

# Local Market Update for April 2024

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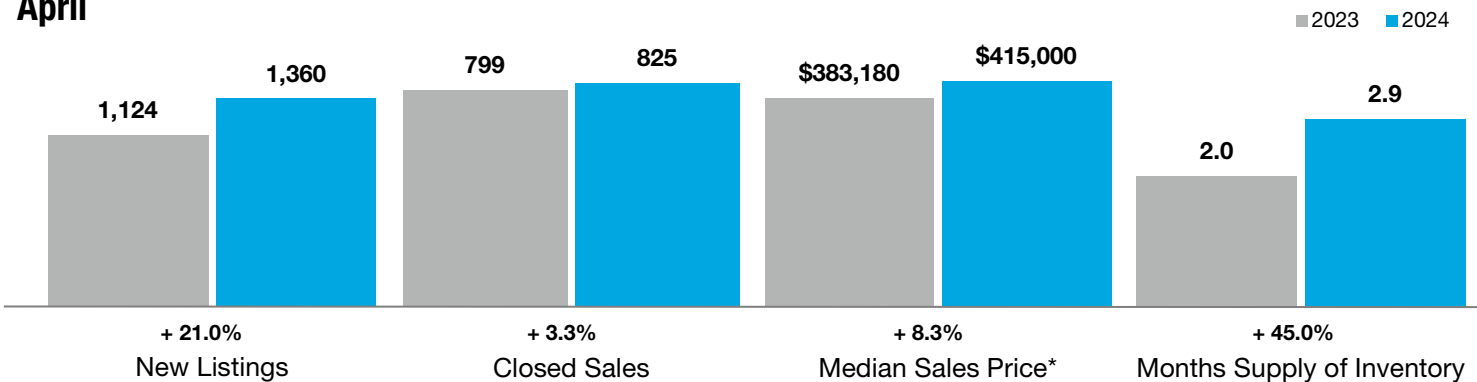
## Asheville Region

Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

| Key Metrics                              | April     |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2023      | 2024      | Percent Change | Thru 4-2023  | Thru 4-2024 | Percent Change |
| New Listings                             | 1,124     | 1,360     | + 21.0%        | 3,754        | 4,281       | + 14.0%        |
| Pending Sales                            | 936       | 1,005     | + 7.4%         | 3,324        | 3,354       | + 0.9%         |
| Closed Sales                             | 799       | 825       | + 3.3%         | 2,880        | 2,893       | + 0.5%         |
| Median Sales Price*                      | \$383,180 | \$415,000 | + 8.3%         | \$380,000    | \$401,000   | + 5.5%         |
| Average Sales Price*                     | \$466,922 | \$530,350 | + 13.6%        | \$455,849    | \$502,399   | + 10.2%        |
| Percent of Original List Price Received* | 97.0%     | 95.5%     | - 1.5%         | 95.1%        | 94.3%       | - 0.8%         |
| List to Close                            | 93        | 93        | 0.0%           | 103          | 104         | + 1.0%         |
| Days on Market Until Sale                | 45        | 48        | + 6.7%         | 48           | 54          | + 12.5%        |
| Cumulative Days on Market Until Sale     | 48        | 55        | + 14.6%        | 51           | 60          | + 17.6%        |
| Average List Price                       | \$574,374 | \$641,971 | + 11.8%        | \$542,633    | \$593,438   | + 9.4%         |
| Inventory of Homes for Sale              | 1,785     | 2,425     | + 35.9%        | --           | --          | --             |
| Months Supply of Inventory               | 2.0       | 2.9       | + 45.0%        | --           | --          | --             |

\* 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.

### April



### Historical Median Sales Price Rolling 12-Month Calculation

