

Local Market Update for July 2024

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

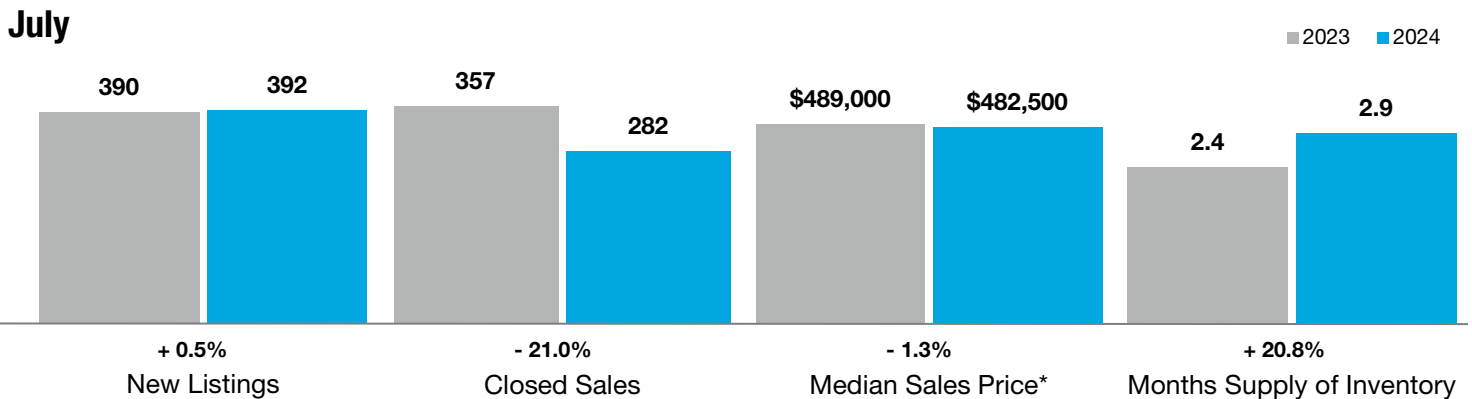


Buncombe County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	390	392	+ 0.5%	2,605	2,781	+ 6.8%
Pending Sales	328	318	- 3.0%	2,167	2,161	- 0.3%
Closed Sales	357	282	- 21.0%	2,061	2,010	- 2.5%
Median Sales Price*	\$489,000	\$482,500	- 1.3%	\$465,000	\$475,000	+ 2.2%
Average Sales Price*	\$628,169	\$659,012	+ 4.9%	\$583,355	\$621,806	+ 6.6%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	97.4%	96.2%	- 1.2%
List to Close	89	79	- 11.2%	96	91	- 5.2%
Days on Market Until Sale	32	37	+ 15.6%	39	43	+ 10.3%
Cumulative Days on Market Until Sale	35	40	+ 14.3%	40	48	+ 20.0%
Average List Price	\$632,434	\$706,757	+ 11.8%	\$651,543	\$726,015	+ 11.4%
Inventory of Homes for Sale	718	857	+ 19.4%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

* 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

