## Historical Housing Affordability Index



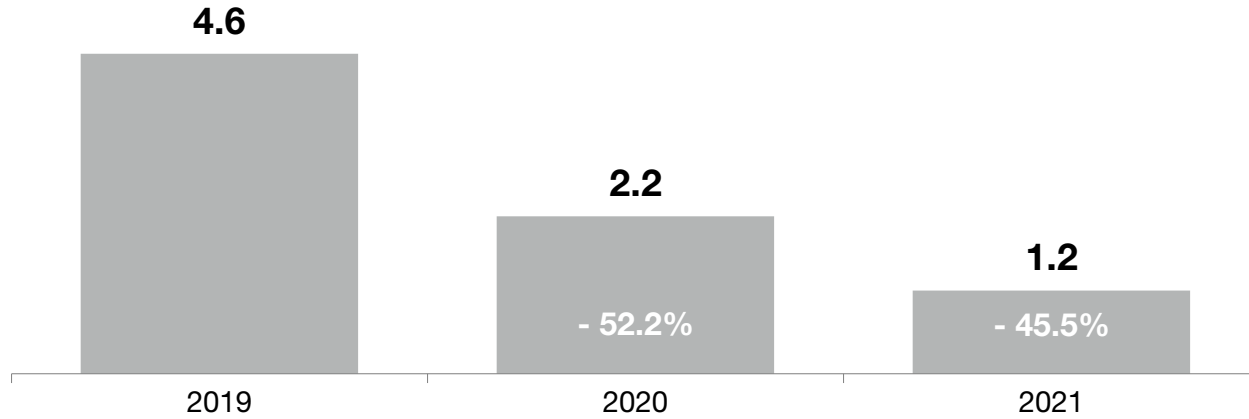
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# Months Supply of Homes for Sale

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.

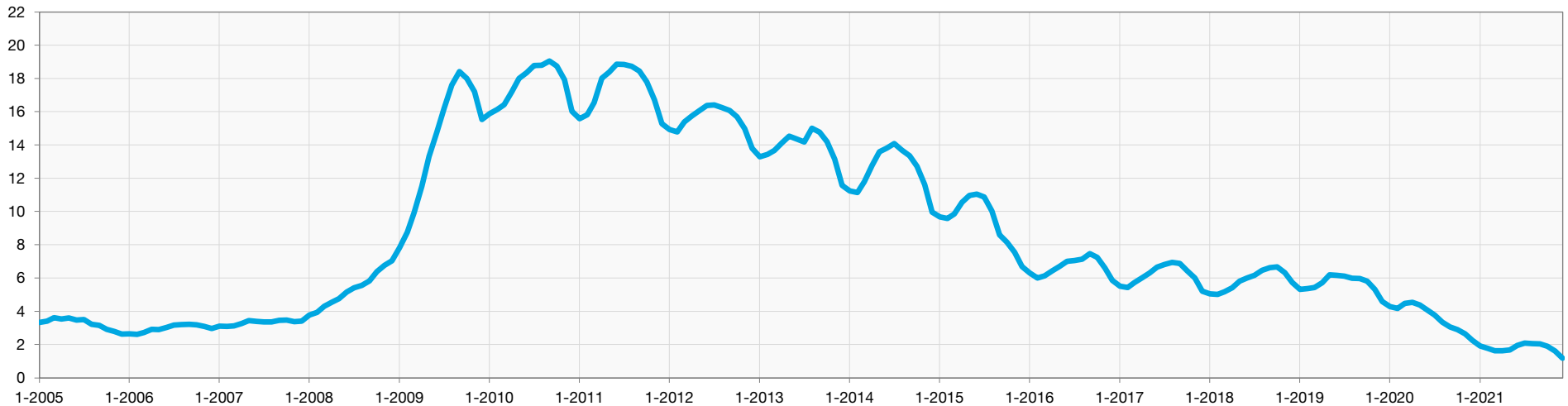


## December



Month	Current Activity	One Year Previous	+ / -
January 2021	1.9	4.3	- 55.8%
February 2021	1.8	4.2	- 57.1%
March 2021	1.6	4.5	- 64.4%
April 2021	1.6	4.5	- 64.4%
May 2021	1.7	4.4	- 61.4%
June 2021	1.9	4.1	- 53.7%
July 2021	2.1	3.8	- 44.7%
August 2021	2.0	3.3	- 39.4%
September 2021	2.0	3.1	- 35.5%
October 2021	1.9	2.9	- 34.5%
November 2021	1.6	2.6	- 38.5%
<b>December 2021</b>	<b>1.2</b>	<b>2.2</b>	<b>- 45.5%</b>
12-Month Avg	1.8	3.7	- 51.4%

## 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.