

Local Market Update for August 2024

A research tool provided by the Canopy Realtor® Association
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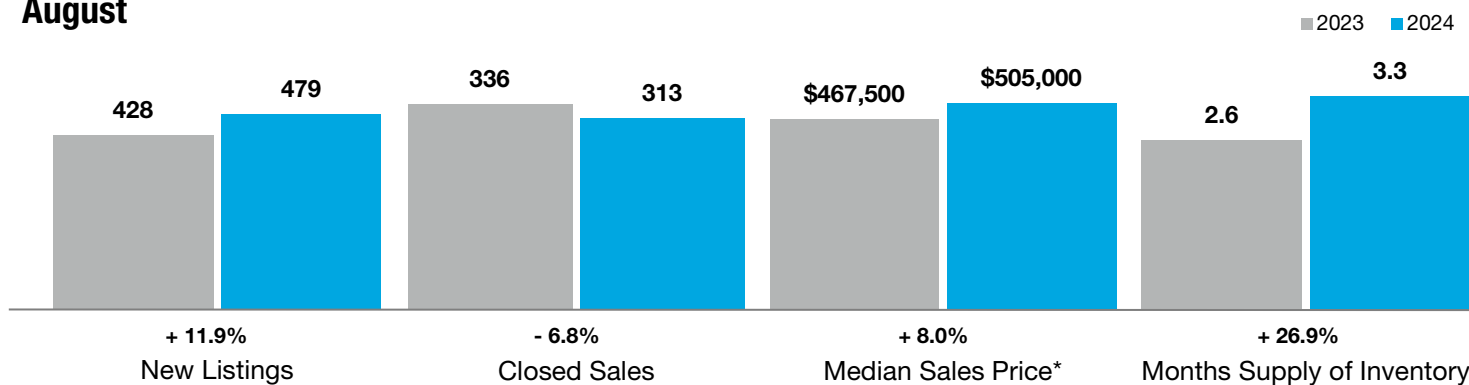
Buncombe County

North Carolina

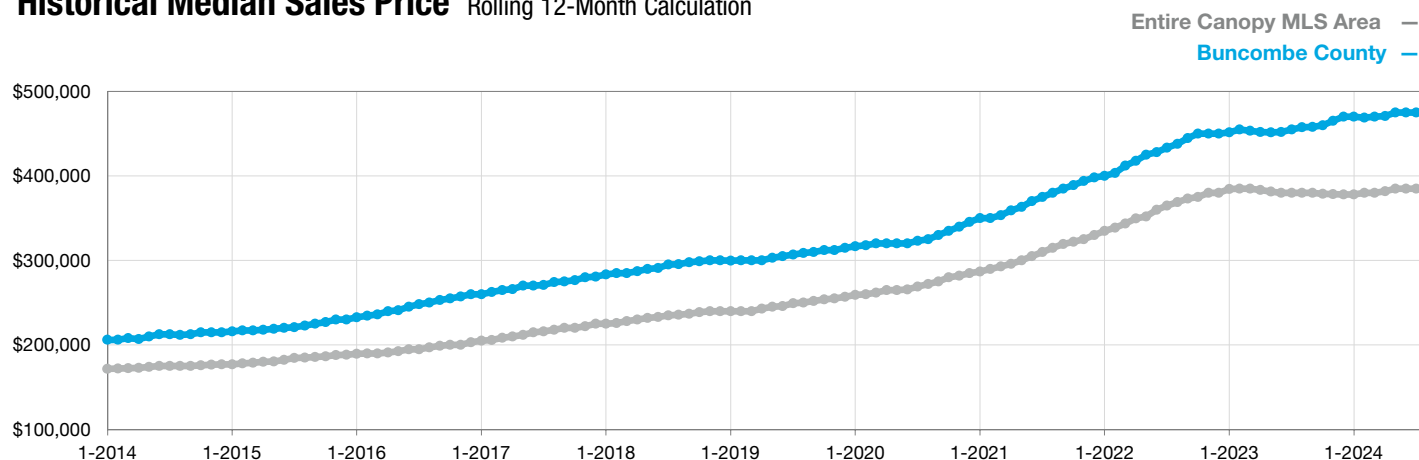
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	428	479	+ 11.9%	3,033	3,267	+ 7.7%
Pending Sales	314	317	+ 1.0%	2,481	2,455	- 1.0%
Closed Sales	336	313	- 6.8%	2,397	2,335	- 2.6%
Median Sales Price*	\$467,500	\$505,000	+ 8.0%	\$465,000	\$479,900	+ 3.2%
Average Sales Price*	\$598,693	\$714,328	+ 19.3%	\$585,505	\$633,861	+ 8.3%
Percent of Original List Price Received*	96.9%	96.0%	- 0.9%	97.3%	96.2%	- 1.1%
List to Close	79	91	+ 15.2%	94	91	- 3.2%
Days on Market Until Sale	32	46	+ 43.8%	38	44	+ 15.8%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	39	48	+ 23.1%
Average List Price	\$638,594	\$795,977	+ 24.6%	\$649,547	\$732,938	+ 12.8%
Inventory of Homes for Sale	764	957	+ 25.3%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



Current as of September 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.