

Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending June 11, 2022

Data current as of June 21, 2022

To help fight rising inflation, which hit 8.6% as of last measure, the Federal Reserve raised interest rates by three quarters of a percentage point, the largest interest rate hike in 28 years. The U.S. central bank will boost its short-term policy rate to 1.50% - 1.75%, increasing consumer borrowing costs on everything from credit cards to car loans. This marks the third rate increase this year, with the Fed planning additional rate increases throughout the year.

In the Asheville region, for the week ending June 11:

- New Listings decreased 14.1% to 360
- Pending Sales increased 2.1% to 297
- Inventory decreased 21.7% to 1,725

For the month of May:

- Median Sales Price increased 16.1% to \$400,500
- List to Close decreased 18.3% to 76
- Percent of Original List Price Received increased 2.7% to 101.3%
- Months Supply of Homes for Sale decreased 11.8% to 1.5

Quick Facts

- 14.1%	+ 2.1%	- 21.7%
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.

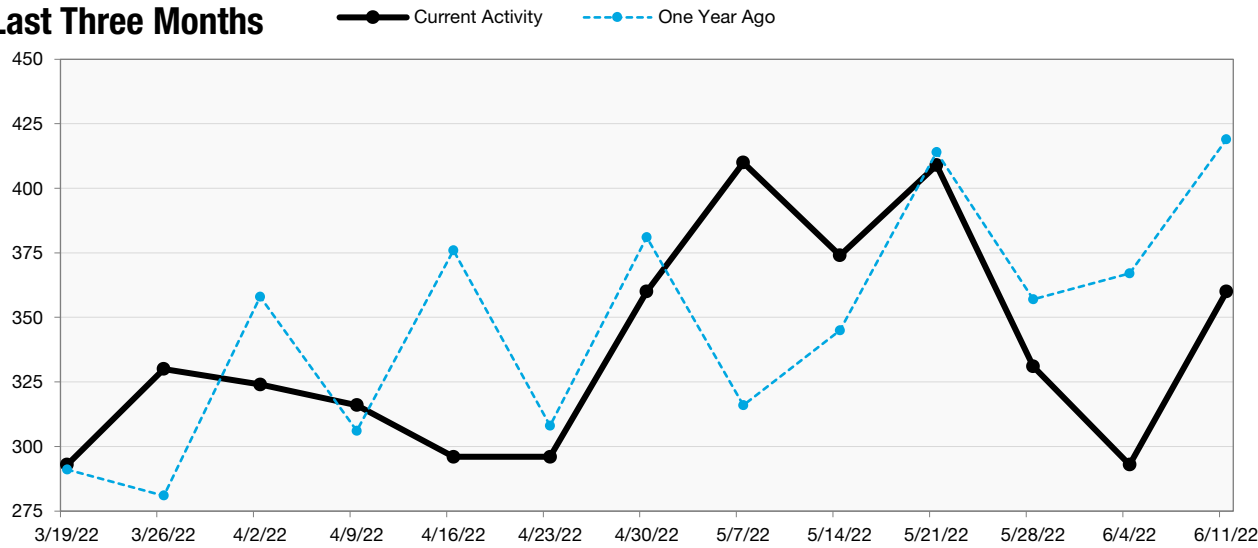


New Listings

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

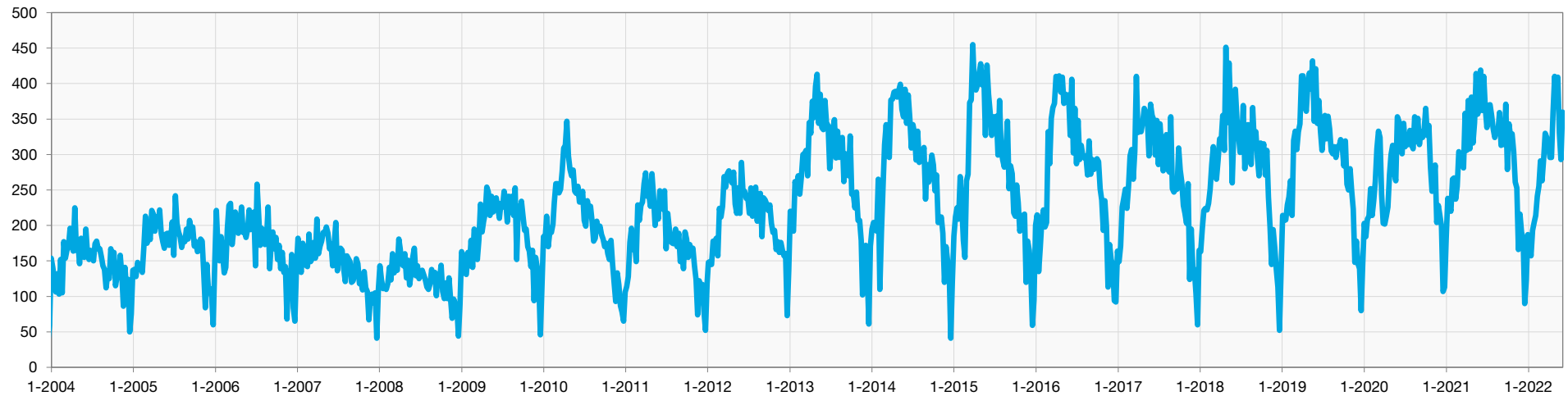


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/19/2022	293	291	+ 0.7%
3/26/2022	330	281	+ 17.4%
4/2/2022	324	358	- 9.5%
4/9/2022	316	306	+ 3.3%
4/16/2022	296	376	- 21.3%
4/23/2022	296	308	- 3.9%
4/30/2022	360	381	- 5.5%
5/7/2022	410	316	+ 29.7%
5/14/2022	374	345	+ 8.4%
5/21/2022	409	414	- 1.2%
5/28/2022	331	357	- 7.3%
6/4/2022	293	367	- 20.2%
6/11/2022	360	419	- 14.1%
3-Month Total	4,392	4,519	- 2.8%

