

# Local Market Update for October 2024

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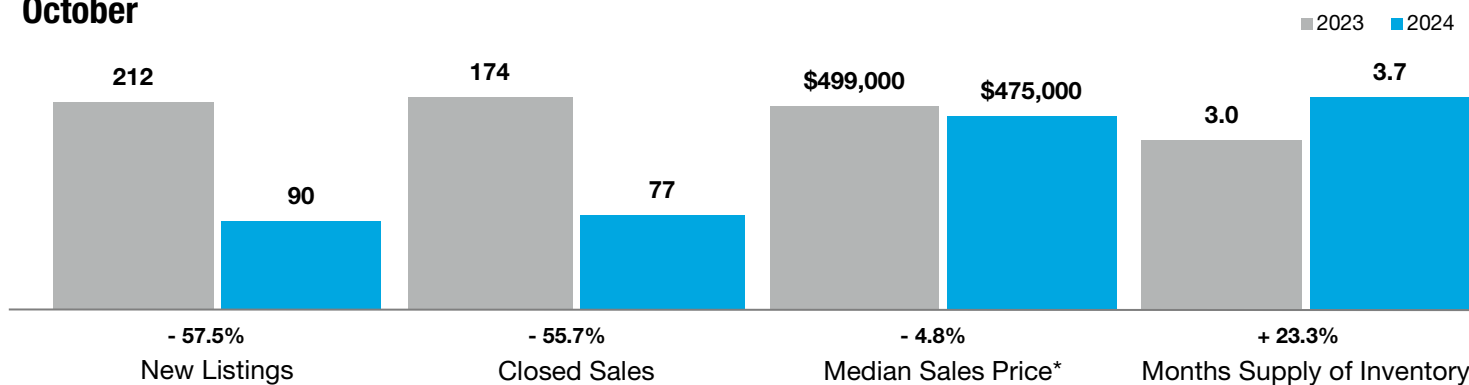
## City of Asheville

North Carolina

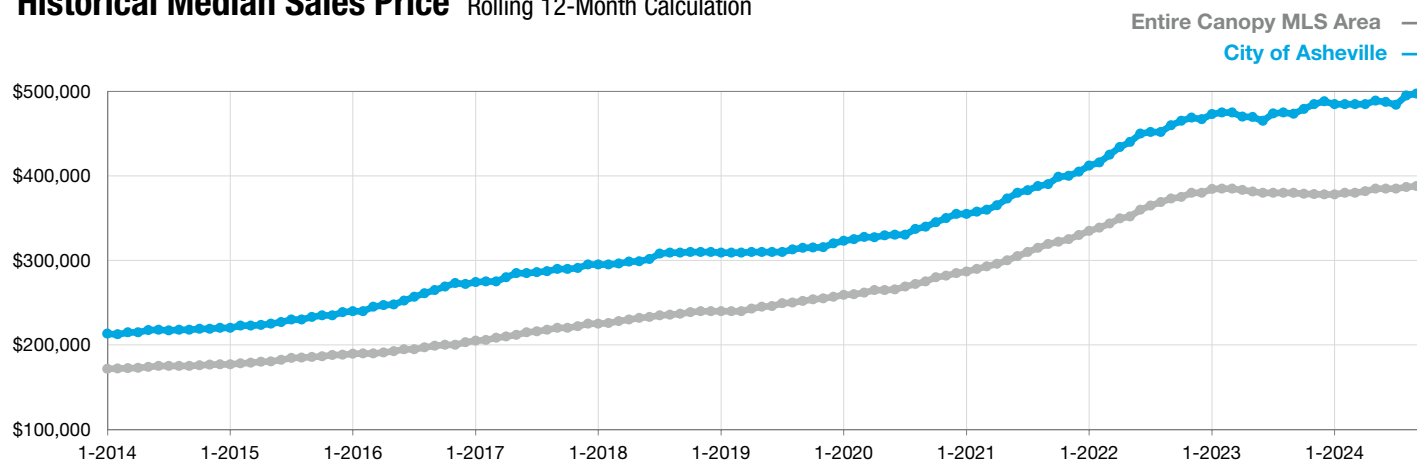
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	212	90	- 57.5%	1,967	2,003	+ 1.8%
Pending Sales	169	61	- 63.9%	1,552	1,391	- 10.4%
Closed Sales	174	77	- 55.7%	1,503	1,395	- 7.2%
Median Sales Price*	\$499,000	\$475,000	- 4.8%	\$489,000	\$499,000	+ 2.0%
Average Sales Price*	\$642,601	\$637,933	- 0.7%	\$617,590	\$670,868	+ 8.6%
Percent of Original List Price Received*	94.7%	94.8%	+ 0.1%	96.8%	95.9%	- 0.9%
List to Close	72	84	+ 16.7%	83	89	+ 7.2%
Days on Market Until Sale	31	40	+ 29.0%	39	42	+ 7.7%
Cumulative Days on Market Until Sale	36	43	+ 19.4%	38	47	+ 23.7%
Average List Price	\$674,824	\$686,765	+ 1.8%	\$690,545	\$766,735	+ 11.0%
Inventory of Homes for Sale	440	504	+ 14.5%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

\* 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



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