

Local Market Update for September 2024

A research tool provided by the Canopy Realtor® Association
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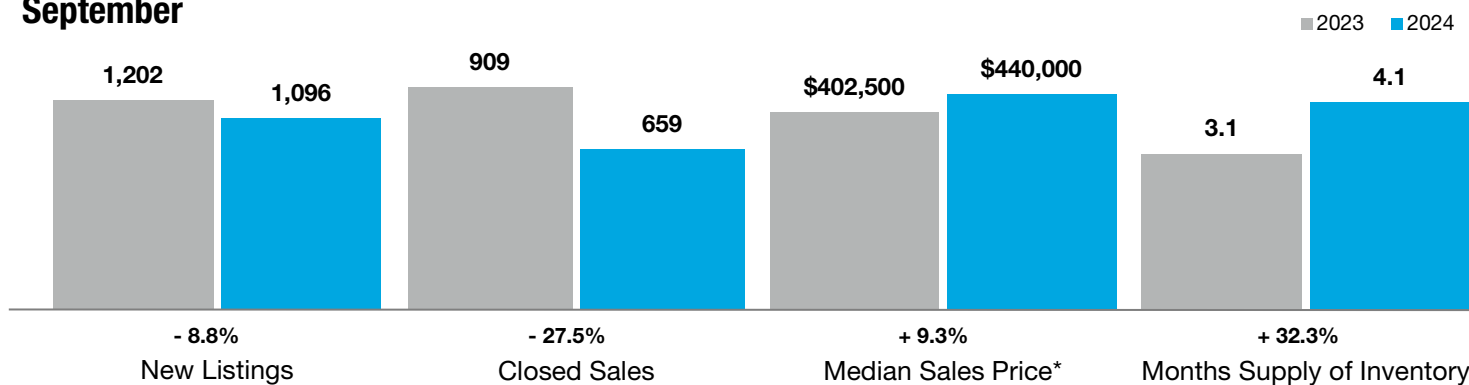
Asheville Region

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

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	1,202	1,096	- 8.8%	9,869	10,961	+ 11.1%
Pending Sales	859	802	- 6.6%	7,866	7,787	- 1.0%
Closed Sales	909	659	- 27.5%	7,546	7,305	- 3.2%
Median Sales Price*	\$402,500	\$440,000	+ 9.3%	\$400,000	\$419,995	+ 5.0%
Average Sales Price*	\$492,171	\$565,786	+ 15.0%	\$487,417	\$527,583	+ 8.2%
Percent of Original List Price Received*	96.3%	94.0%	- 2.4%	96.3%	94.9%	- 1.5%
List to Close	88	91	+ 3.4%	91	95	+ 4.4%
Days on Market Until Sale	36	47	+ 30.6%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	40	55	+ 37.5%	44	54	+ 22.7%
Average List Price	\$577,779	\$639,707	+ 10.7%	\$555,864	\$613,945	+ 10.4%
Inventory of Homes for Sale	2,534	3,409	+ 34.5%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