Historical New Listing Activity



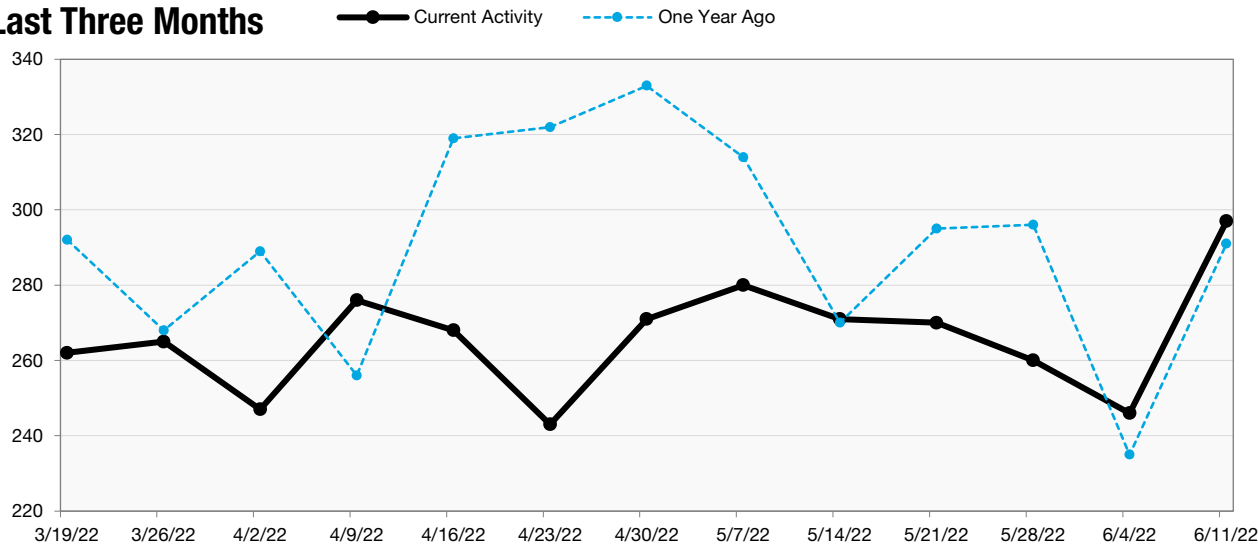
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Pending Sales

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.

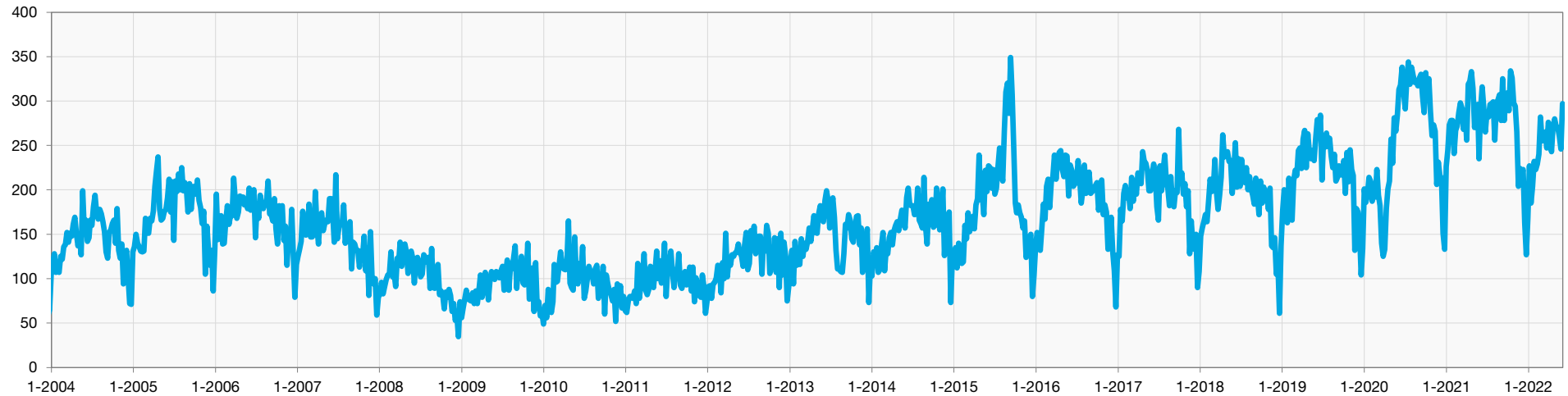


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/19/2022	262	292	- 10.3%
3/26/2022	265	268	- 1.1%
4/2/2022	247	289	- 14.5%
4/9/2022	276	256	+ 7.8%
4/16/2022	268	319	- 16.0%
4/23/2022	243	322	- 24.5%
4/30/2022	271	333	- 18.6%
5/7/2022	280	314	- 10.8%
5/14/2022	271	270	+ 0.4%
5/21/2022	270	295	- 8.5%
5/28/2022	260	296	- 12.2%
6/4/2022	246	235	+ 4.7%
6/11/2022	297	291	+ 2.1%
3-Month Total	3,456	3,780	- 8.6%

