

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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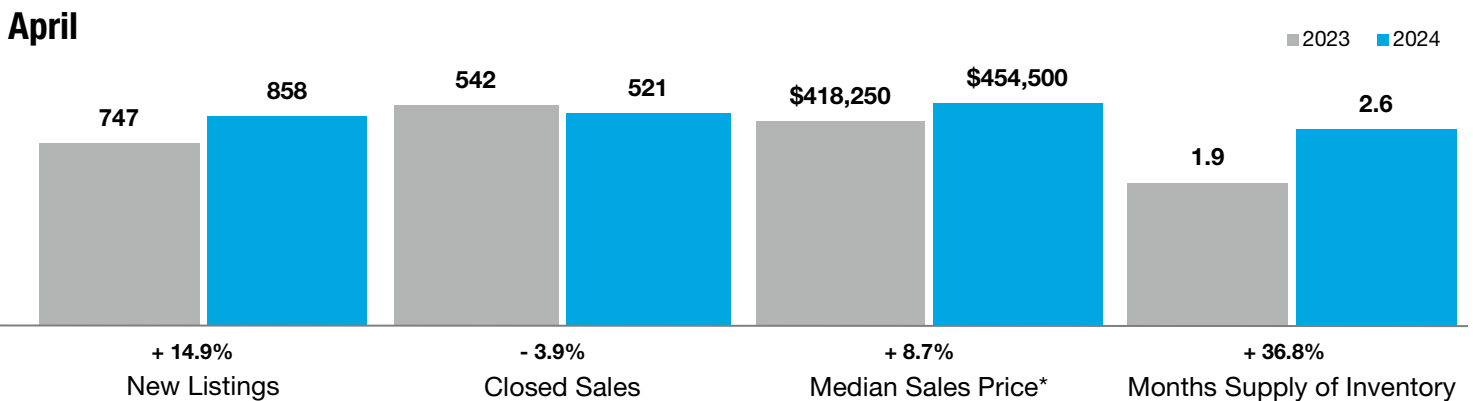


Asheville MSA

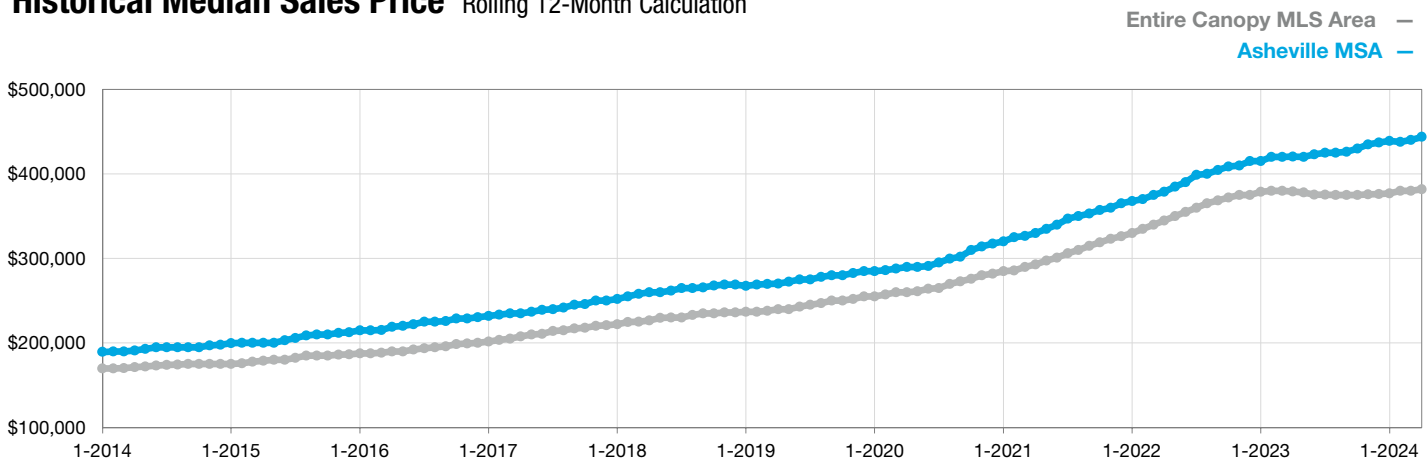
Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	747	858	+ 14.9%	2,470	2,685	+ 8.7%
Pending Sales	636	653	+ 2.7%	2,203	2,184	- 0.9%
Closed Sales	542	521	- 3.9%	1,902	1,869	- 1.7%
Median Sales Price*	\$418,250	\$454,500	+ 8.7%	\$415,000	\$434,385	+ 4.7%
Average Sales Price*	\$508,731	\$575,460	+ 13.1%	\$499,853	\$536,393	+ 7.3%
Percent of Original List Price Received*	97.7%	96.3%	- 1.4%	95.8%	95.1%	- 0.7%
List to Close	93	91	- 2.2%	105	103	- 1.9%
Days on Market Until Sale	44	44	0.0%	47	51	+ 8.5%
Cumulative Days on Market Until Sale	45	50	+ 11.1%	49	58	+ 18.4%
Average List Price	\$598,401	\$670,755	+ 12.1%	\$578,850	\$633,439	+ 9.4%
Inventory of Homes for Sale	1,103	1,434	+ 30.0%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Median Sales Price Rolling 12-Month Calculation



Current as of May 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.