

Local Market Update for December 2024

A research tool provided by the Canopy Realtor® Association
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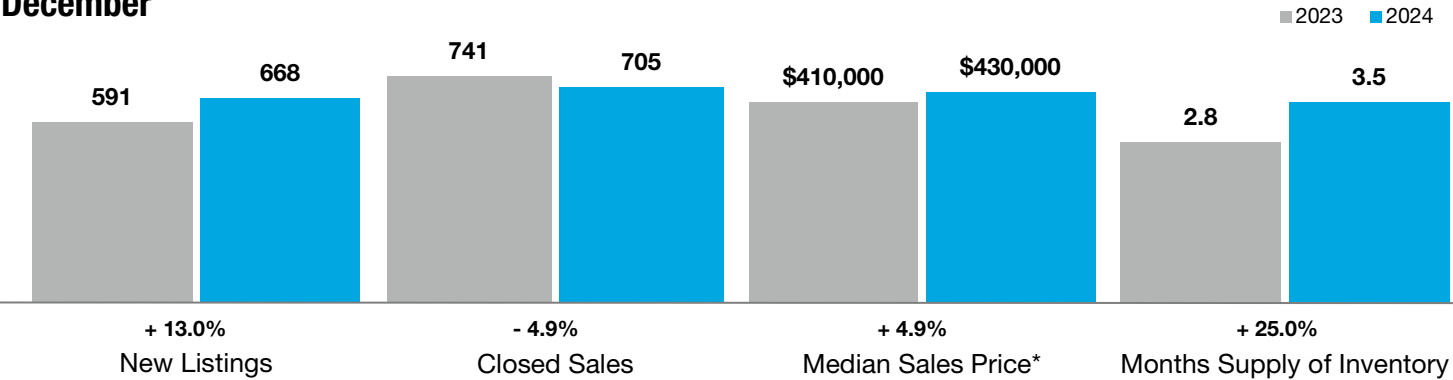
Asheville Region

Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	591	668	+ 13.0%	12,626	13,297	+ 5.3%
Pending Sales	578	648	+ 12.1%	10,020	9,449	- 5.7%
Closed Sales	741	705	- 4.9%	10,010	9,344	- 6.7%
Median Sales Price*	\$410,000	\$430,000	+ 4.9%	\$405,000	\$420,000	+ 3.7%
Average Sales Price*	\$513,531	\$522,723	+ 1.8%	\$496,020	\$526,880	+ 6.2%
Percent of Original List Price Received*	94.4%	93.4%	- 1.1%	95.9%	94.7%	- 1.3%
List to Close	89	110	+ 23.6%	90	98	+ 8.9%
Days on Market Until Sale	42	62	+ 47.6%	40	50	+ 25.0%
Cumulative Days on Market Until Sale	46	69	+ 50.0%	44	56	+ 27.3%
Average List Price	\$498,362	\$581,039	+ 16.6%	\$553,900	\$602,955	+ 8.9%
Inventory of Homes for Sale	2,363	2,783	+ 17.8%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

* 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