Historical Pending Sales Activity



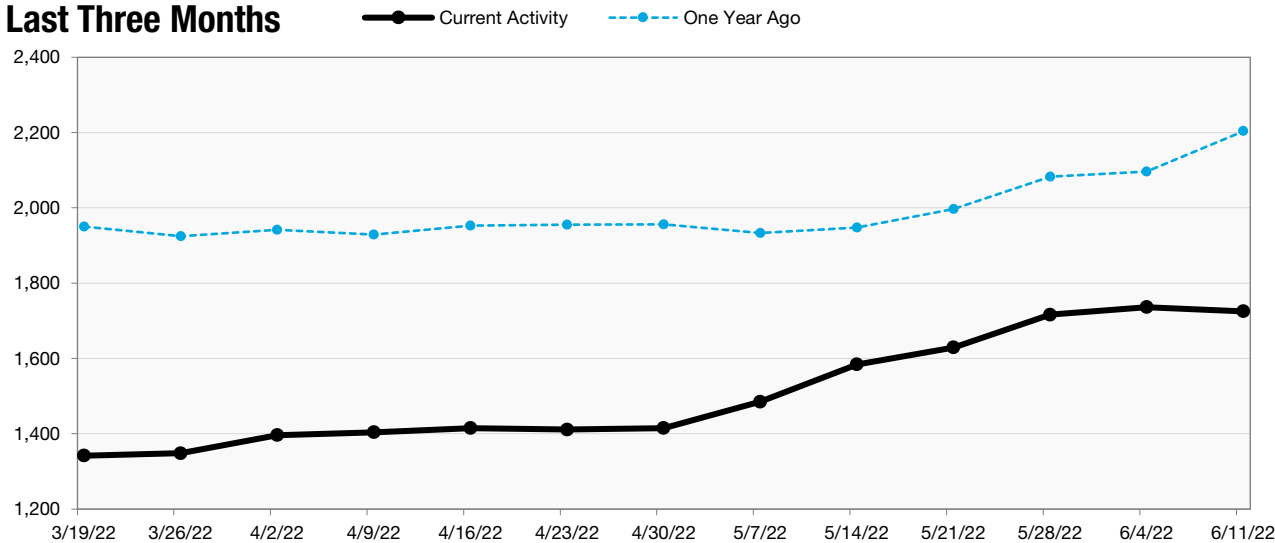
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

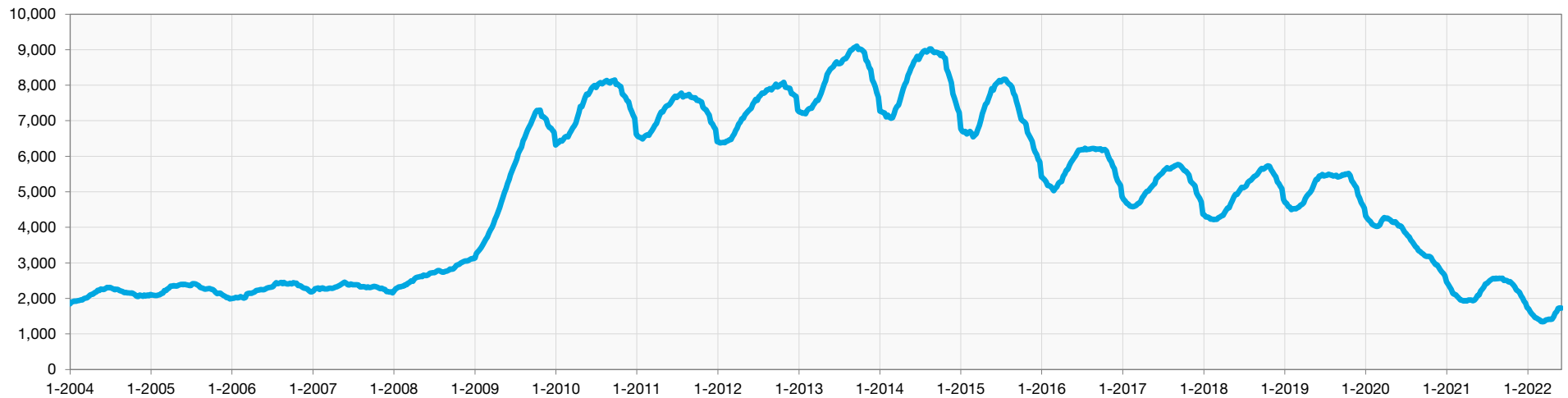


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/19/2022	1,342	1,950	- 31.2%
3/26/2022	1,348	1,925	- 30.0%
4/2/2022	1,396	1,942	- 28.1%
4/9/2022	1,404	1,929	- 27.2%
4/16/2022	1,415	1,953	- 27.5%
4/23/2022	1,411	1,955	- 27.8%
4/30/2022	1,415	1,956	- 27.7%
5/7/2022	1,485	1,933	- 23.2%
5/14/2022	1,584	1,948	- 18.7%
5/21/2022	1,629	1,997	- 18.4%
5/28/2022	1,716	2,083	- 17.6%
6/4/2022	1,736	2,096	- 17.2%
6/11/2022	1,725	2,204	- 21.7%
3-Month Avg	1,508	1,990	- 24.2%

Historical Inventory Activity



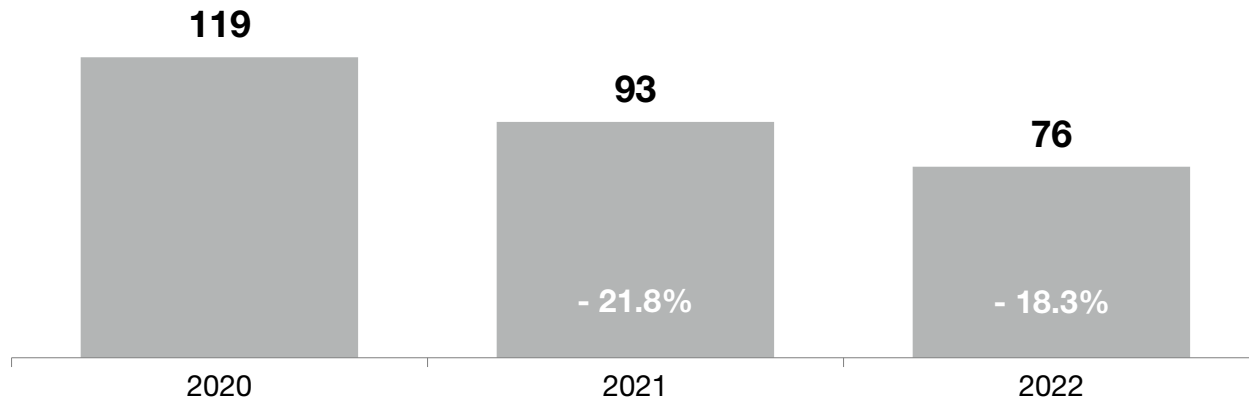
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List to Close

