

Local Market Update for December 2024

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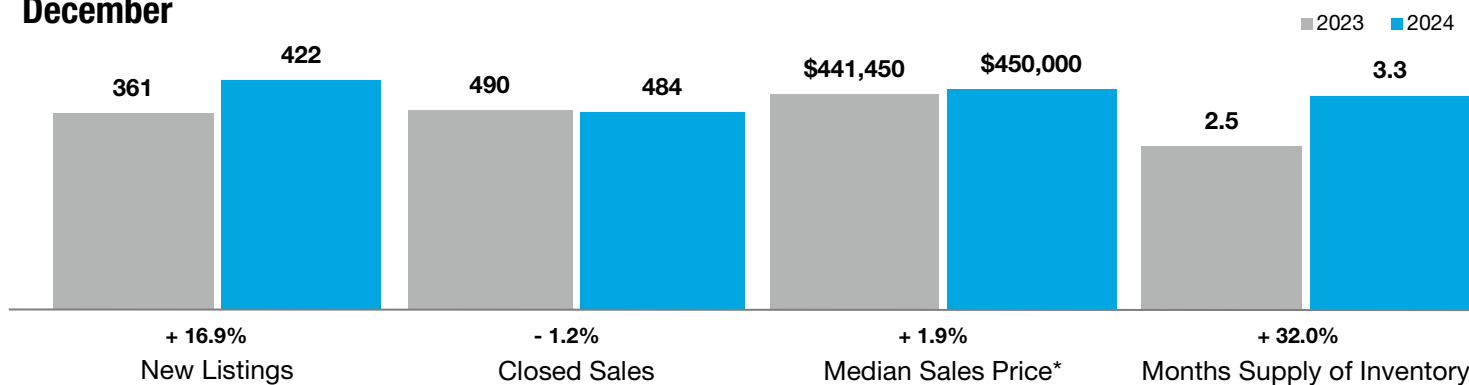
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	361	422	+ 16.9%	8,175	8,437	+ 3.2%
Pending Sales	388	435	+ 12.1%	6,654	6,150	- 7.6%
Closed Sales	490	484	- 1.2%	6,672	6,078	- 8.9%
Median Sales Price*	\$441,450	\$450,000	+ 1.9%	\$439,000	\$452,550	+ 3.1%
Average Sales Price*	\$545,337	\$543,020	- 0.4%	\$541,074	\$569,448	+ 5.2%
Percent of Original List Price Received*	95.0%	93.8%	- 1.3%	96.6%	95.5%	- 1.1%
List to Close	91	112	+ 23.1%	91	98	+ 7.7%
Days on Market Until Sale	40	61	+ 52.5%	38	48	+ 26.3%
Cumulative Days on Market Until Sale	45	67	+ 48.9%	42	53	+ 26.2%
Average List Price	\$506,126	\$599,352	+ 18.4%	\$590,522	\$641,038	+ 8.6%
Inventory of Homes for Sale	1,395	1,688	+ 21.0%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

