

Local Market Update for February 2024

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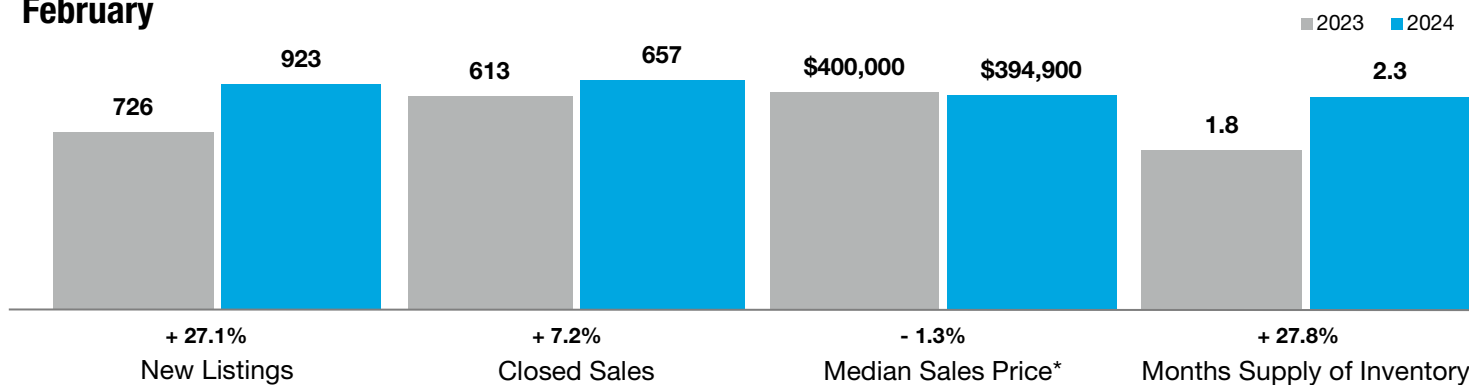
Asheville Region

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

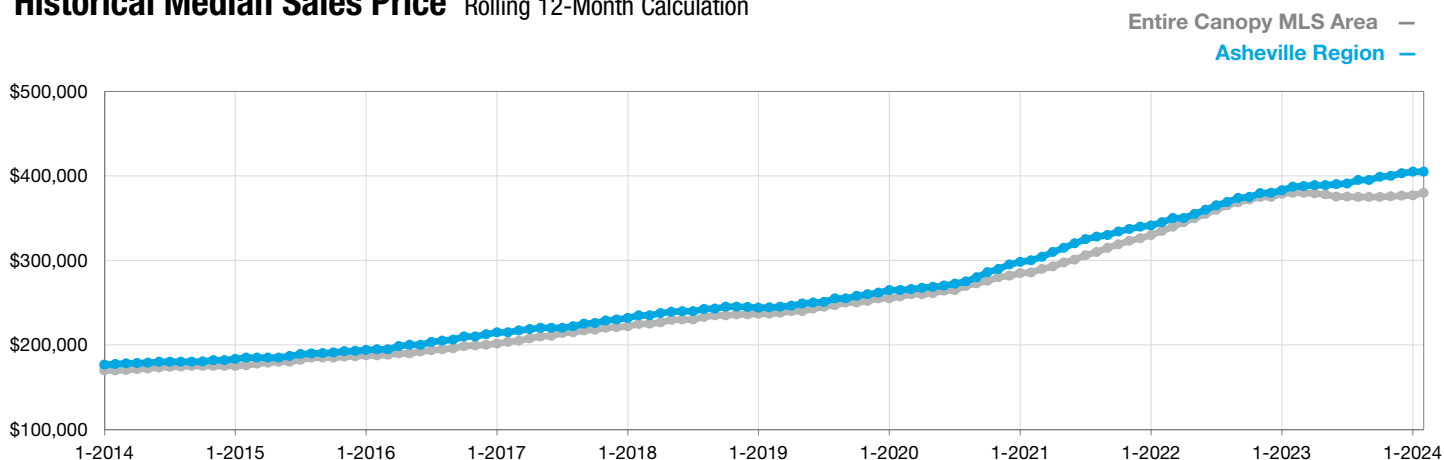
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	726	923	+ 27.1%	1,451	1,659	+ 14.3%
Pending Sales	730	798	+ 9.3%	1,471	1,546	+ 5.1%
Closed Sales	613	657	+ 7.2%	1,199	1,293	+ 7.8%
Median Sales Price*	\$400,000	\$394,900	- 1.3%	\$379,870	\$395,000	+ 4.0%
Average Sales Price*	\$469,618	\$470,412	+ 0.2%	\$458,363	\$485,108	+ 5.8%
Percent of Original List Price Received*	94.1%	93.2%	- 1.0%	94.0%	93.2%	- 0.9%
List to Close	108	102	- 5.6%	106	107	+ 0.9%
Days on Market Until Sale	54	55	+ 1.9%	51	54	+ 5.9%
Cumulative Days on Market Until Sale	56	63	+ 12.5%	51	60	+ 17.6%
Average List Price	\$521,673	\$541,123	+ 3.7%	\$511,555	\$548,017	+ 7.1%
Inventory of Homes for Sale	1,620	1,973	+ 21.8%	--	--	--
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.

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.