

# Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association

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## For Week Ending April 12, 2025

Data current as of April 21, 2025

The national median mortgage payment remained unchanged at \$2,205 in February, and was up 1.0%, or \$21, compared to the same time last year, according to the Mortgage Bankers Association. For conventional loan applicants, the national median mortgage payment held steady at \$2,226, while the national median mortgage payment for FHA loan applicants dipped to \$1,907, down from \$1,934 the previous month.

In the Asheville region, for the week ending April 12:

- New Listings increased 38.3% to 383
- Pending Sales decreased 6.6% to 211
- Inventory increased 39.7% to 3,422

For the month of March:

- Median Sales Price increased 0.2% to \$409,495
- List to Close increased 9.3% to 118
- Percent of Original List Price Received decreased 0.4% to 94.5%
- Months Supply of Homes for Sale increased 44.8% to 4.2

## Quick Facts

<b>+ 38.3%</b>	<b>- 6.6%</b>	<b>+ 39.7%</b>
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.

### 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.

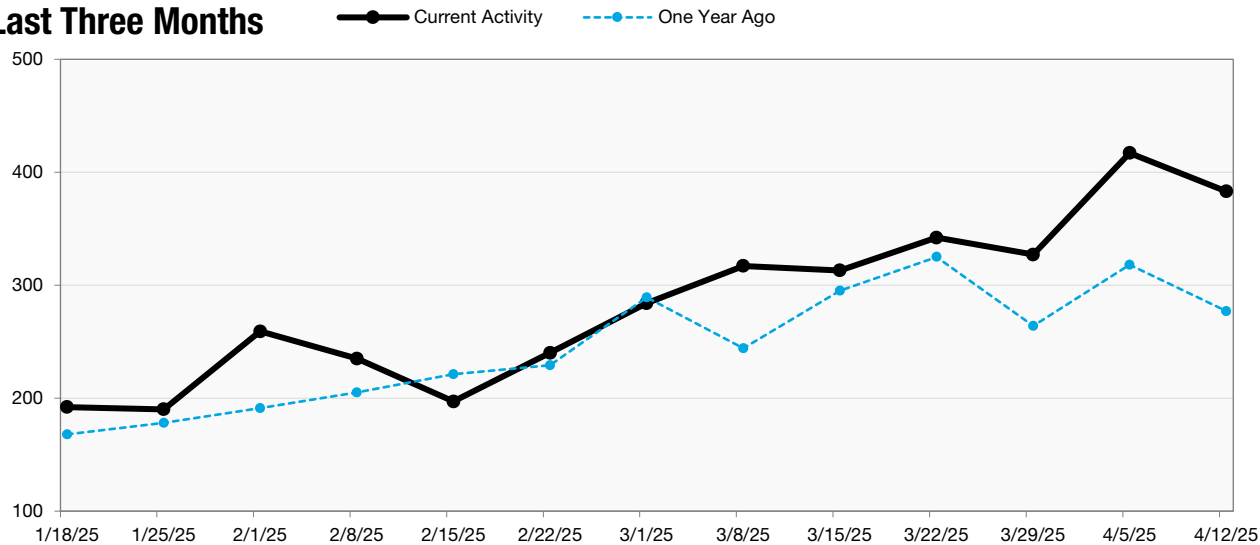


# New Listings

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

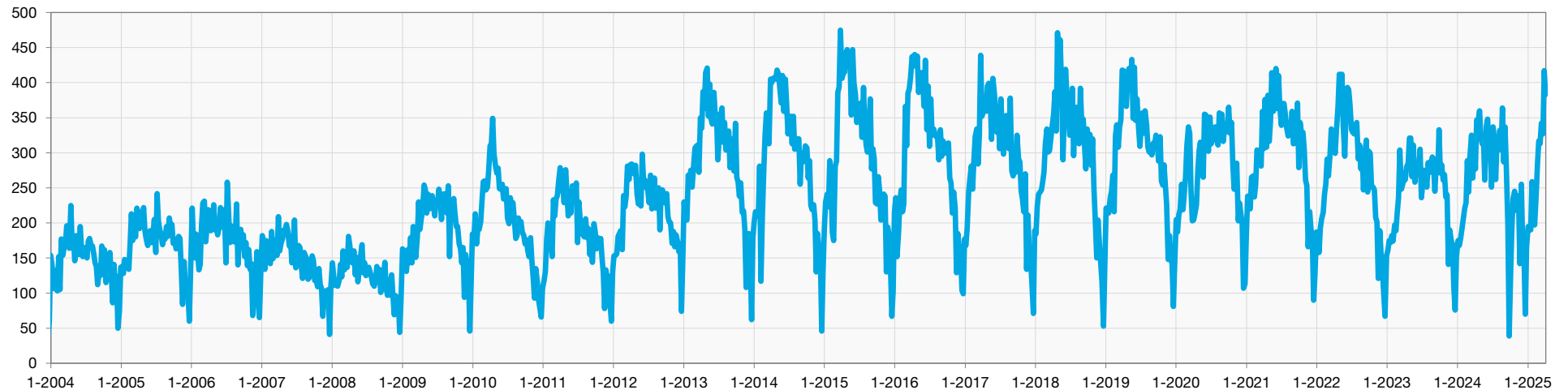


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/18/2025	192	168	+ 14.3%
1/25/2025	190	178	+ 6.7%
2/1/2025	259	191	+ 35.6%
2/8/2025	235	205	+ 14.6%
2/15/2025	197	221	- 10.9%
2/22/2025	240	229	+ 4.8%
3/1/2025	284	289	- 1.7%
3/8/2025	317	244	+ 29.9%
3/15/2025	313	295	+ 6.1%
3/22/2025	342	325	+ 5.2%
3/29/2025	327	264	+ 23.9%
4/5/2025	417	318	+ 31.1%
4/12/2025	383	277	+ 38.3%
3-Month Total	3,696	3,204	+ 15.4%

