

# Local Market Update for July 2024

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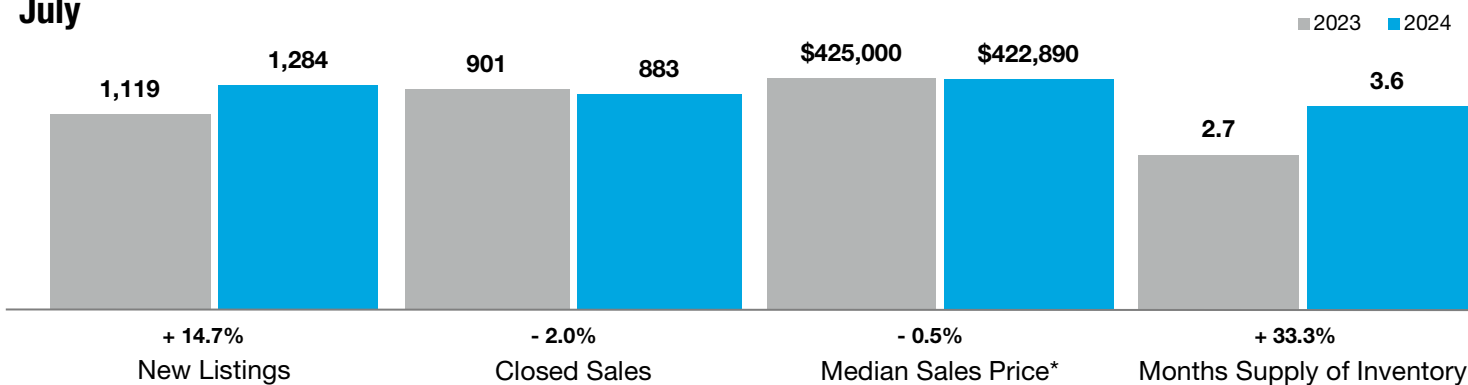
## Asheville Region

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

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1,119	1,284	+ 14.7%	7,436	8,384	+ 12.7%
Pending Sales	905	1,013	+ 11.9%	6,076	6,179	+ 1.7%
Closed Sales	901	883	- 2.0%	5,683	5,654	- 0.5%
Median Sales Price*	\$425,000	\$422,890	- 0.5%	\$400,000	\$415,000	+ 3.8%
Average Sales Price*	\$525,905	\$531,944	+ 1.1%	\$482,730	\$518,118	+ 7.3%
Percent of Original List Price Received*	97.3%	95.3%	- 2.1%	96.3%	95.0%	- 1.3%
List to Close	88	87	- 1.1%	94	95	+ 1.1%
Days on Market Until Sale	35	43	+ 22.9%	42	48	+ 14.3%
Cumulative Days on Market Until Sale	40	48	+ 20.0%	46	54	+ 17.4%
Average List Price	\$542,892	\$643,482	+ 18.5%	\$556,561	\$616,065	+ 10.7%
Inventory of Homes for Sale	2,272	3,016	+ 32.7%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--

\* 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.

### July



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

