

Local Market Update for May 2024

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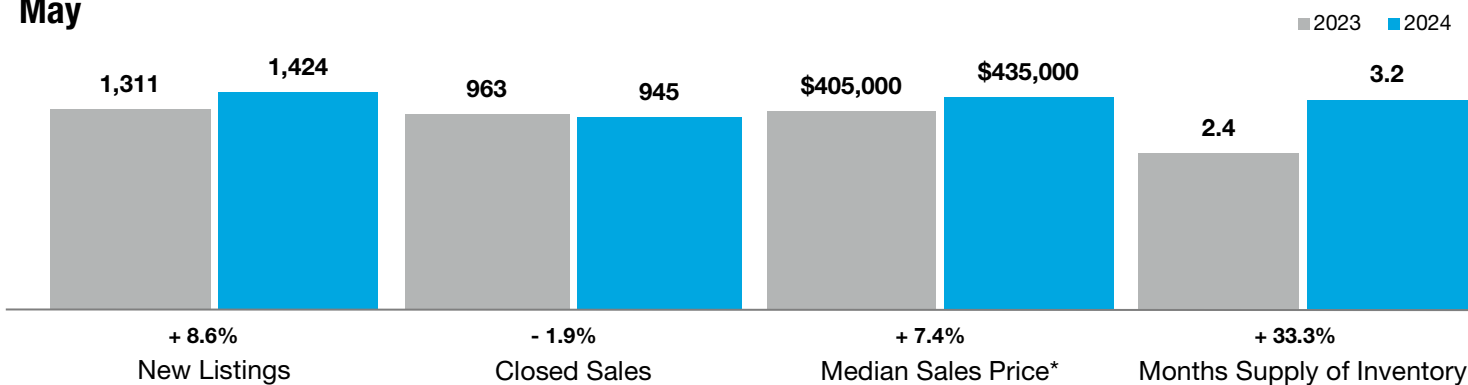
Asheville Region

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

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1,311	1,424	+ 8.6%	5,056	5,723	+ 13.2%
Pending Sales	964	1,016	+ 5.4%	4,268	4,313	+ 1.1%
Closed Sales	963	945	- 1.9%	3,793	3,853	+ 1.6%
Median Sales Price*	\$405,000	\$435,000	+ 7.4%	\$390,000	\$410,000	+ 5.1%
Average Sales Price*	\$493,271	\$549,880	+ 11.5%	\$469,496	\$513,386	+ 9.3%
Percent of Original List Price Received*	97.3%	96.2%	- 1.1%	95.7%	94.7%	- 1.0%
List to Close	84	87	+ 3.6%	98	99	+ 1.0%
Days on Market Until Sale	38	44	+ 15.8%	46	51	+ 10.9%
Cumulative Days on Market Until Sale	43	49	+ 14.0%	49	57	+ 16.3%
Average List Price	\$582,404	\$694,679	+ 19.3%	\$553,272	\$614,597	+ 11.1%
Inventory of Homes for Sale	2,042	2,712	+ 32.8%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

* 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.

May



Historical Median Sales Price Rolling 12-Month Calculation