## Historical New Listing Activity



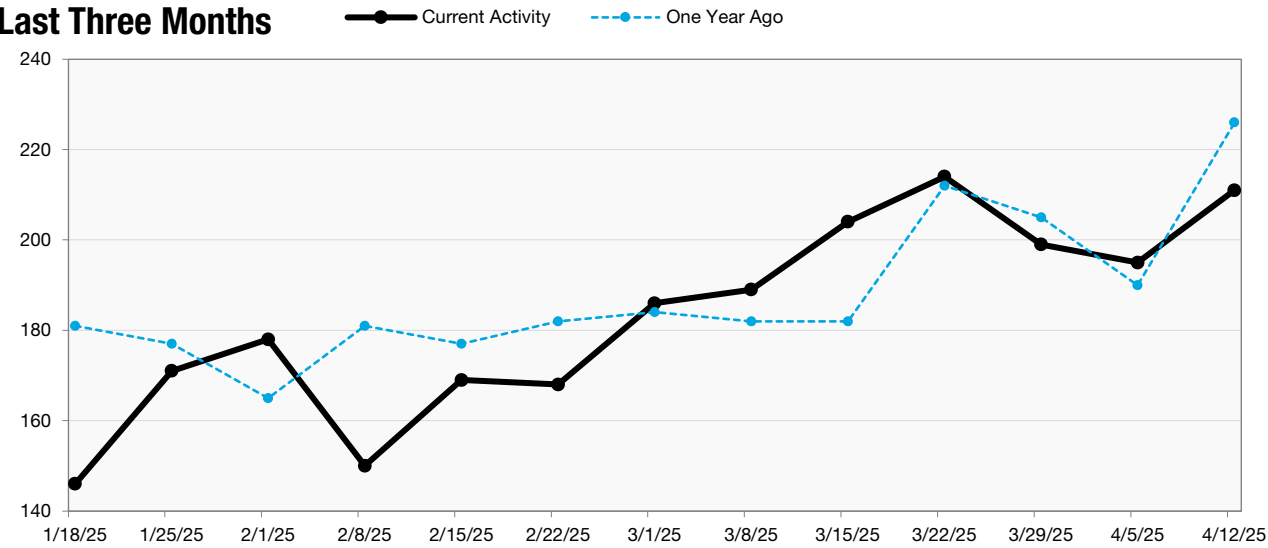
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# Pending Sales

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.

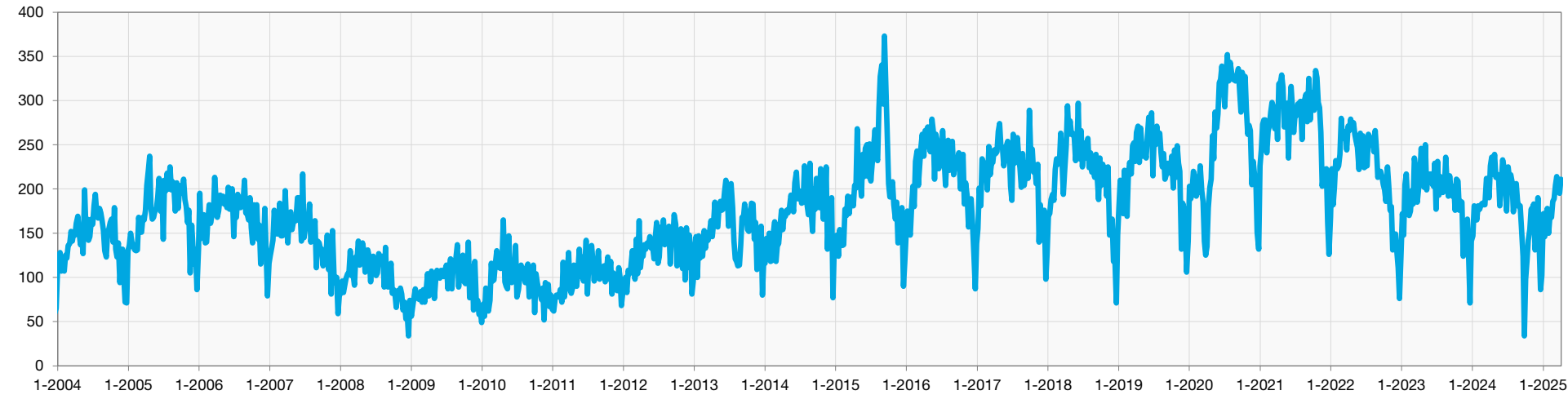


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/18/2025	146	181	- 19.3%
1/25/2025	171	177	- 3.4%
2/1/2025	178	165	+ 7.9%
2/8/2025	150	181	- 17.1%
2/15/2025	169	177	- 4.5%
2/22/2025	168	182	- 7.7%
3/1/2025	186	184	+ 1.1%
3/8/2025	189	182	+ 3.8%
3/15/2025	204	182	+ 12.1%
3/22/2025	214	212	+ 0.9%
3/29/2025	199	205	- 2.9%
4/5/2025	195	190	+ 2.6%
4/12/2025	211	226	- 6.6%
3-Month Total	2,380	2,444	- 2.6%

