

Local Market Update for September 2024

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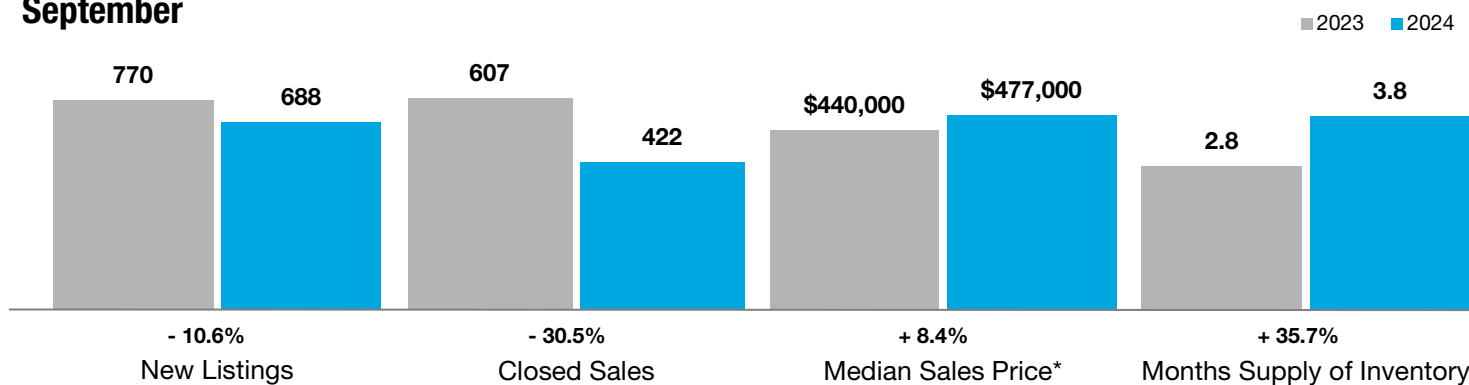
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	770	688	- 10.6%	6,465	6,948	+ 7.5%
Pending Sales	559	521	- 6.8%	5,240	5,060	- 3.4%
Closed Sales	607	422	- 30.5%	5,058	4,743	- 6.2%
Median Sales Price*	\$440,000	\$477,000	+ 8.4%	\$435,000	\$453,945	+ 4.4%
Average Sales Price*	\$533,404	\$622,993	+ 16.8%	\$529,587	\$573,939	+ 8.4%
Percent of Original List Price Received*	96.7%	94.5%	- 2.3%	96.9%	95.8%	- 1.1%
List to Close	87	91	+ 4.6%	92	94	+ 2.2%
Days on Market Until Sale	34	47	+ 38.2%	39	46	+ 17.9%
Cumulative Days on Market Until Sale	38	56	+ 47.4%	42	51	+ 21.4%
Average List Price	\$620,708	\$692,983	+ 11.6%	\$593,350	\$655,651	+ 10.5%
Inventory of Homes for Sale	1,561	2,067	+ 32.4%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

