

# Local Market Update for October 2024

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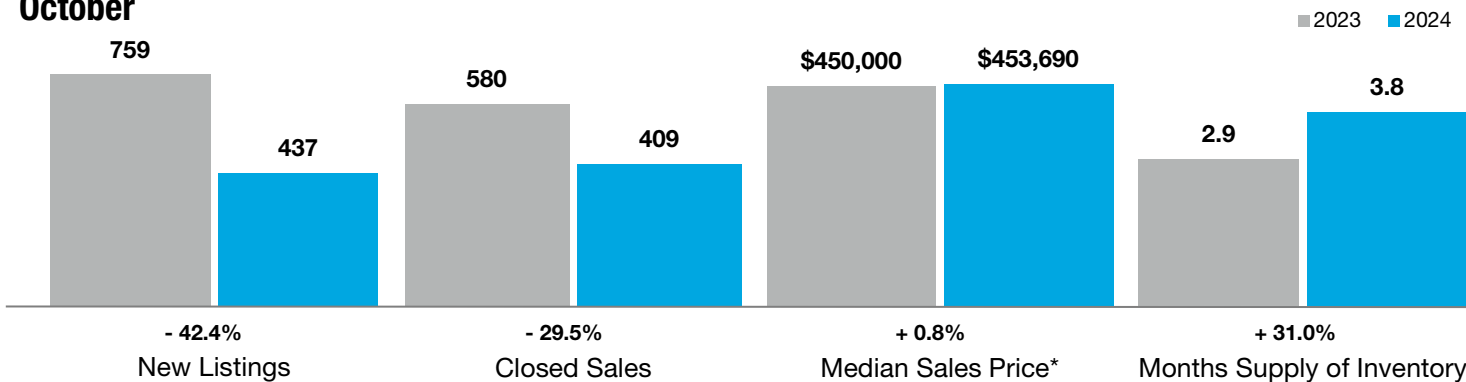
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	759	437	- 42.4%	7,224	7,397	+ 2.4%
Pending Sales	573	337	- 41.2%	5,811	5,268	- 9.3%
Closed Sales	580	409	- 29.5%	5,638	5,194	- 7.9%
Median Sales Price*	\$450,000	\$453,690	+ 0.8%	\$436,500	\$453,690	+ 3.9%
Average Sales Price*	\$568,406	\$582,562	+ 2.5%	\$533,574	\$573,957	+ 7.6%
Percent of Original List Price Received*	95.2%	95.2%	0.0%	96.8%	95.7%	- 1.1%
List to Close	88	106	+ 20.5%	92	95	+ 3.3%
Days on Market Until Sale	38	47	+ 23.7%	39	46	+ 17.9%
Cumulative Days on Market Until Sale	45	51	+ 13.3%	42	51	+ 21.4%
Average List Price	\$625,211	\$574,160	- 8.2%	\$596,697	\$649,261	+ 8.8%
Inventory of Homes for Sale	1,603	1,958	+ 22.1%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--

\* 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.

### October



### Historical Median Sales Price Rolling 12-Month Calculation