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

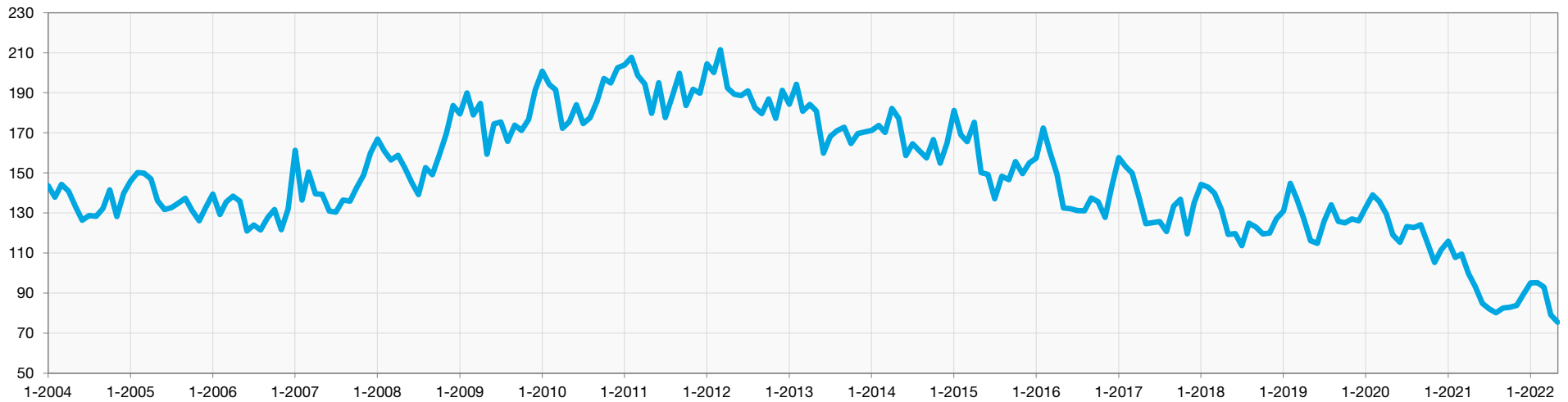


May



Month	Current Activity	One Year Previous	+ / -
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%
December 2021	89	112	- 20.5%
January 2022	95	116	- 18.1%
February 2022	95	108	- 12.0%
March 2022	93	109	- 14.7%
April 2022	79	100	- 21.0%
May 2022	76	93	- 18.3%
12-Month Avg	85	112	- 24.1%

Historical List to Close



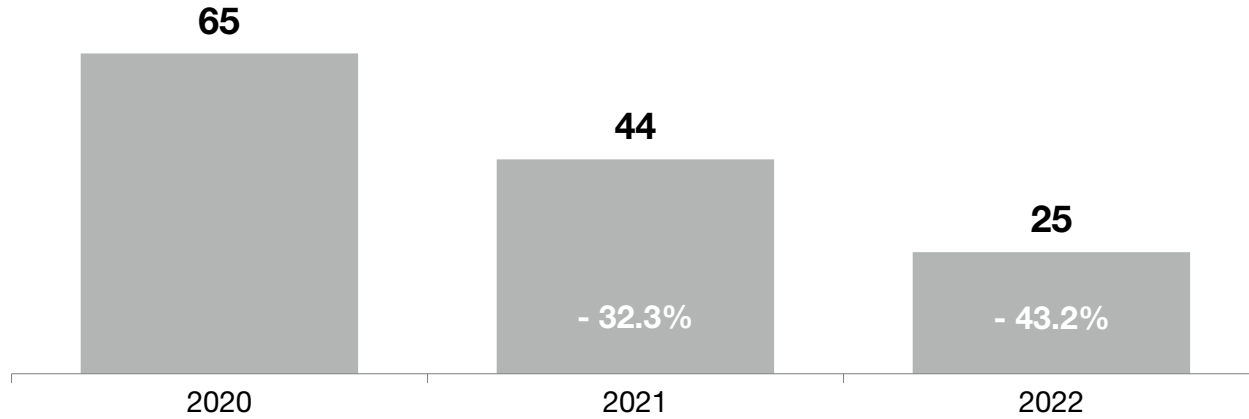
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Days on Market



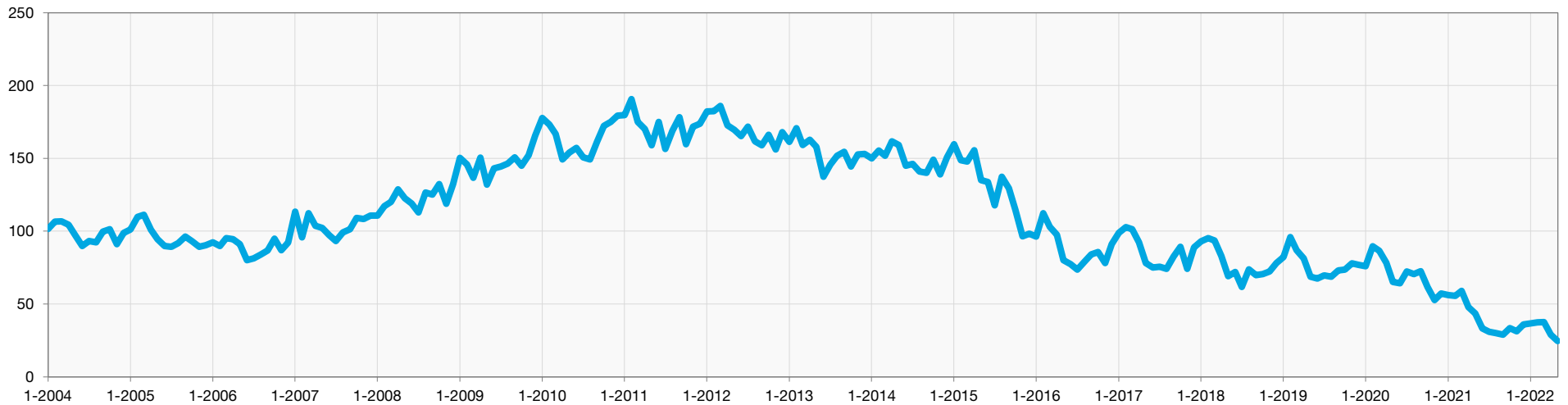
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

