

Local Market Update for March 2024

A research tool provided by the Canopy Realtor® Association
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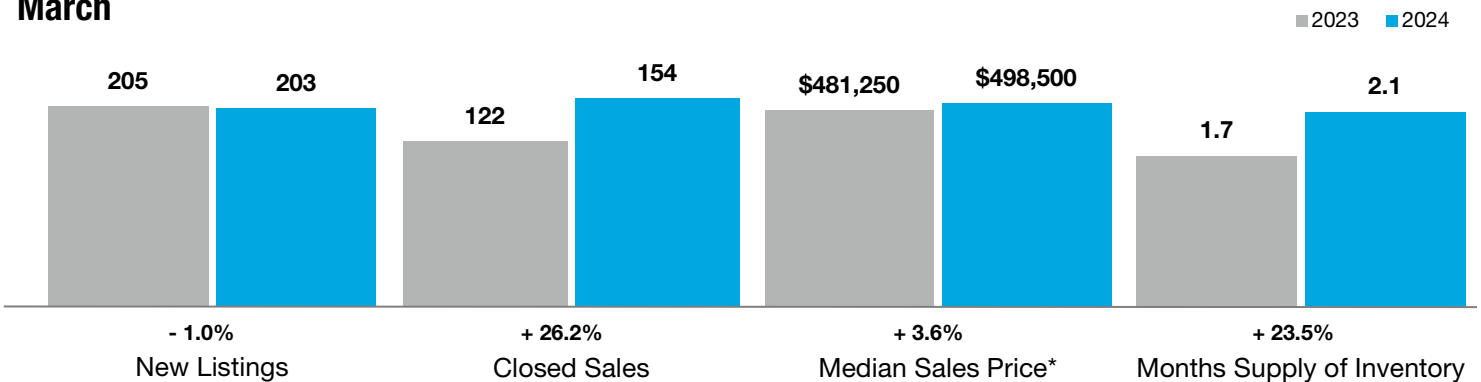
City of Asheville

North Carolina

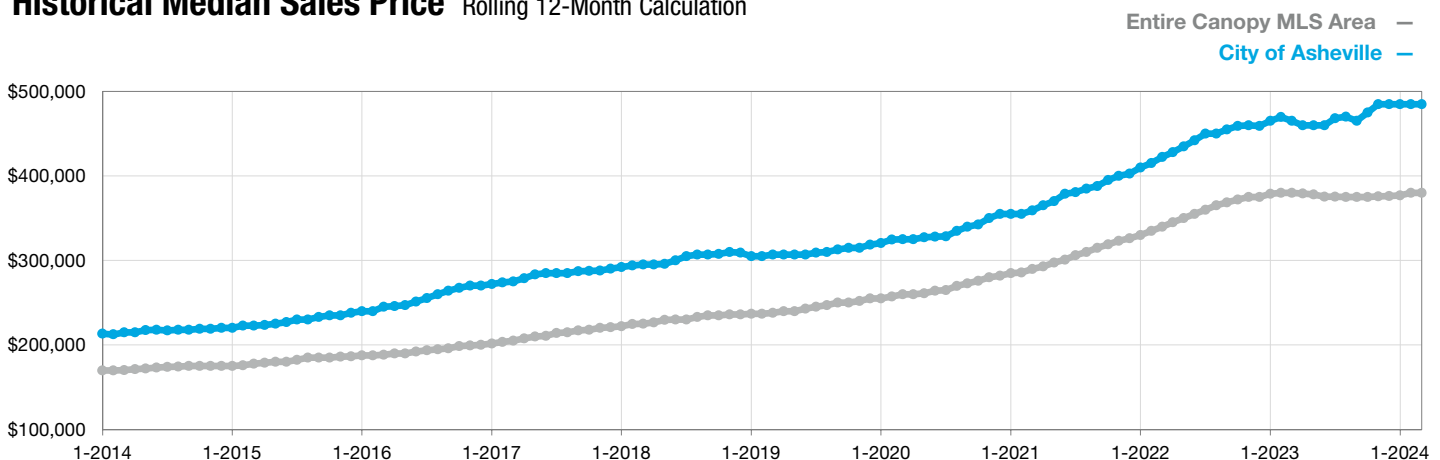
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	205	203	- 1.0%	454	478	+ 5.3%
Pending Sales	158	147	- 7.0%	401	424	+ 5.7%
Closed Sales	122	154	+ 26.2%	340	389	+ 14.4%
Median Sales Price*	\$481,250	\$498,500	+ 3.6%	\$450,000	\$469,900	+ 4.4%
Average Sales Price*	\$623,386	\$650,310	+ 4.3%	\$579,218	\$617,215	+ 6.6%
Percent of Original List Price Received*	96.6%	95.7%	- 0.9%	95.2%	94.5%	- 0.7%
List to Close	94	109	+ 16.0%	101	110	+ 8.9%
Days on Market Until Sale	44	54	+ 22.7%	56	51	- 8.9%
Cumulative Days on Market Until Sale	55	61	+ 10.9%	47	55	+ 17.0%
Average List Price	\$684,205	\$801,858	+ 17.2%	\$690,987	\$737,499	+ 6.7%
Inventory of Homes for Sale	271	323	+ 19.2%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

* 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



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