

Local Market Update for November 2024

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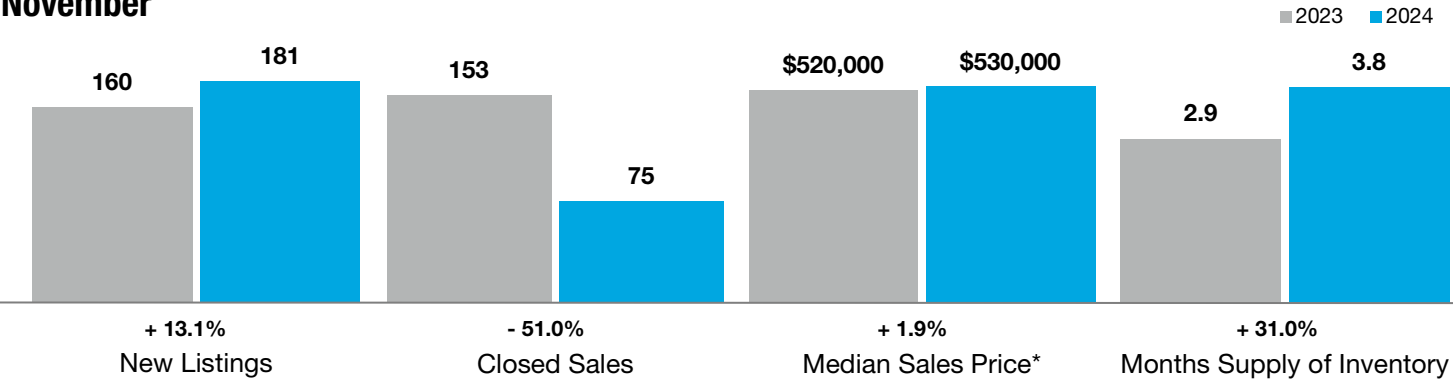
City of Asheville

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	160	181	+ 13.1%	2,127	2,186	+ 2.8%
Pending Sales	127	137	+ 7.9%	1,679	1,509	- 10.1%
Closed Sales	153	75	- 51.0%	1,656	1,476	- 10.9%
Median Sales Price*	\$520,000	\$530,000	+ 1.9%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$717,614	\$662,034	- 7.7%	\$626,831	\$669,538	+ 6.8%
Percent of Original List Price Received*	95.9%	93.9%	- 2.1%	96.7%	95.8%	- 0.9%
List to Close	79	107	+ 35.4%	82	90	+ 9.8%
Days on Market Until Sale	33	52	+ 57.6%	38	43	+ 13.2%
Cumulative Days on Market Until Sale	33	60	+ 81.8%	38	48	+ 26.3%
Average List Price	\$657,832	\$695,074	+ 5.7%	\$688,034	\$757,512	+ 10.1%
Inventory of Homes for Sale	427	508	+ 19.0%	--	--	--
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