## Historical Pending Sales Activity



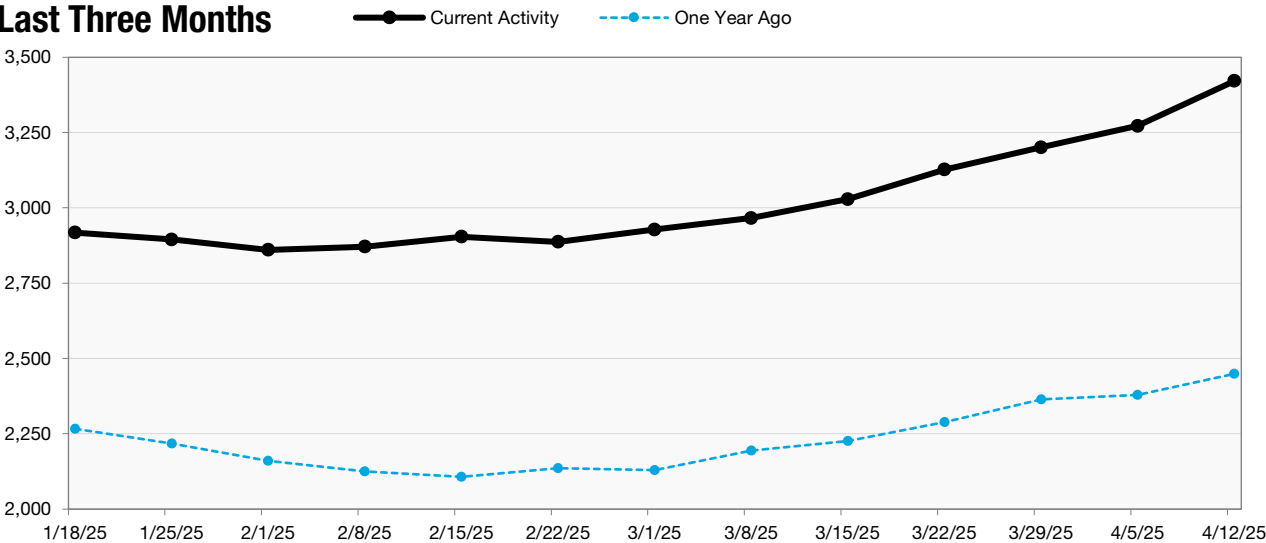
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

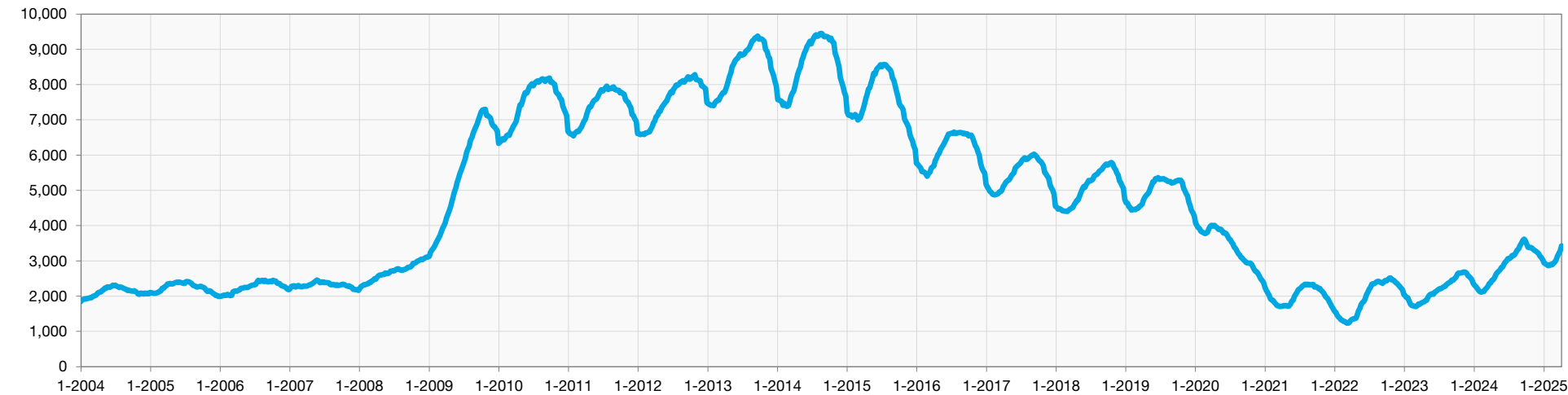


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/18/2025	2,918	2,266	+ 28.8%
1/25/2025	2,895	2,217	+ 30.6%
2/1/2025	2,861	2,160	+ 32.5%
2/8/2025	2,871	2,125	+ 35.1%
2/15/2025	2,904	2,107	+ 37.8%
2/22/2025	2,887	2,135	+ 35.2%
3/1/2025	2,928	2,129	+ 37.5%
3/8/2025	2,966	2,194	+ 35.2%
3/15/2025	3,029	2,226	+ 36.1%
3/22/2025	3,127	2,288	+ 36.7%
3/29/2025	3,201	2,364	+ 35.4%
4/5/2025	3,272	2,379	+ 37.5%
4/12/2025	3,422	2,449	+ 39.7%
3-Month Avg	3,022	2,234	+ 35.3%

