

Local Market Update for July 2024

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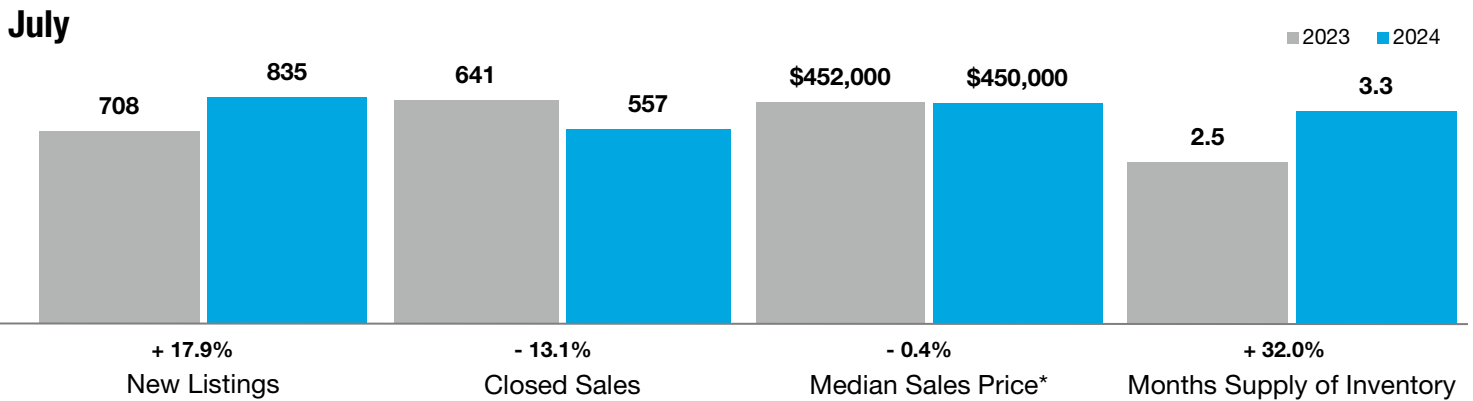


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	708	835	+ 17.9%	4,886	5,307	+ 8.6%
Pending Sales	596	649	+ 8.9%	4,074	4,019	- 1.4%
Closed Sales	641	557	- 13.1%	3,817	3,676	- 3.7%
Median Sales Price*	\$452,000	\$450,000	- 0.4%	\$433,890	\$450,000	+ 3.7%
Average Sales Price*	\$563,466	\$579,229	+ 2.8%	\$527,286	\$561,177	+ 6.4%
Percent of Original List Price Received*	97.8%	96.6%	- 1.2%	97.0%	96.0%	- 1.0%
List to Close	89	85	- 4.5%	95	95	0.0%
Days on Market Until Sale	34	38	+ 11.8%	41	45	+ 9.8%
Cumulative Days on Market Until Sale	37	43	+ 16.2%	43	51	+ 18.6%
Average List Price	\$579,887	\$657,636	+ 13.4%	\$592,281	\$651,019	+ 9.9%
Inventory of Homes for Sale	1,382	1,798	+ 30.1%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