May



Month	Current Activity	One Year Previous	+/-
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%
December 2021	36	57	- 36.8%
January 2022	37	56	- 33.9%
February 2022	37	56	- 33.9%
March 2022	38	59	- 35.6%
April 2022	29	48	- 39.6%
May 2022	25	44	- 43.2%
12-Month Avg	32	60	- 46.7%

Historical Days on Market



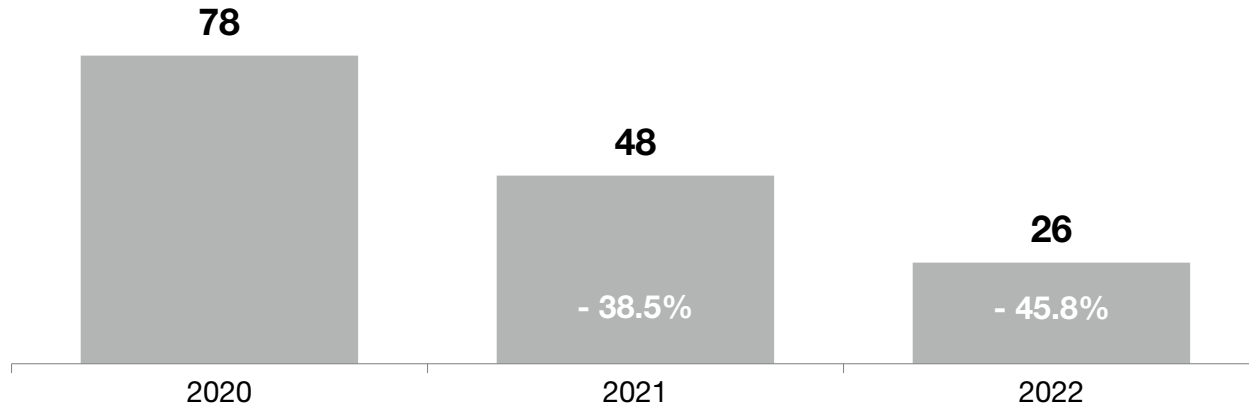
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Cumulative Days on Market



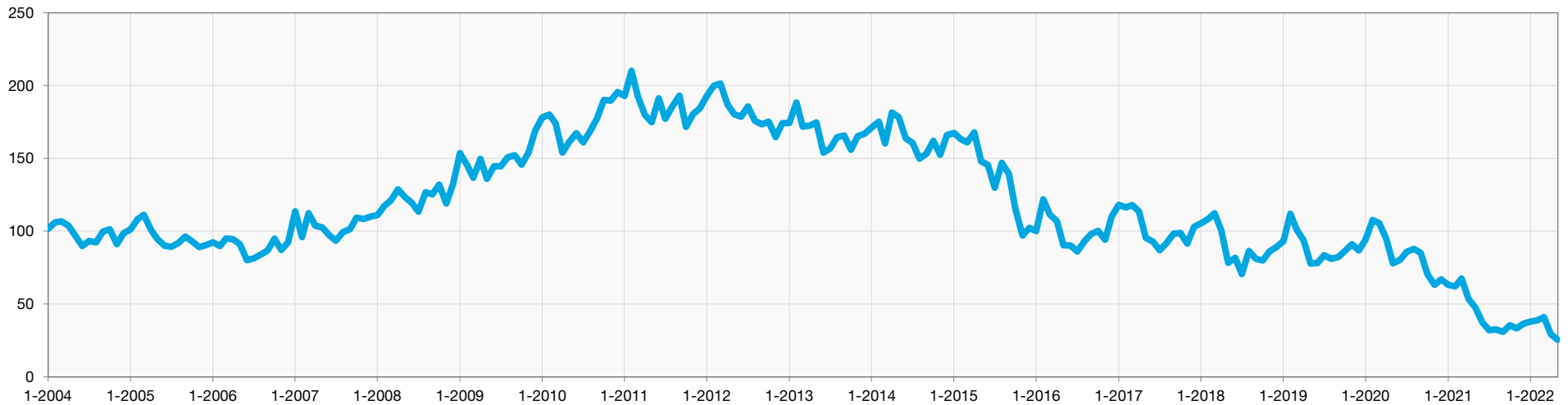
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

May



Month	Current Activity	One Year Previous	+/-
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%
December 2021	36	67	- 46.3%
January 2022	38	63	- 39.7%
February 2022	39	62	- 37.1%
March 2022	41	67	- 38.8%
April 2022	29	54	- 46.3%
May 2022	26	48	- 45.8%
12-Month Avg	34	70	- 51.4%

Historical Cumulative Days on Market



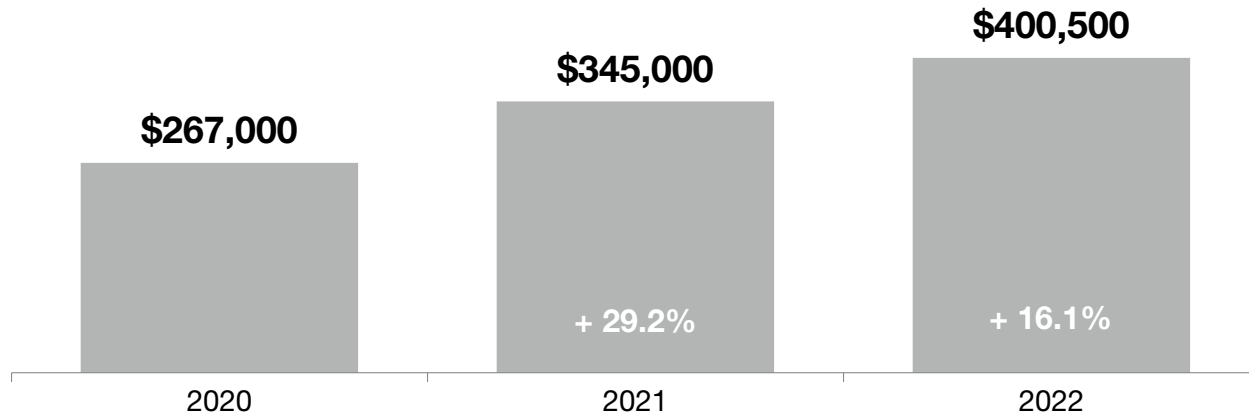
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Median Sales Price