## Historical Inventory Activity



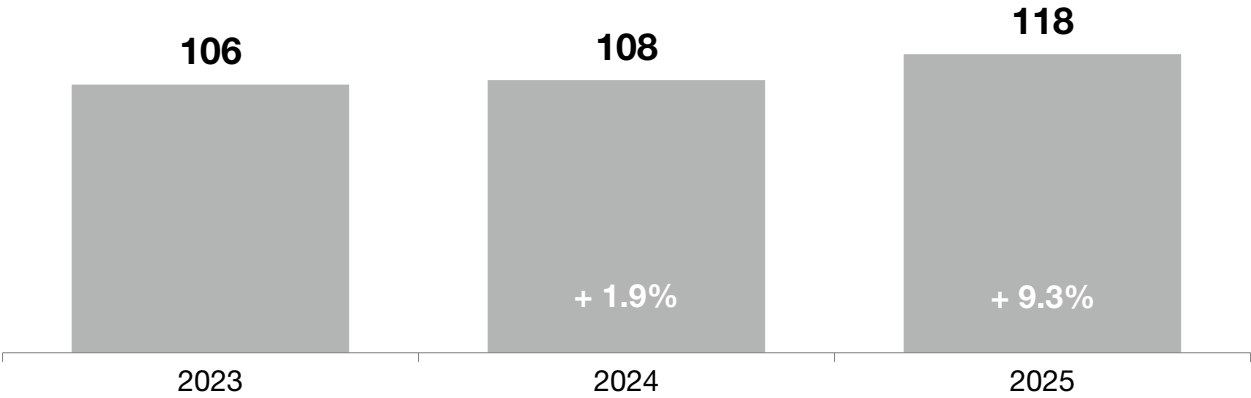
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# List to Close

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



## March



Month	Current Activity	One Year Previous	+ / -
April 2024	94	93	+ 1.1%
May 2024	87	84	+ 3.6%
June 2024	86	84	+ 2.4%
July 2024	88	88	0.0%
August 2024	92	80	+ 15.0%
September 2024	91	88	+ 3.4%
October 2024	106	86	+ 23.3%
November 2024	113	88	+ 28.4%
December 2024	110	89	+ 23.6%
January 2025	119	112	+ 6.3%
February 2025	120	103	+ 16.5%
March 2025	118	108	+ 9.3%
12-Month Avg	102	92	+ 10.9%

## Historical List to Close



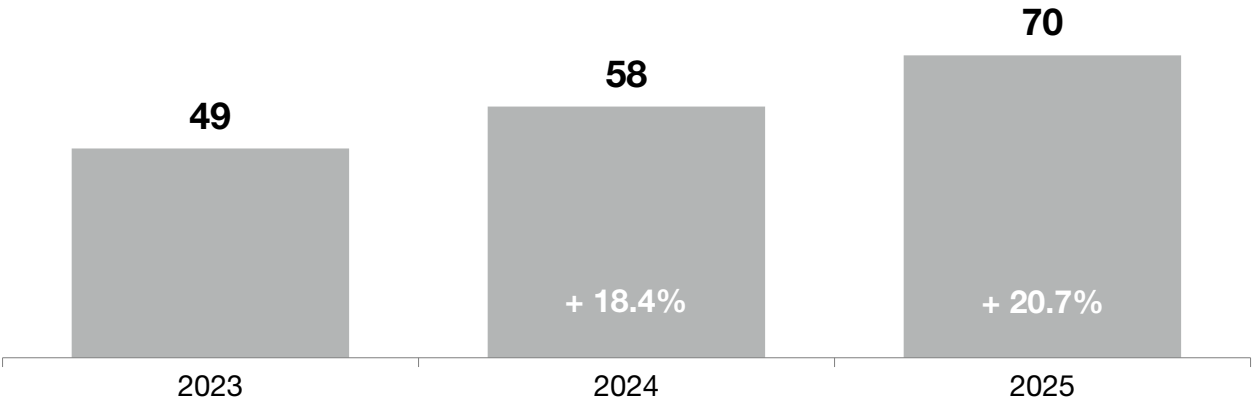
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# Days on Market



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.

## March



Month	Current Activity	One Year Previous	+/-
April 2024	48	45	+ 6.7%
May 2024	44	38	+ 15.8%
June 2024	41	34	+ 20.6%
July 2024	43	35	+ 22.9%
August 2024	46	35	+ 31.4%
September 2024	47	36	+ 30.6%
October 2024	50	38	+ 31.6%
November 2024	60	38	+ 57.9%
December 2024	62	42	+ 47.6%
January 2025	67	53	+ 26.4%
February 2025	72	56	+ 28.6%
March 2025	70	58	+ 20.7%
12-Month Avg	53	41	+ 29.3%

