

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
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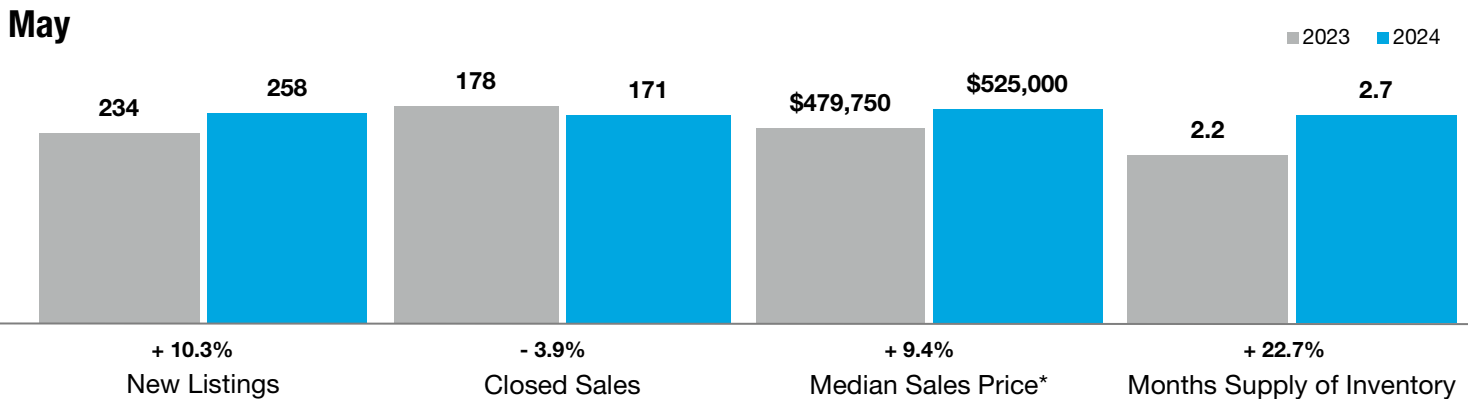


City of Asheville

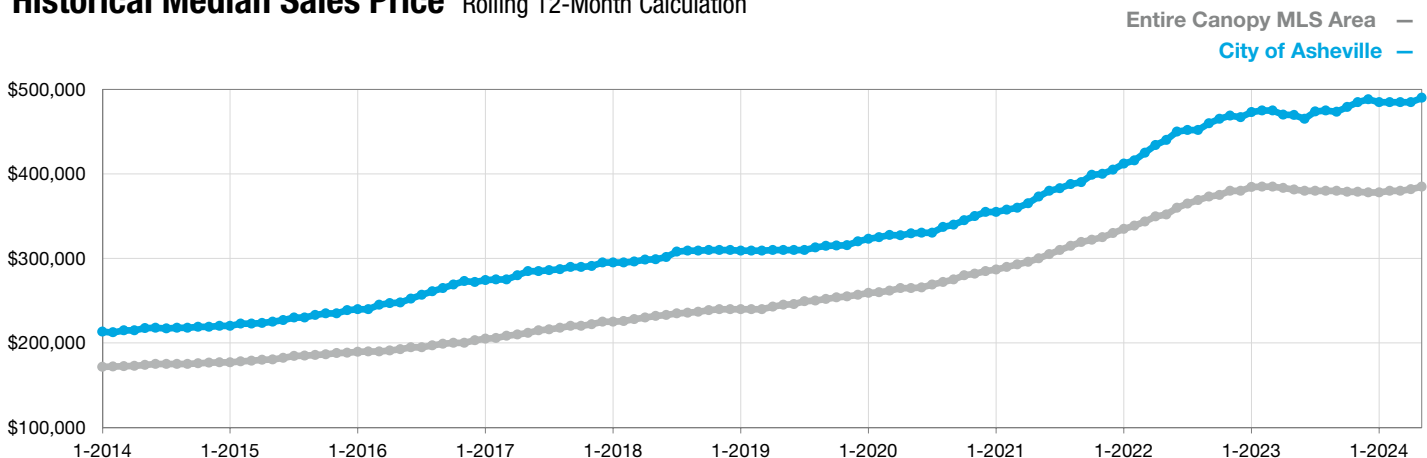
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	234	258	+ 10.3%	896	961	+ 7.3%
Pending Sales	180	162	- 10.0%	736	752	+ 2.2%
Closed Sales	178	171	- 3.9%	652	711	+ 9.0%
Median Sales Price*	\$479,750	\$525,000	+ 9.4%	\$467,500	\$475,000	+ 1.6%
Average Sales Price*	\$631,754	\$748,392	+ 18.5%	\$590,331	\$641,485	+ 8.7%
Percent of Original List Price Received*	98.5%	97.5%	- 1.0%	97.0%	95.8%	- 1.2%
List to Close	80	75	- 6.3%	93	97	+ 4.3%
Days on Market Until Sale	36	34	- 5.6%	48	45	- 6.3%
Cumulative Days on Market Until Sale	35	35	0.0%	41	49	+ 19.5%
Average List Price	\$723,459	\$903,733	+ 24.9%	\$708,098	\$784,702	+ 10.8%
Inventory of Homes for Sale	340	411	+ 20.9%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



Current as of June 7, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.