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

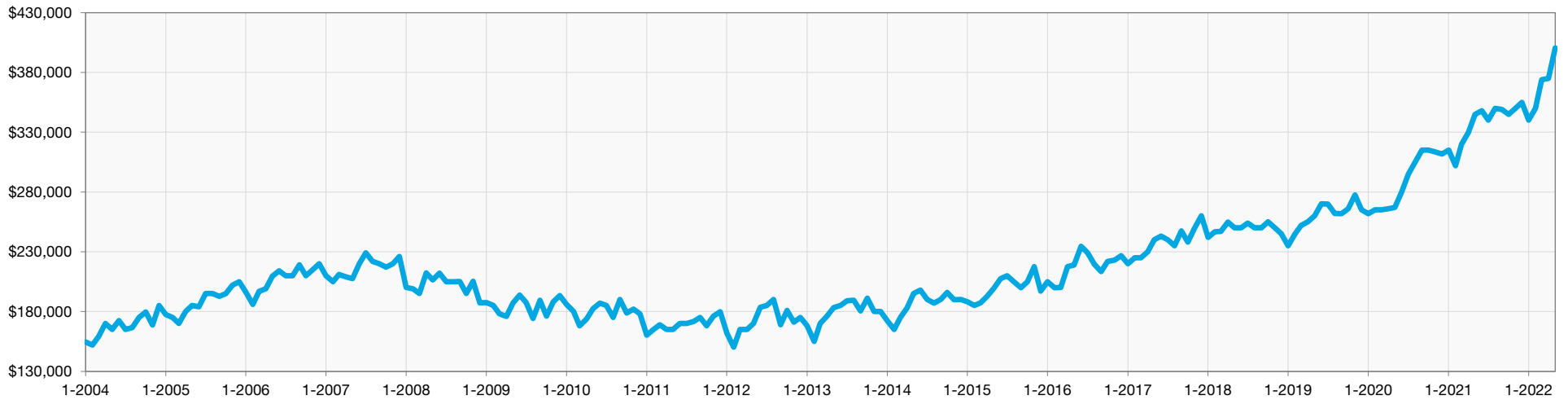


May



Month	Current Activity	One Year Previous	+ / -
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%
December 2021	\$354,900	\$311,850	+ 13.8%
January 2022	\$340,000	\$315,000	+ 7.9%
February 2022	\$350,000	\$302,000	+ 15.9%
March 2022	\$374,000	\$319,750	+ 17.0%
April 2022	\$375,000	\$330,000	+ 13.6%
May 2022	\$400,500	\$345,000	+ 16.1%
12-Month Avg	\$354,900	\$312,500	+ 13.6%

Historical Median Sales Price



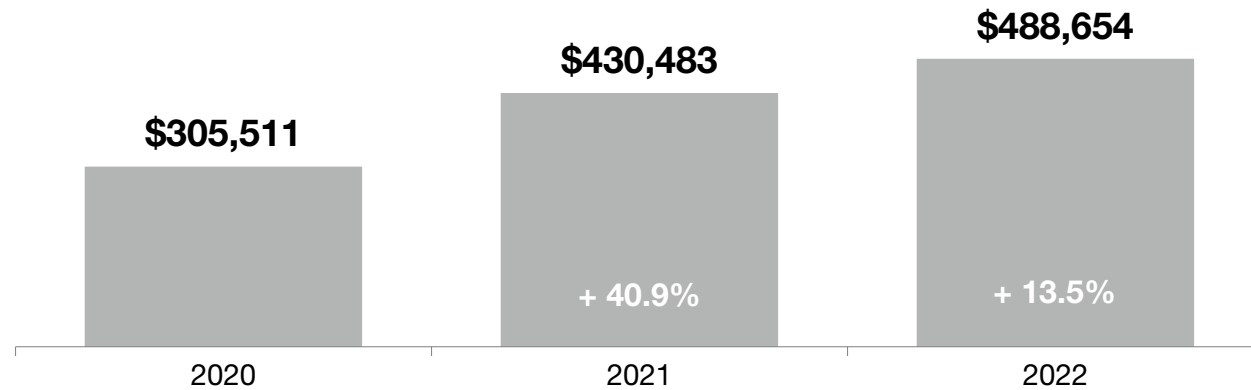
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Average Sales Price