## Historical Days on Market



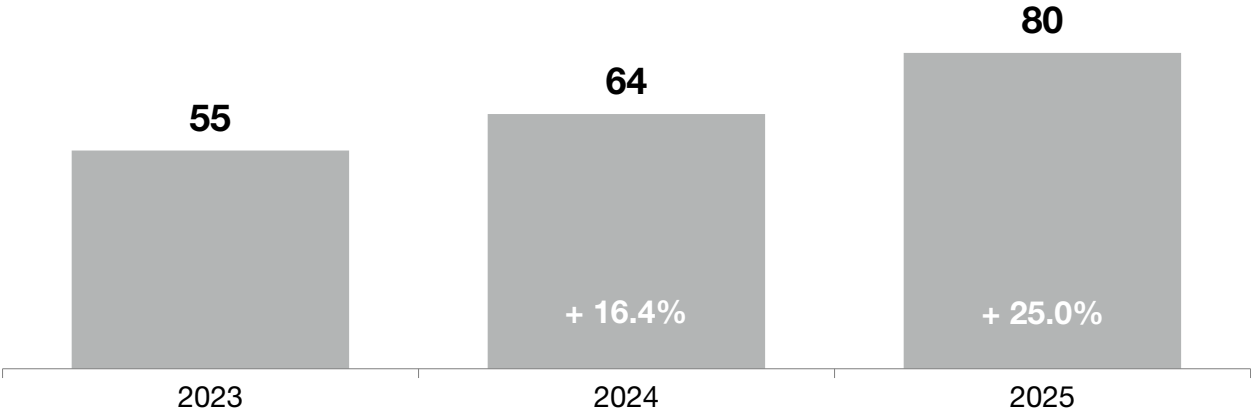
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# Cumulative Days on Market

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.



## March



Month	Current Activity	One Year Previous	+/-
April 2024	55	48	+ 14.6%
May 2024	49	43	+ 14.0%
June 2024	48	39	+ 23.1%
July 2024	48	40	+ 20.0%
August 2024	51	39	+ 30.8%
September 2024	56	40	+ 40.0%
October 2024	55	46	+ 19.6%
November 2024	65	41	+ 58.5%
December 2024	70	46	+ 52.2%
January 2025	75	58	+ 29.3%
February 2025	78	63	+ 23.8%
March 2025	80	64	+ 25.0%
12-Month Avg	59	46	+ 28.3%

## Historical Cumulative Days on Market



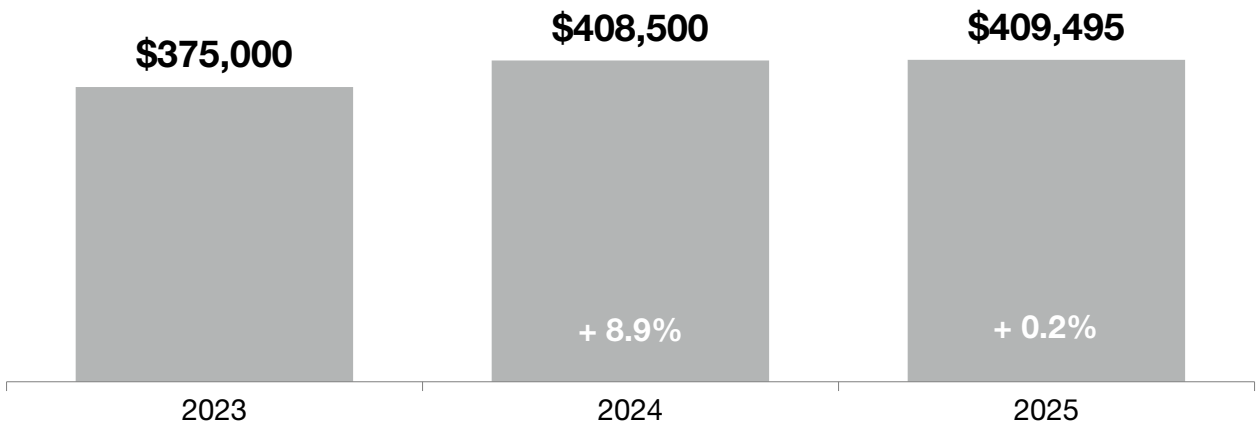
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# Median Sales Price

