

Local Market Update for March 2024

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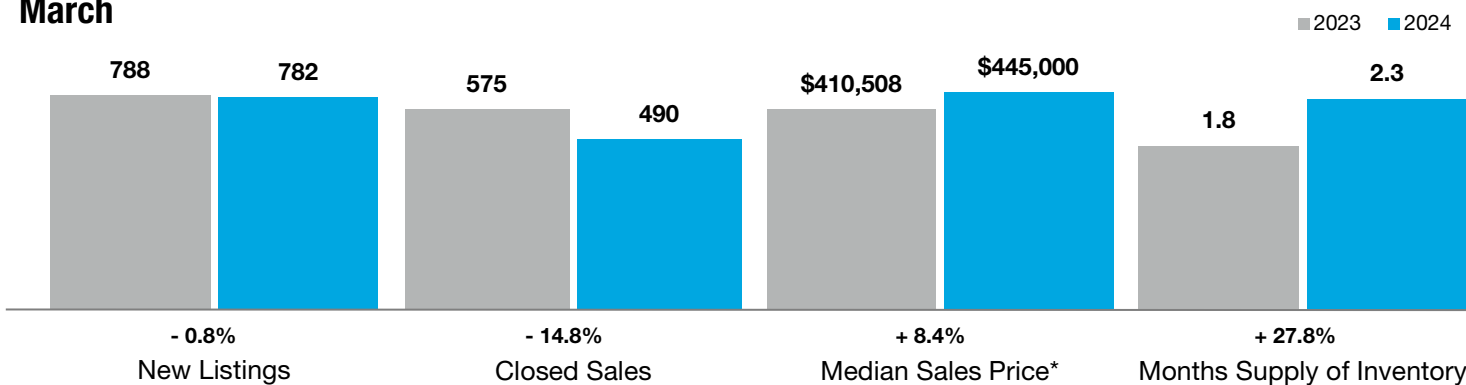
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	788	782	- 0.8%	1,723	1,816	+ 5.4%
Pending Sales	610	594	- 2.6%	1,567	1,565	- 0.1%
Closed Sales	575	490	- 14.8%	1,360	1,339	- 1.5%
Median Sales Price*	\$410,508	\$445,000	+ 8.4%	\$413,990	\$425,000	+ 2.7%
Average Sales Price*	\$489,230	\$549,064	+ 12.2%	\$496,315	\$522,058	+ 5.2%
Percent of Original List Price Received*	95.8%	95.4%	- 0.4%	95.1%	94.6%	- 0.5%
List to Close	111	107	- 3.6%	109	108	- 0.9%
Days on Market Until Sale	48	55	+ 14.6%	49	54	+ 10.2%
Cumulative Days on Market Until Sale	55	63	+ 14.5%	50	60	+ 20.0%
Average List Price	\$582,785	\$658,608	+ 13.0%	\$570,401	\$619,435	+ 8.6%
Inventory of Homes for Sale	1,072	1,289	+ 20.2%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

