

Local Market Update for October 2024

A research tool provided by the Canopy Realtor® Association
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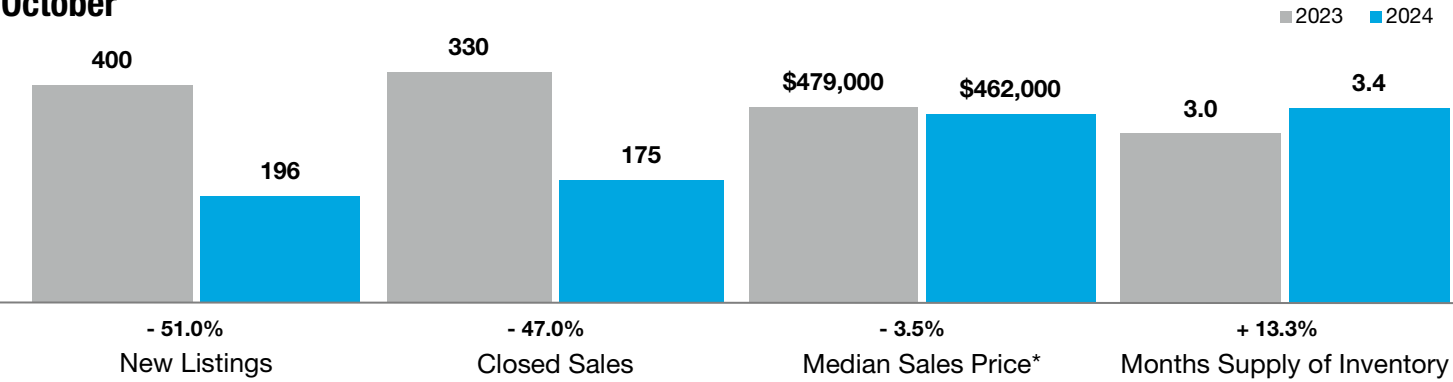
Buncombe County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	400	196	- 51.0%	3,853	3,847	- 0.2%
Pending Sales	297	142	- 52.2%	3,070	2,771	- 9.7%
Closed Sales	330	175	- 47.0%	3,041	2,765	- 9.1%
Median Sales Price*	\$479,000	\$462,000	- 3.5%	\$467,000	\$480,000	+ 2.8%
Average Sales Price*	\$616,861	\$692,561	+ 12.3%	\$589,807	\$643,226	+ 9.1%
Percent of Original List Price Received*	95.3%	95.4%	+ 0.1%	97.0%	96.0%	- 1.0%
List to Close	89	99	+ 11.2%	93	92	- 1.1%
Days on Market Until Sale	36	45	+ 25.0%	38	44	+ 15.8%
Cumulative Days on Market Until Sale	45	48	+ 6.7%	40	48	+ 20.0%
Average List Price	\$690,534	\$647,889	- 6.2%	\$659,785	\$727,476	+ 10.3%
Inventory of Homes for Sale	865	918	+ 6.1%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