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

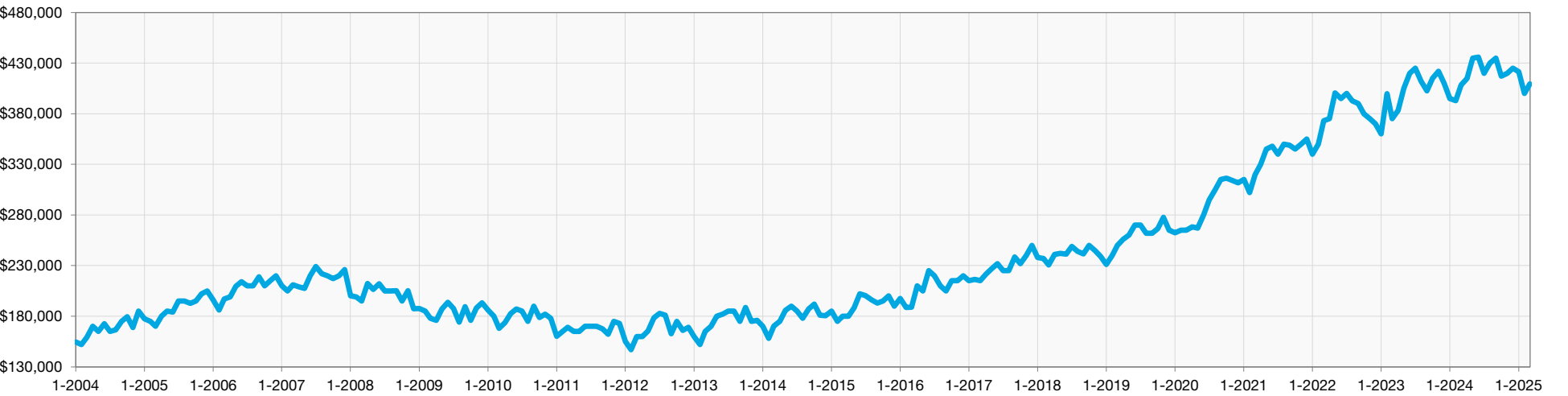


## March



Month	Current Activity	One Year Previous	+ / -
April 2024	\$414,845	\$383,180	+ 8.3%
May 2024	\$435,000	\$405,000	+ 7.4%
June 2024	\$436,108	\$420,000	+ 3.8%
July 2024	\$420,000	\$425,000	- 1.2%
August 2024	\$429,950	\$412,350	+ 4.3%
September 2024	\$435,000	\$402,500	+ 8.1%
October 2024	\$417,000	\$415,000	+ 0.5%
November 2024	\$419,950	\$422,000	- 0.5%
December 2024	\$425,000	\$410,000	+ 3.7%
January 2025	\$421,375	\$395,000	+ 6.7%
February 2025	\$400,000	\$392,900	+ 1.8%
March 2025	\$409,495	\$408,500	+ 0.2%
12-Month Avg	\$424,620	\$408,500	+ 3.9%

## Historical Median Sales Price



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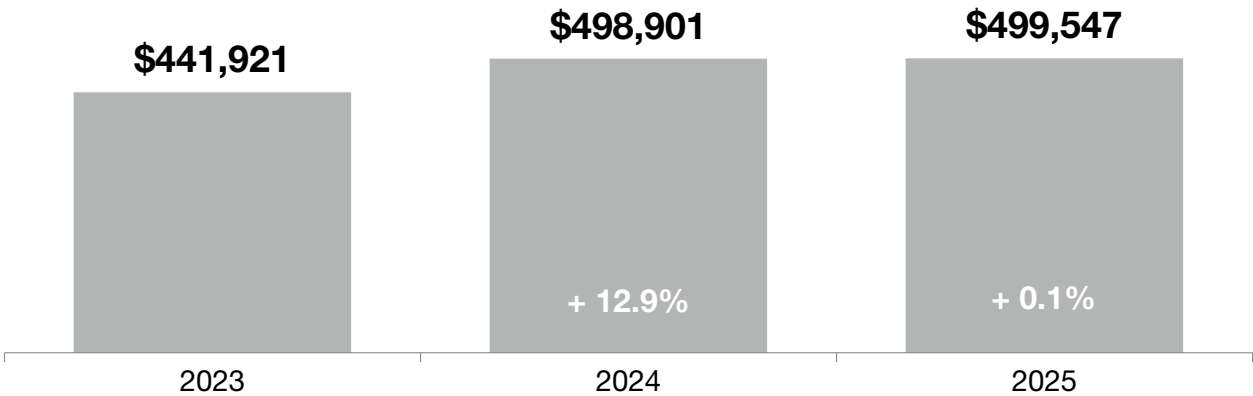


