

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

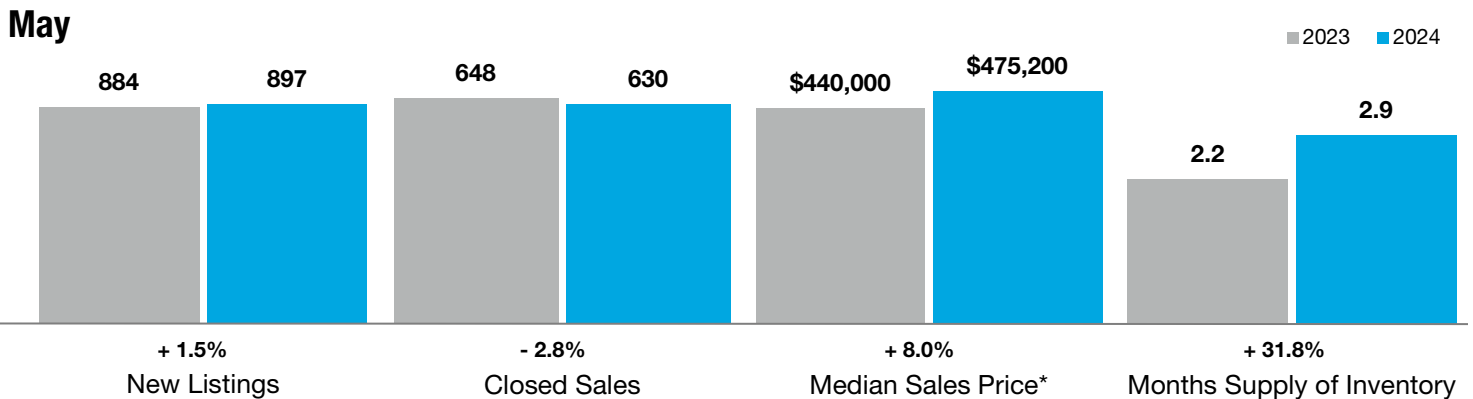


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	884	897	+ 1.5%	3,345	3,594	+ 7.4%
Pending Sales	679	655	- 3.5%	2,869	2,815	- 1.9%
Closed Sales	648	630	- 2.8%	2,518	2,507	- 0.4%
Median Sales Price*	\$440,000	\$475,200	+ 8.0%	\$423,492	\$442,890	+ 4.6%
Average Sales Price*	\$533,155	\$605,498	+ 13.6%	\$512,561	\$553,220	+ 7.9%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	96.5%	95.6%	- 0.9%
List to Close	85	84	- 1.2%	100	99	- 1.0%
Days on Market Until Sale	39	40	+ 2.6%	45	48	+ 6.7%
Cumulative Days on Market Until Sale	41	41	0.0%	47	54	+ 14.9%
Average List Price	\$614,047	\$725,449	+ 18.1%	\$588,666	\$652,004	+ 10.8%
Inventory of Homes for Sale	1,255	1,593	+ 26.9%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

