

# Local Market Update for June 2024

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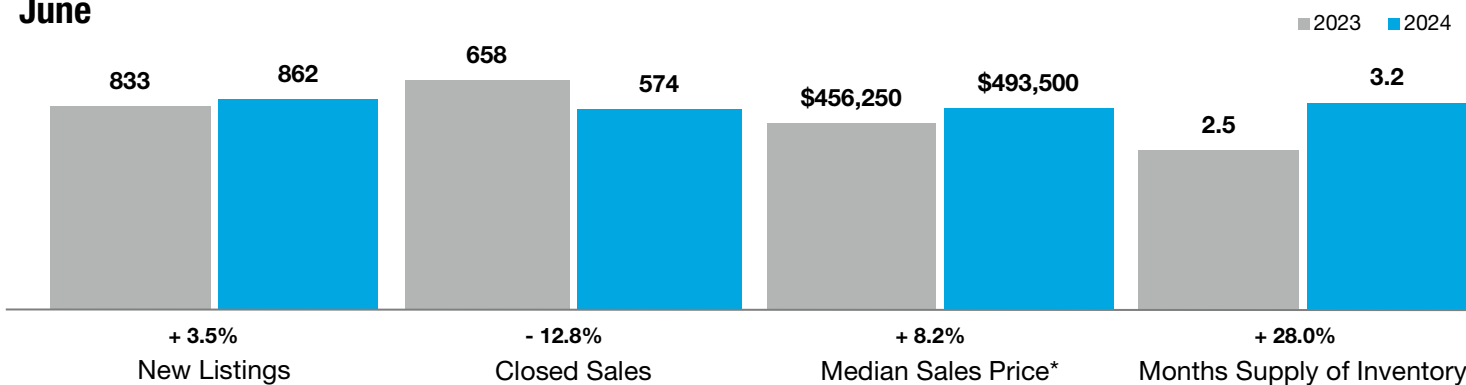
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	833	862	+ 3.5%	4,178	4,465	+ 6.9%
Pending Sales	609	618	+ 1.5%	3,478	3,402	- 2.2%
Closed Sales	658	574	- 12.8%	3,176	3,095	- 2.6%
Median Sales Price*	\$456,250	\$493,500	+ 8.2%	\$429,950	\$450,000	+ 4.7%
Average Sales Price*	\$548,393	\$586,184	+ 6.9%	\$519,984	\$558,796	+ 7.5%
Percent of Original List Price Received*	98.2%	96.7%	- 1.5%	96.8%	95.8%	- 1.0%
List to Close	83	85	+ 2.4%	96	96	0.0%
Days on Market Until Sale	31	40	+ 29.0%	42	47	+ 11.9%
Cumulative Days on Market Until Sale	35	46	+ 31.4%	44	52	+ 18.2%
Average List Price	\$617,679	\$677,145	+ 9.6%	\$594,509	\$653,592	+ 9.9%
Inventory of Homes for Sale	1,375	1,745	+ 26.9%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

\* 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.

### June



### Historical Median Sales Price Rolling 12-Month Calculation