# Average Sales Price

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

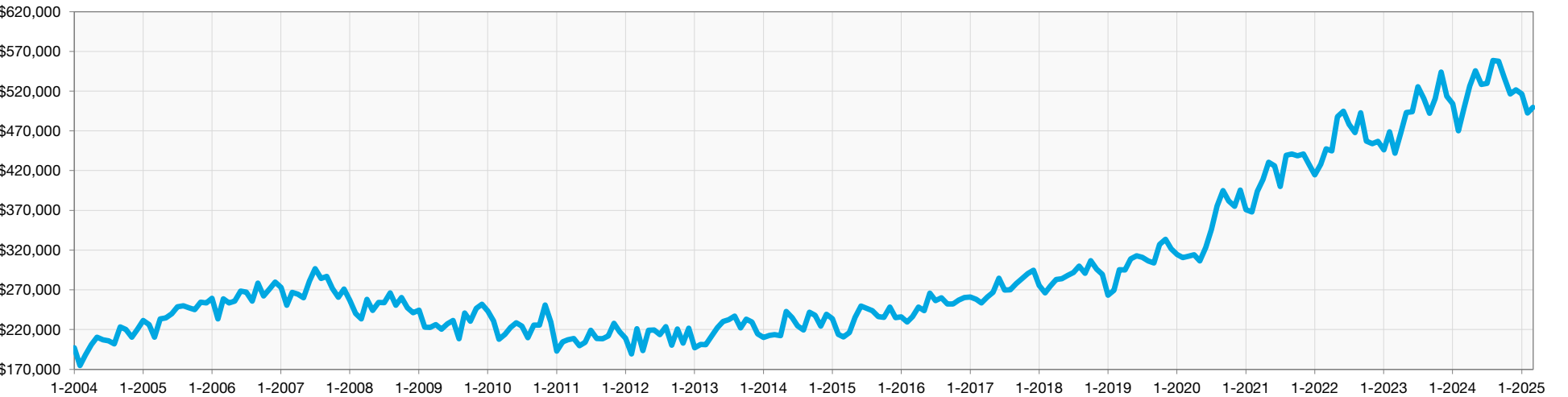


## March



Month	Current Activity	One Year Previous	+ / -
April 2024	\$526,389	\$466,922	+ 12.7%
May 2024	\$545,748	\$493,271	+ 10.6%
June 2024	\$528,454	\$494,136	+ 6.9%
July 2024	\$529,757	\$525,521	+ 0.8%
August 2024	\$558,737	\$510,777	+ 9.4%
September 2024	\$557,619	\$492,171	+ 13.3%
October 2024	\$537,048	\$510,621	+ 5.2%
November 2024	\$516,321	\$544,024	- 5.1%
December 2024	\$521,624	\$513,531	+ 1.6%
January 2025	\$516,621	\$504,164	+ 2.5%
February 2025	\$492,494	\$470,117	+ 4.8%
March 2025	\$499,547	\$498,901	+ 0.1%
12-Month Avg	\$529,486	\$502,466	+ 5.4%

## Historical Average Sales Price



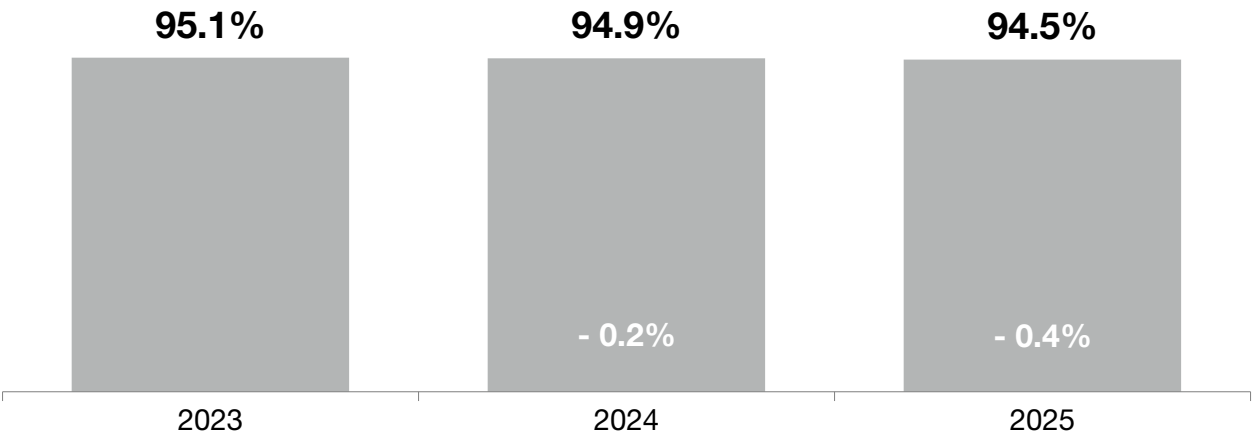
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# Percent of Original List Price Received

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.



## March



Month	Current Activity	One Year Previous	+ / -
April 2024	95.4%	97.0%	- 1.6%
May 2024	96.2%	97.3%	- 1.1%
June 2024	95.9%	97.6%	- 1.7%
July 2024	95.3%	97.3%	- 2.1%
August 2024	95.0%	96.4%	- 1.5%
September 2024	94.0%	96.3%	- 2.4%
October 2024	94.4%	94.7%	- 0.3%
November 2024	93.4%	95.2%	- 1.9%
December 2024	93.4%	94.4%	- 1.1%
January 2025	93.9%	93.2%	+ 0.8%
February 2025	93.0%	93.3%	- 0.3%
March 2025	94.5%	94.9%	- 0.4%
12-Month Avg	94.7%	95.8%	- 1.1%

## Historical Percent of Original List Price Received



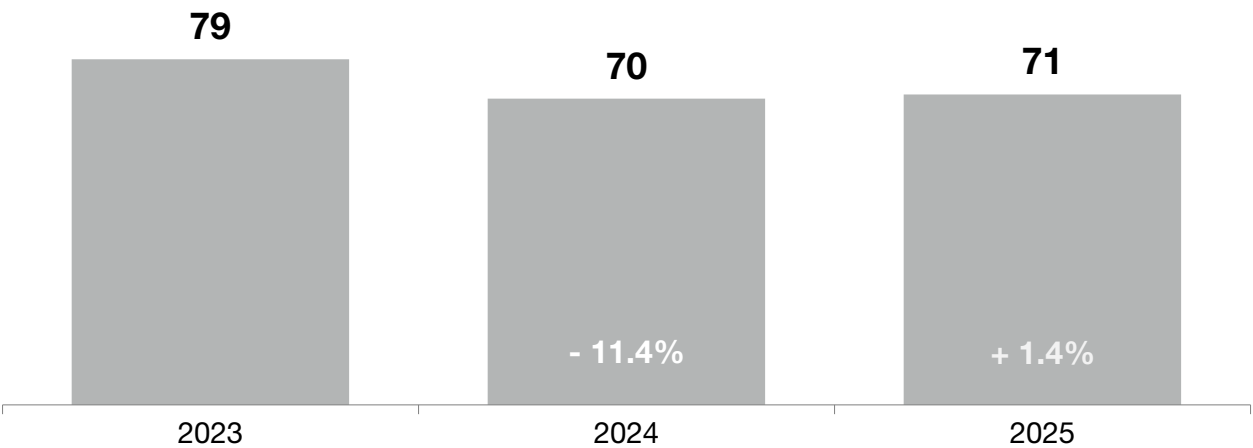
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# Housing Affordability Index

