

Local Market Update for September 2024

A research tool provided by the Canopy Realtor® Association
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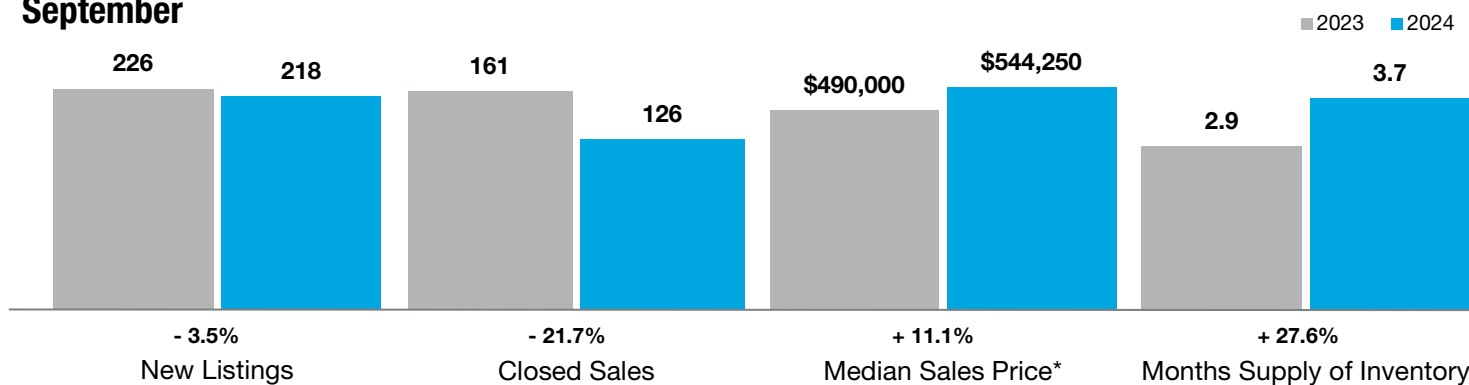
City of Asheville

North Carolina

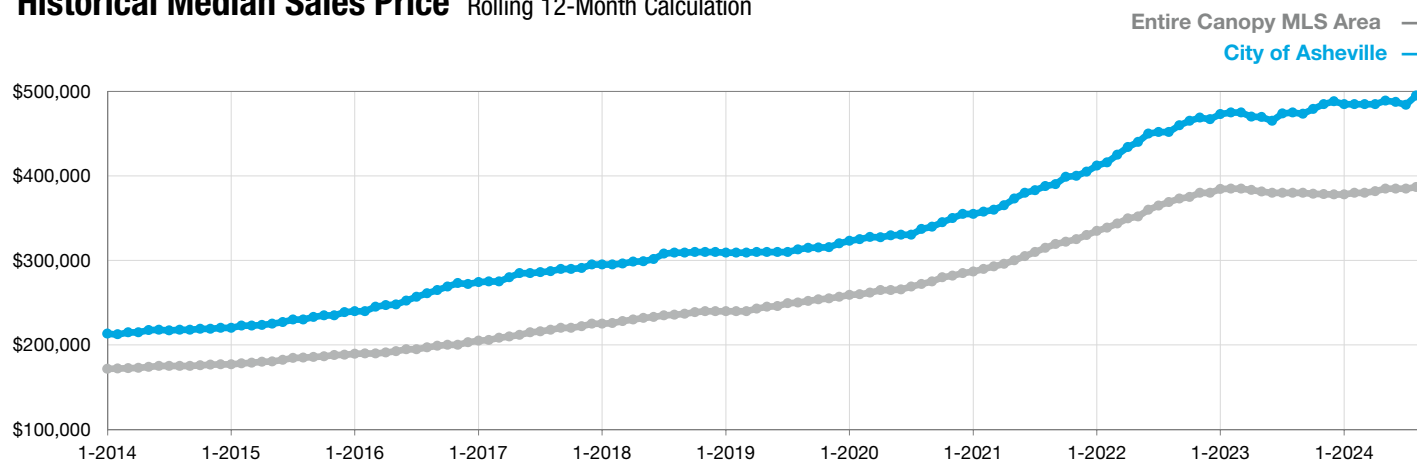
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	226	218	- 3.5%	1,755	1,911	+ 8.9%
Pending Sales	163	130	- 20.2%	1,383	1,363	- 1.4%
Closed Sales	161	126	- 21.7%	1,329	1,306	- 1.7%
Median Sales Price*	\$490,000	\$544,250	+ 11.1%	\$485,000	\$500,000	+ 3.1%
Average Sales Price*	\$628,213	\$747,478	+ 19.0%	\$614,315	\$673,762	+ 9.7%
Percent of Original List Price Received*	96.0%	94.4%	- 1.7%	97.1%	96.0%	- 1.1%
List to Close	75	89	+ 18.7%	84	89	+ 6.0%
Days on Market Until Sale	36	50	+ 38.9%	40	43	+ 7.5%
Cumulative Days on Market Until Sale	45	60	+ 33.3%	38	47	+ 23.7%
Average List Price	\$683,100	\$745,244	+ 9.1%	\$692,436	\$771,948	+ 11.5%
Inventory of Homes for Sale	426	545	+ 27.9%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

* 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



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