

# Local Market Update for June 2024

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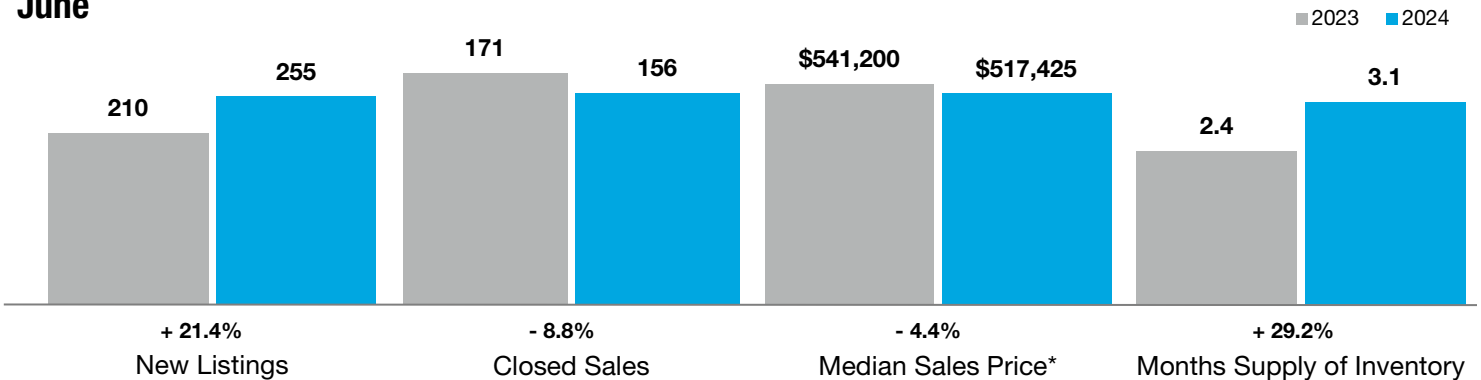
## City of Asheville

North Carolina

| Key Metrics                              | June      |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2023      | 2024      | Percent Change | Thru 6-2023  | Thru 6-2024 | Percent Change |
| New Listings                             | 210       | 255       | + 21.4%        | 1,106        | 1,221       | + 10.4%        |
| Pending Sales                            | 163       | 163       | 0.0%           | 899          | 911         | + 1.3%         |
| Closed Sales                             | 171       | 156       | - 8.8%         | 823          | 870         | + 5.7%         |
| Median Sales Price*                      | \$541,200 | \$517,425 | - 4.4%         | \$482,500    | \$480,000   | - 0.5%         |
| Average Sales Price*                     | \$639,027 | \$684,998 | + 7.2%         | \$600,449    | \$648,487   | + 8.0%         |
| Percent of Original List Price Received* | 98.6%     | 97.1%     | - 1.5%         | 97.3%        | 96.0%       | - 1.3%         |
| List to Close                            | 67        | 72        | + 7.5%         | 88           | 92          | + 4.5%         |
| Days on Market Until Sale                | 24        | 33        | + 37.5%        | 43           | 42          | - 2.3%         |
| Cumulative Days on Market Until Sale     | 29        | 38        | + 31.0%        | 38           | 47          | + 23.7%        |
| Average List Price                       | \$705,869 | \$803,895 | + 13.9%        | \$707,792    | \$785,084   | + 10.9%        |
| Inventory of Homes for Sale              | 358       | 466       | + 30.2%        | --           | --          | --             |
| Months Supply of Inventory               | 2.4       | 3.1       | + 29.2%        | --           | --          | --             |

\* 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

