

# Local Market Update for November 2024

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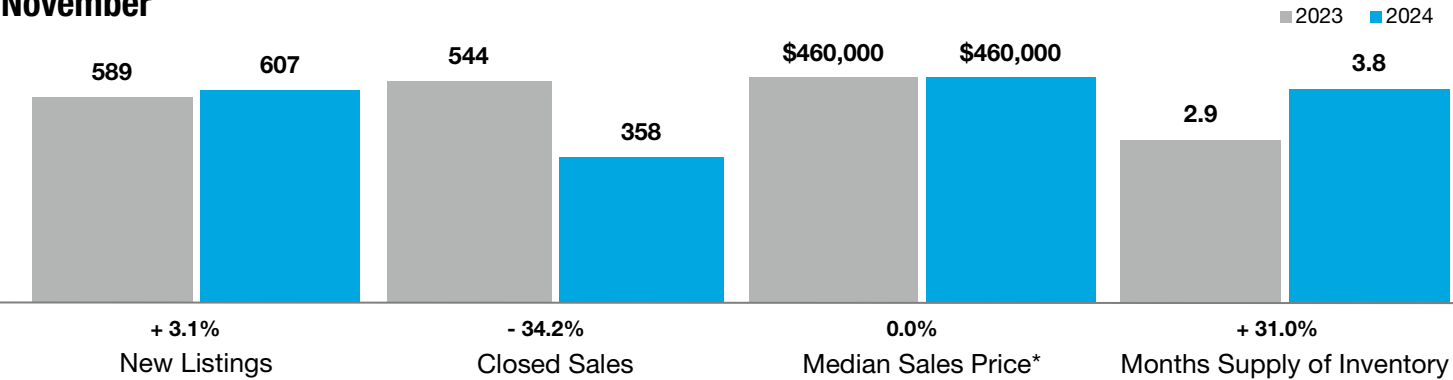
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	589	607	+ 3.1%	7,814	8,009	+ 2.5%
Pending Sales	455	510	+ 12.1%	6,267	5,740	- 8.4%
Closed Sales	544	358	- 34.2%	6,182	5,575	- 9.8%
Median Sales Price*	\$460,000	\$460,000	0.0%	\$439,000	\$454,000	+ 3.4%
Average Sales Price*	\$614,948	\$561,812	- 8.6%	\$540,736	\$572,426	+ 5.9%
Percent of Original List Price Received*	96.3%	94.2%	- 2.2%	96.7%	95.6%	- 1.1%
List to Close	88	110	+ 25.0%	91	96	+ 5.5%
Days on Market Until Sale	36	56	+ 55.6%	38	47	+ 23.7%
Cumulative Days on Market Until Sale	37	59	+ 59.5%	41	52	+ 26.8%
Average List Price	\$566,638	\$609,287	+ 7.5%	\$594,352	\$644,329	+ 8.4%
Inventory of Homes for Sale	1,580	1,923	+ 21.7%	--	--	--
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.

### November



### Historical Median Sales Price

Rolling 12-Month Calculation