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

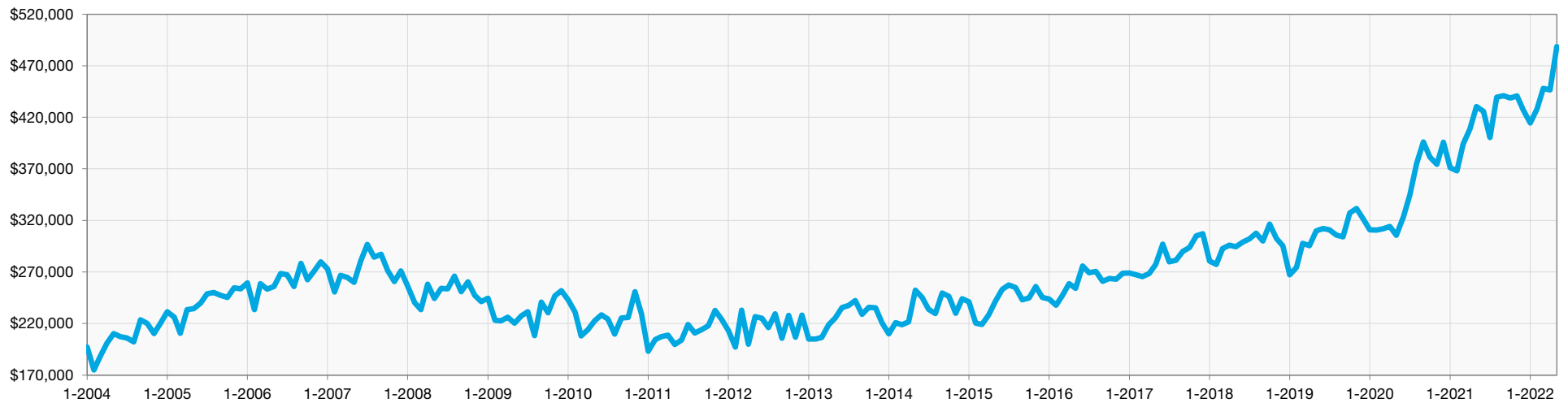


May



Month	Current Activity	One Year Previous	+ / -
June 2021	\$425,909	\$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	\$438,591	\$381,571	+ 14.9%
November 2021	\$440,812	\$374,483	+ 17.7%
December 2021	\$426,557	\$395,837	+ 7.8%
January 2022	\$414,412	\$371,227	+ 11.6%
February 2022	\$428,146	\$368,029	+ 16.3%
March 2022	\$447,954	\$393,993	+ 13.7%
April 2022	\$446,603	\$408,807	+ 9.2%
May 2022	\$488,654	\$430,483	+ 13.5%
12-Month Avg	\$436,463	\$381,241	+ 14.5%

Historical Average Sales Price



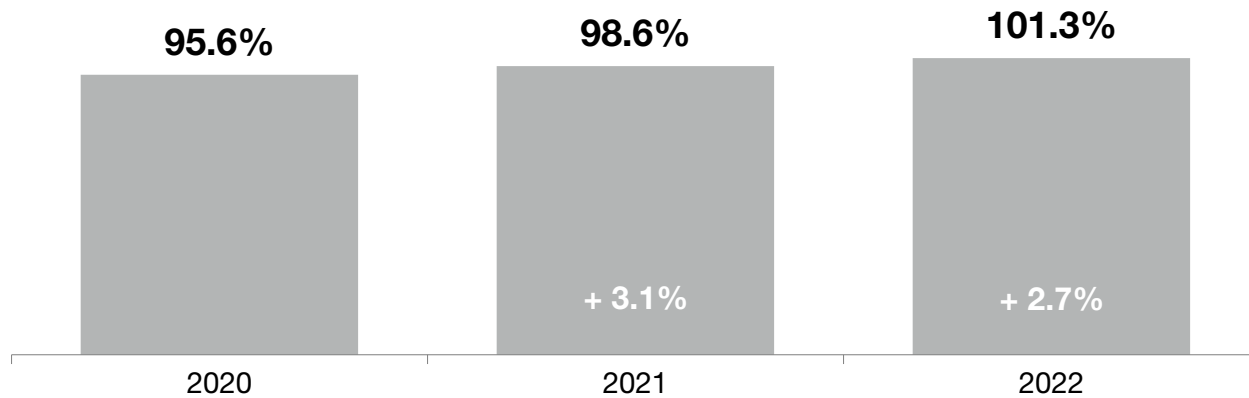
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Percent of Original List Price Received



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.

May



Month	Current Activity	One Year Previous	+ / -
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	97.1%	96.0%	+ 1.1%
December 2021	97.1%	96.0%	+ 1.1%
January 2022	96.8%	96.0%	+ 0.8%
February 2022	97.2%	96.1%	+ 1.1%
March 2022	99.6%	97.1%	+ 2.6%
April 2022	100.6%	98.3%	+ 2.3%
May 2022	101.3%	98.6%	+ 2.7%
12-Month Avg	98.5%	96.2%	+ 2.4%

Historical Percent of Original List Price Received



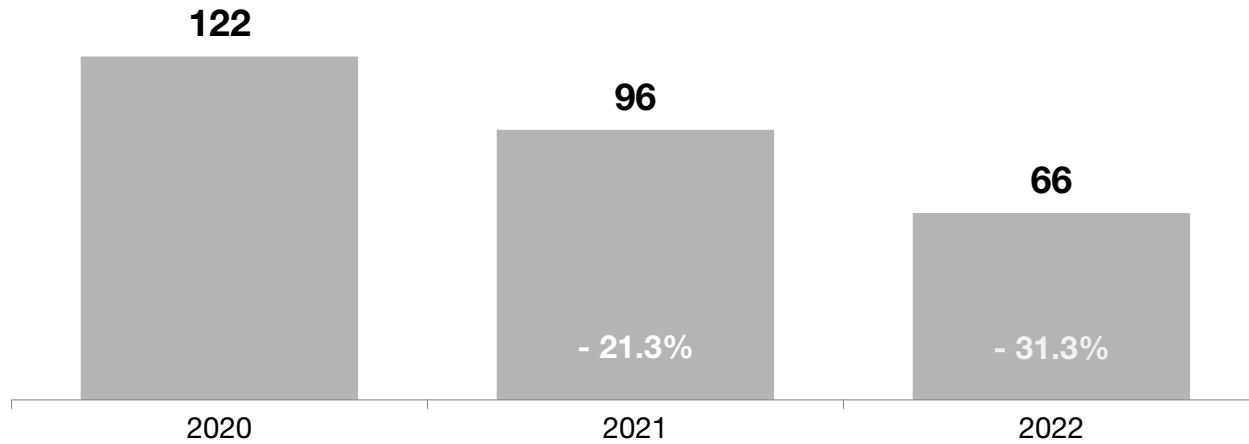
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Housing Affordability Index



