

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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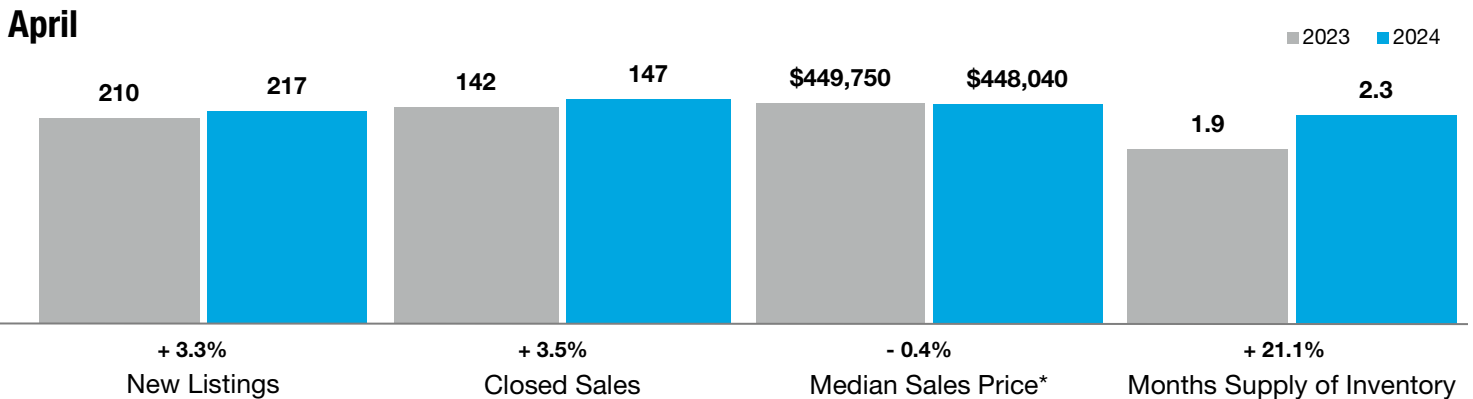


City of Asheville

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	210	217	+ 3.3%	664	699	+ 5.3%
Pending Sales	160	175	+ 9.4%	561	594	+ 5.9%
Closed Sales	142	147	+ 3.5%	482	538	+ 11.6%
Median Sales Price*	\$449,750	\$448,040	- 0.4%	\$450,000	\$459,445	+ 2.1%
Average Sales Price*	\$538,603	\$587,243	+ 9.0%	\$567,252	\$608,208	+ 7.2%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	96.3%	95.2%	- 1.1%
List to Close	92	89	- 3.3%	98	104	+ 6.1%
Days on Market Until Sale	45	41	- 8.9%	53	48	- 9.4%
Cumulative Days on Market Until Sale	35	52	+ 48.6%	43	54	+ 25.6%
Average List Price	\$723,937	\$773,661	+ 6.9%	\$701,475	\$746,760	+ 6.5%
Inventory of Homes for Sale	300	347	+ 15.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

* 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

