

Local Market Update for December 2024

A research tool provided by the Canopy Realtor® Association
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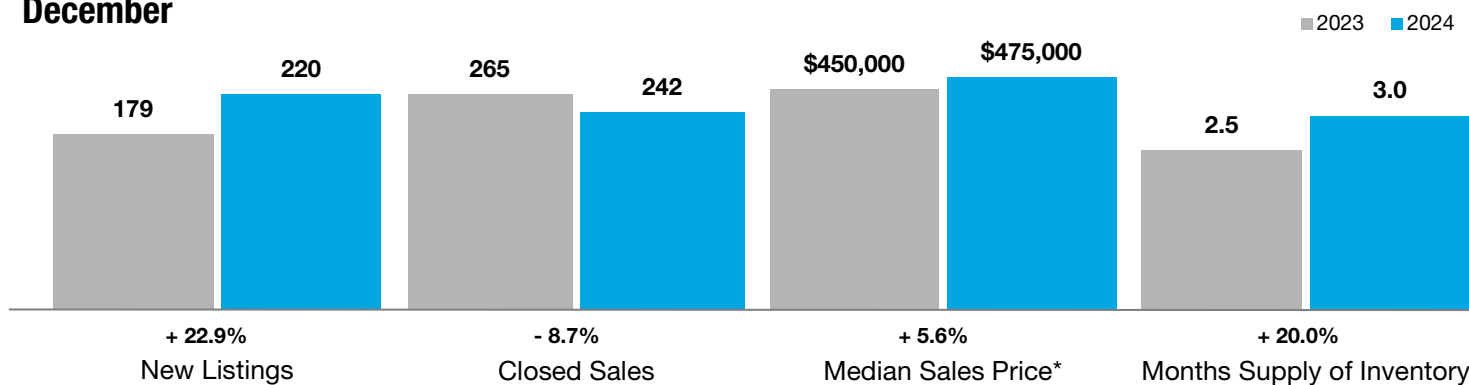
Buncombe County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	179	220	+ 22.9%	4,327	4,393	+ 1.5%
Pending Sales	204	221	+ 8.3%	3,517	3,202	- 9.0%
Closed Sales	265	242	- 8.7%	3,593	3,189	- 11.2%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$470,000	\$479,900	+ 2.1%
Average Sales Price*	\$580,612	\$601,181	+ 3.5%	\$599,723	\$636,973	+ 6.2%
Percent of Original List Price Received*	94.3%	93.0%	- 1.4%	96.8%	95.7%	- 1.1%
List to Close	95	109	+ 14.7%	93	94	+ 1.1%
Days on Market Until Sale	43	60	+ 39.5%	38	46	+ 21.1%
Cumulative Days on Market Until Sale	50	67	+ 34.0%	41	51	+ 24.4%
Average List Price	\$546,487	\$677,502	+ 24.0%	\$652,207	\$716,769	+ 9.9%
Inventory of Homes for Sale	719	797	+ 10.8%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

* 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

