

Local Market Update for July 2024

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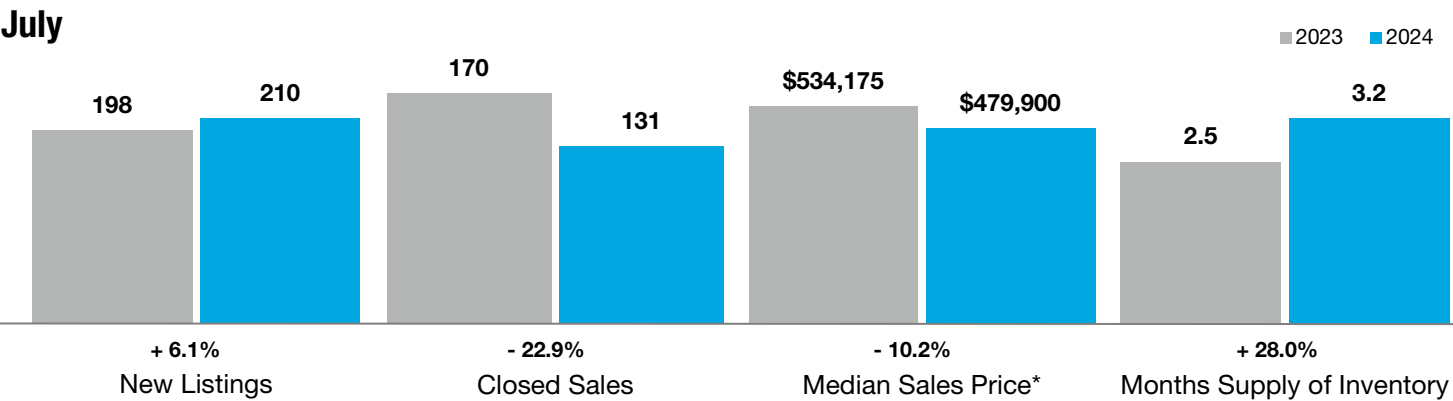


City of Asheville

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	198	210	+ 6.1%	1,304	1,436	+ 10.1%
Pending Sales	156	169	+ 8.3%	1,055	1,076	+ 2.0%
Closed Sales	170	131	- 22.9%	993	1,004	+ 1.1%
Median Sales Price*	\$534,175	\$479,900	- 10.2%	\$495,000	\$480,000	- 3.0%
Average Sales Price*	\$693,089	\$655,923	- 5.4%	\$616,309	\$649,868	+ 5.4%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	97.3%	96.2%	- 1.1%
List to Close	81	71	- 12.3%	87	89	+ 2.3%
Days on Market Until Sale	36	35	- 2.8%	42	41	- 2.4%
Cumulative Days on Market Until Sale	40	36	- 10.0%	39	46	+ 17.9%
Average List Price	\$660,794	\$729,095	+ 10.3%	\$700,262	\$772,649	+ 10.3%
Inventory of Homes for Sale	373	475	+ 27.3%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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

