

Local Market Update for October 2024

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



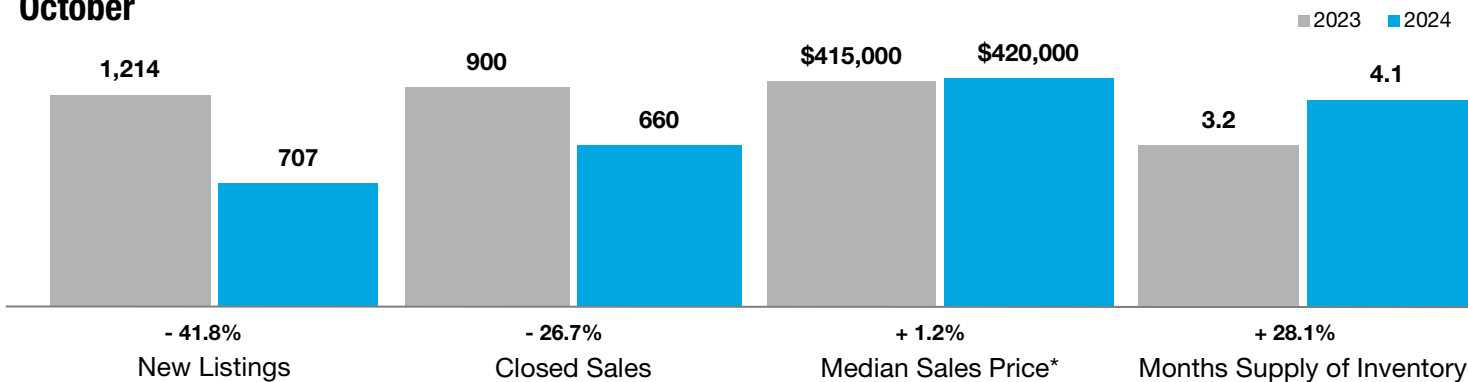
Asheville Region

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

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1,214	707	- 41.8%	11,083	11,685	+ 5.4%
Pending Sales	868	536	- 38.2%	8,732	8,144	- 6.7%
Closed Sales	900	660	- 26.7%	8,446	8,024	- 5.0%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$402,000	\$419,995	+ 4.5%
Average Sales Price*	\$510,621	\$543,741	+ 6.5%	\$489,886	\$528,655	+ 7.9%
Percent of Original List Price Received*	94.7%	94.4%	- 0.3%	96.1%	94.9%	- 1.2%
List to Close	86	103	+ 19.8%	91	95	+ 4.4%
Days on Market Until Sale	38	48	+ 26.3%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	46	53	+ 15.2%	45	54	+ 20.0%
Average List Price	\$578,836	\$567,909	- 1.9%	\$558,374	\$609,599	+ 9.2%
Inventory of Homes for Sale	2,636	3,216	+ 22.0%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

* 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

