

Local Market Update for June 2024

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



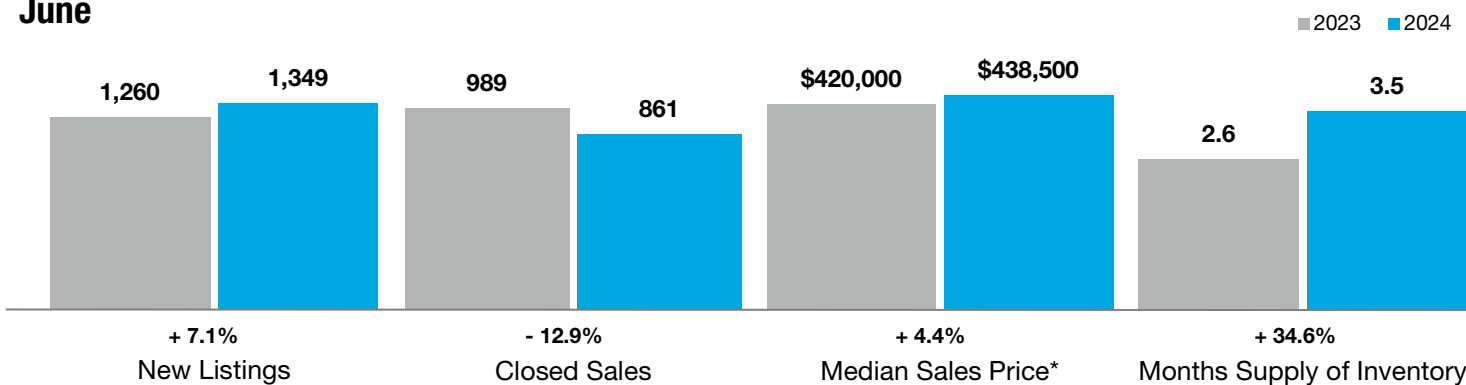
Asheville Region

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

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	1,260	1,349	+ 7.1%	6,317	7,084	+ 12.1%
Pending Sales	902	973	+ 7.9%	5,171	5,229	+ 1.1%
Closed Sales	989	861	- 12.9%	4,782	4,736	- 1.0%
Median Sales Price*	\$420,000	\$438,500	+ 4.4%	\$395,000	\$415,000	+ 5.1%
Average Sales Price*	\$494,136	\$531,400	+ 7.5%	\$474,587	\$516,064	+ 8.7%
Percent of Original List Price Received*	97.6%	95.9%	- 1.7%	96.1%	95.0%	- 1.1%
List to Close	84	85	+ 1.2%	95	97	+ 2.1%
Days on Market Until Sale	34	41	+ 20.6%	43	49	+ 14.0%
Cumulative Days on Market Until Sale	39	48	+ 23.1%	47	56	+ 19.1%
Average List Price	\$582,223	\$631,907	+ 8.5%	\$559,085	\$614,994	+ 10.0%
Inventory of Homes for Sale	2,227	2,929	+ 31.5%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

* 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