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.**



## March



Month	Current Activity	One Year Previous	+ / -
April 2024	67	77	- 13.0%
May 2024	64	72	- 11.1%
June 2024	65	69	- 5.8%
July 2024	68	67	+ 1.5%
August 2024	69	67	+ 3.0%
September 2024	70	68	+ 2.9%
October 2024	70	63	+ 11.1%
November 2024	68	65	+ 4.6%
December 2024	67	71	- 5.6%
January 2025	67	73	- 8.2%
February 2025	72	72	0.0%
March 2025	71	70	+ 1.4%
12-Month Avg	68	70	- 1.9%

## Historical Housing Affordability Index



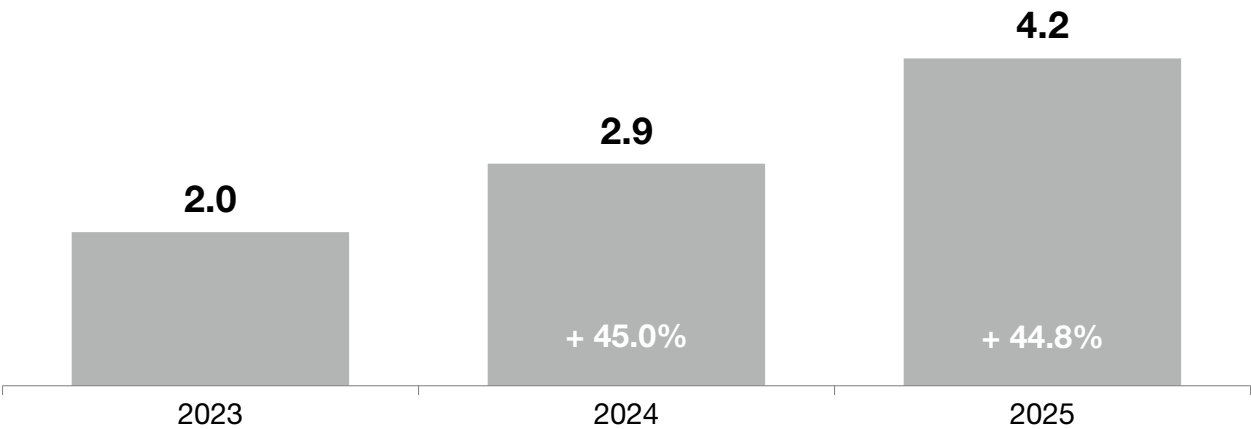
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# Months Supply of Homes for Sale

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.

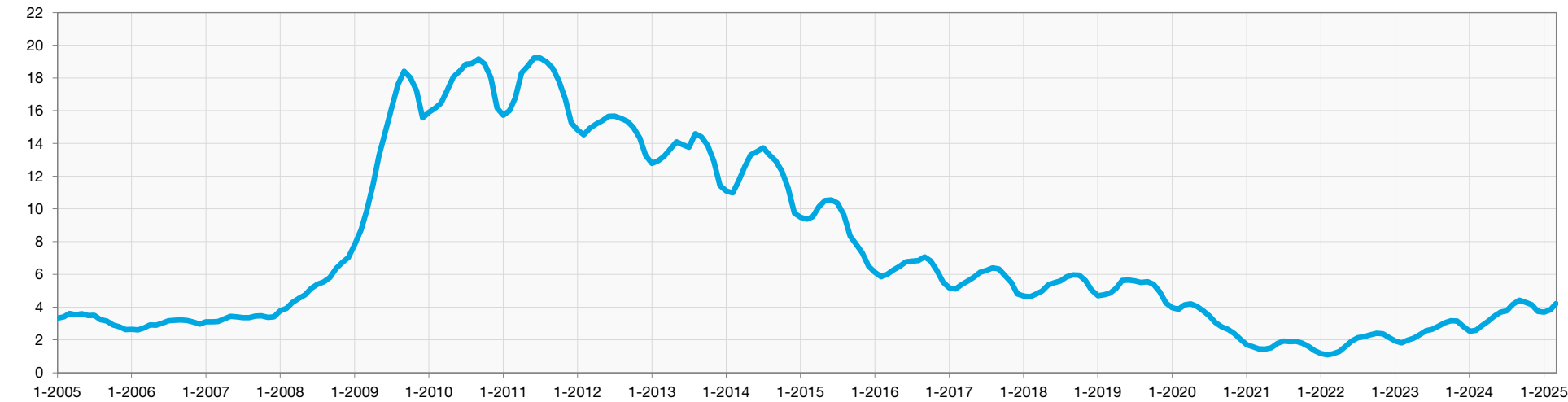


## March



Month	Current Activity	One Year Previous	+ / -
April 2024	3.1	2.1	+ 47.6%
May 2024	3.4	2.3	+ 47.8%
June 2024	3.7	2.6	+ 42.3%
July 2024	3.8	2.6	+ 46.2%
August 2024	4.2	2.8	+ 50.0%
September 2024	4.4	3.0	+ 46.7%
October 2024	4.3	3.2	+ 34.4%
November 2024	4.2	3.1	+ 35.5%
December 2024	3.7	2.8	+ 32.1%
January 2025	3.7	2.5	+ 48.0%
February 2025	3.8	2.6	+ 46.2%
March 2025	4.2	2.9	+ 44.8%
12-Month Avg	3.9	2.7	+ 44.4%

## 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.