

Local Market Update for March 2024

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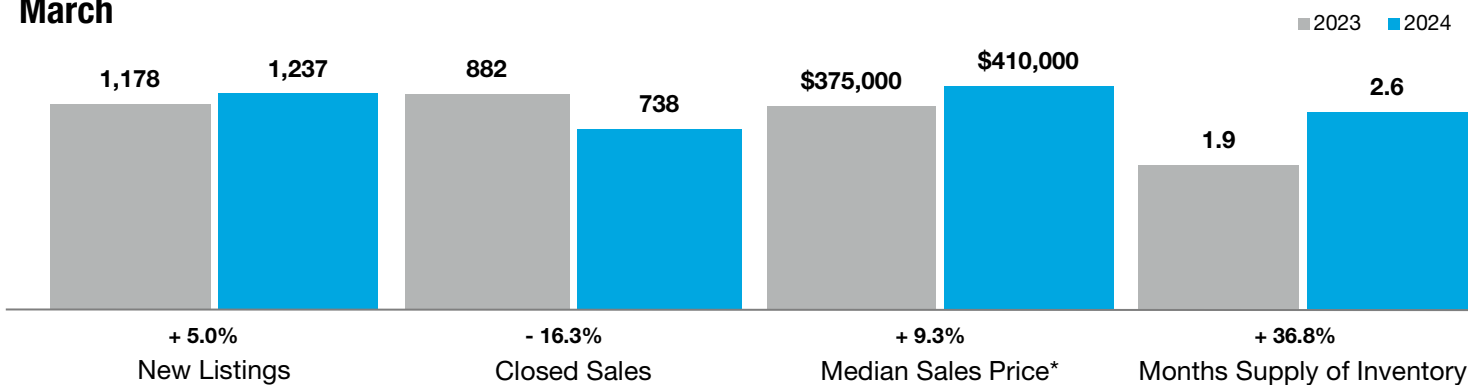
Asheville Region

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

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1,178	1,237	+ 5.0%	2,630	2,908	+ 10.6%
Pending Sales	917	917	0.0%	2,388	2,417	+ 1.2%
Closed Sales	882	738	- 16.3%	2,081	2,051	- 1.4%
Median Sales Price*	\$375,000	\$410,000	+ 9.3%	\$378,695	\$400,000	+ 5.6%
Average Sales Price*	\$442,418	\$501,311	+ 13.3%	\$451,601	\$490,911	+ 8.7%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	94.4%	93.8%	- 0.6%
List to Close	106	107	+ 0.9%	106	107	+ 0.9%
Days on Market Until Sale	49	58	+ 18.4%	50	55	+ 10.0%
Cumulative Days on Market Until Sale	55	64	+ 16.4%	53	62	+ 17.0%
Average List Price	\$550,698	\$614,951	+ 11.7%	\$529,113	\$574,719	+ 8.6%
Inventory of Homes for Sale	1,727	2,186	+ 26.6%	--	--	--
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.

March



Historical Median Sales Price Rolling 12-Month Calculation