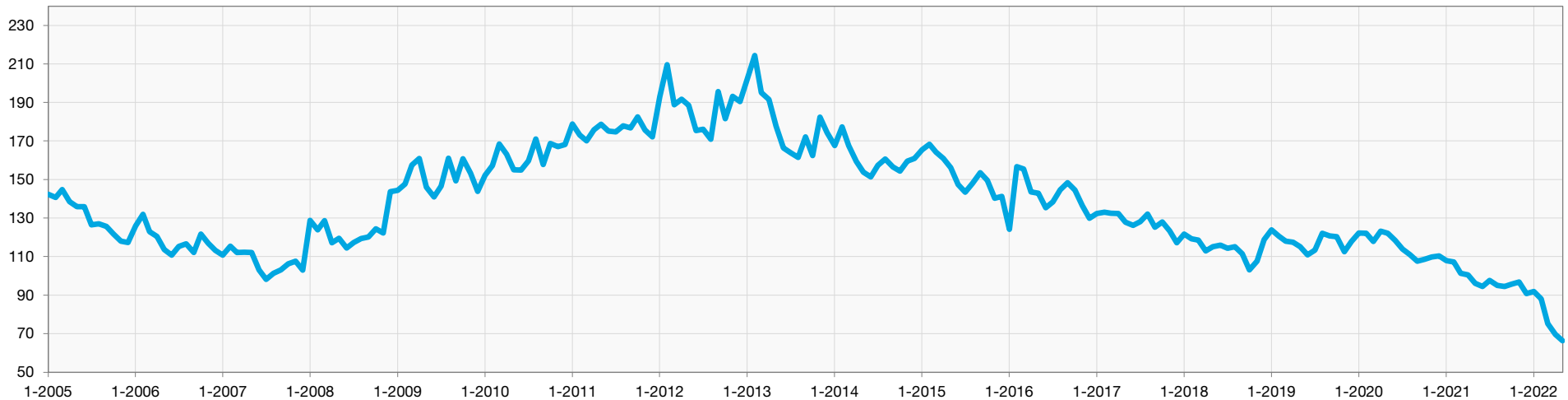
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

May



Month	Current Activity	One Year Previous	+ / -
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%
December 2021	91	110	- 17.3%
January 2022	92	108	- 14.8%
February 2022	88	107	- 17.8%
March 2022	75	101	- 25.7%
April 2022	70	100	- 30.0%
May 2022	66	96	- 31.3%
12-Month Avg	88	108	- 18.5%

Historical Housing Affordability Index



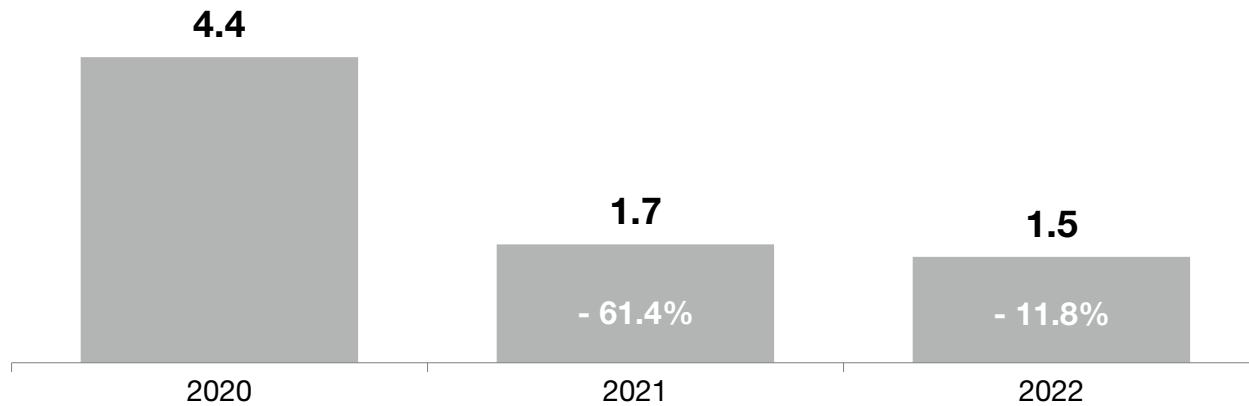
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Months Supply of Homes for Sale

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.

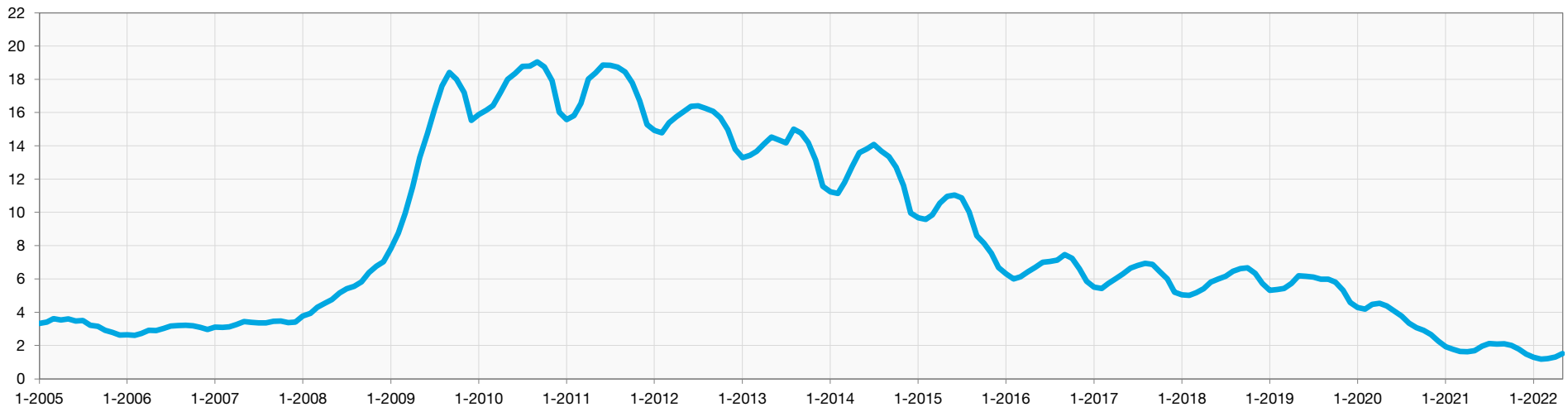


May



Month	Current Activity	One Year Previous	+ / -
June 2021	2.0	4.1	- 51.2%
July 2021	2.1	3.8	- 44.7%
August 2021	2.1	3.3	- 36.4%
September 2021	2.1	3.1	- 32.3%
October 2021	2.0	2.9	- 31.0%
November 2021	1.8	2.7	- 33.3%
December 2021	1.5	2.3	- 34.8%
January 2022	1.3	1.9	- 31.6%
February 2022	1.2	1.8	- 33.3%
March 2022	1.2	1.6	- 25.0%
April 2022	1.3	1.6	- 18.8%
May 2022	1.5	1.7	- 11.8%
12-Month Avg	1.7	2.6	- 34.6%

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.