

Local Market Update for February 2024

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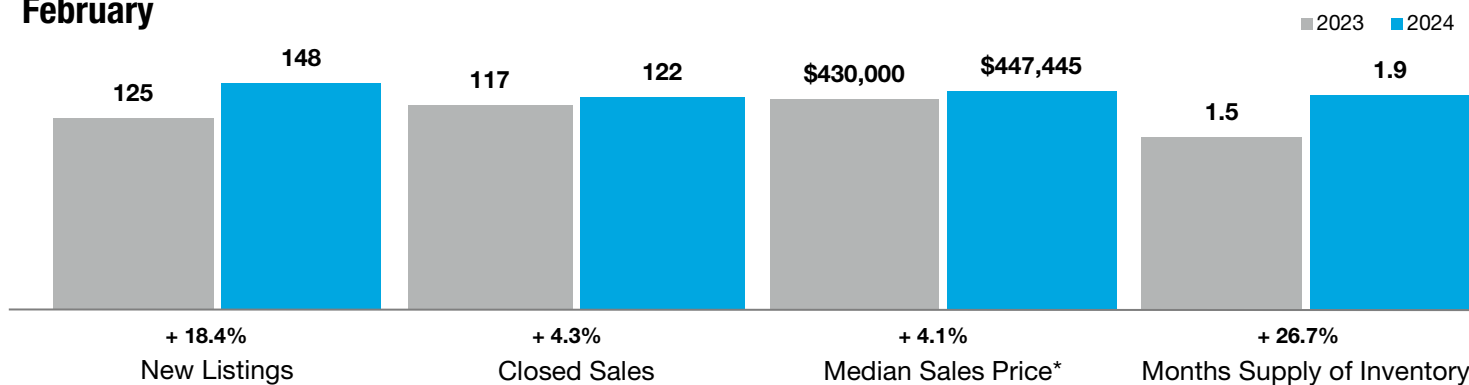
City of Asheville

North Carolina

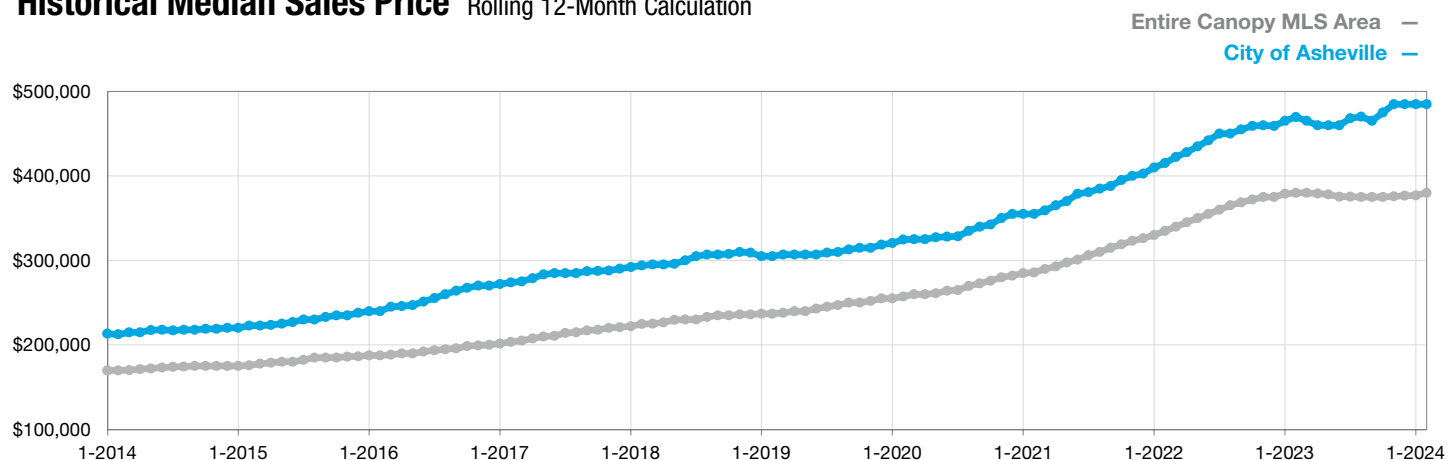
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	125	148	+ 18.4%	249	274	+ 10.0%
Pending Sales	120	151	+ 25.8%	244	285	+ 16.8%
Closed Sales	117	122	+ 4.3%	218	234	+ 7.3%
Median Sales Price*	\$430,000	\$447,445	+ 4.1%	\$438,000	\$445,940	+ 1.8%
Average Sales Price*	\$548,103	\$575,059	+ 4.9%	\$554,499	\$595,636	+ 7.4%
Percent of Original List Price Received*	94.5%	93.7%	- 0.8%	94.3%	93.6%	- 0.7%
List to Close	101	103	+ 2.0%	105	110	+ 4.8%
Days on Market Until Sale	67	48	- 28.4%	63	48	- 23.8%
Cumulative Days on Market Until Sale	46	52	+ 13.0%	43	50	+ 16.3%
Average List Price	\$704,596	\$633,264	- 10.1%	\$696,524	\$693,259	- 0.5%
Inventory of Homes for Sale	252	287	+ 13.9%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

* 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.