

Local Market Update for February 2024

A research tool provided by the Canopy Realtor® Association
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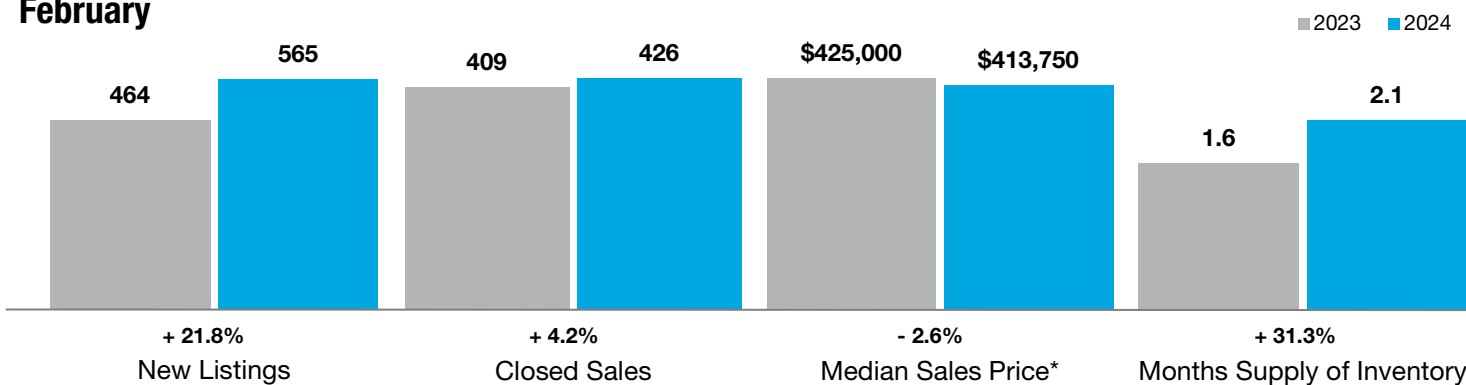
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

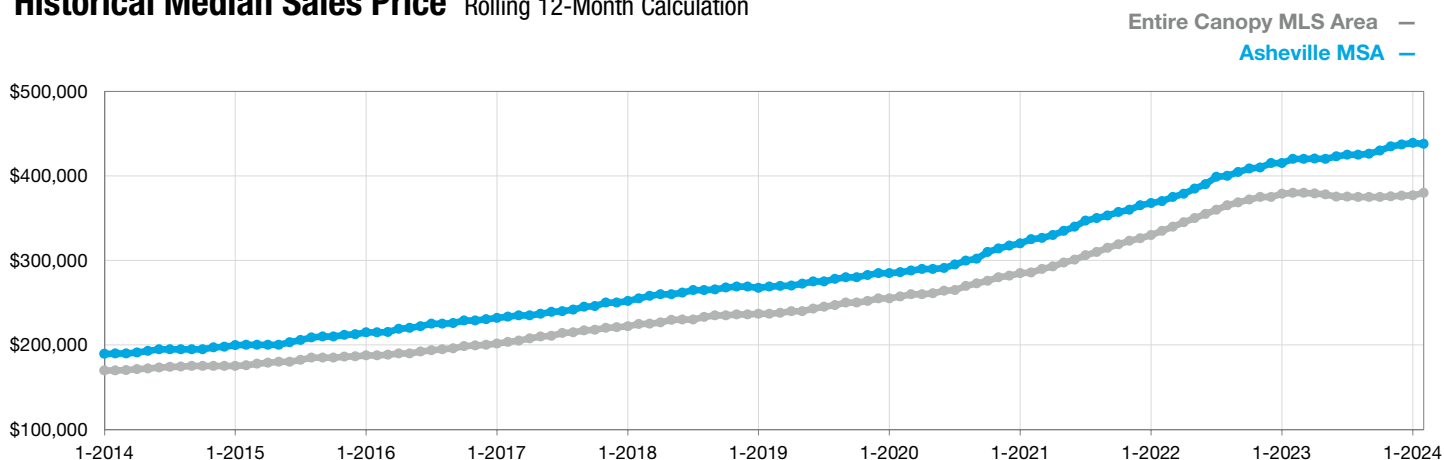
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	464	565	+ 21.8%	935	1,029	+ 10.1%
Pending Sales	472	500	+ 5.9%	958	1,000	+ 4.4%
Closed Sales	409	426	+ 4.2%	785	834	+ 6.2%
Median Sales Price*	\$425,000	\$413,750	- 2.6%	\$417,092	\$417,995	+ 0.2%
Average Sales Price*	\$521,406	\$489,913	- 6.0%	\$501,505	\$506,609	+ 1.0%
Percent of Original List Price Received*	94.8%	94.0%	- 0.8%	94.6%	94.1%	- 0.5%
List to Close	108	102	- 5.6%	108	108	0.0%
Days on Market Until Sale	53	54	+ 1.9%	50	53	+ 6.0%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	47	59	+ 25.5%
Average List Price	\$566,537	\$566,040	- 0.1%	\$559,924	\$593,063	+ 5.9%
Inventory of Homes for Sale	977	1,166	+ 19.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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