

Local Market Update for December 2024

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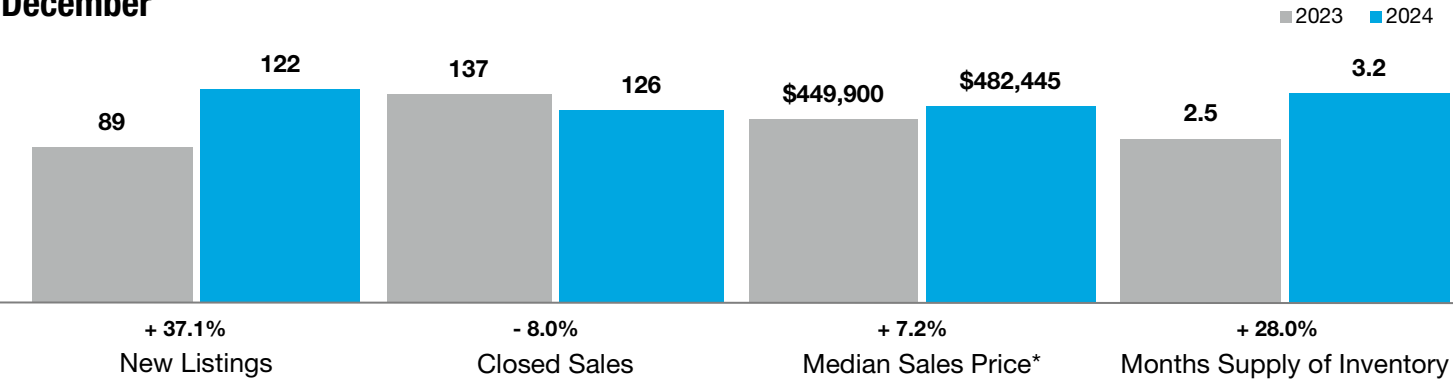
City of Asheville

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	89	122	+ 37.1%	2,216	2,309	+ 4.2%
Pending Sales	100	115	+ 15.0%	1,779	1,617	- 9.1%
Closed Sales	137	126	- 8.0%	1,793	1,605	- 10.5%
Median Sales Price*	\$449,900	\$482,445	+ 7.2%	\$488,101	\$497,000	+ 1.8%
Average Sales Price*	\$613,185	\$609,468	- 0.6%	\$625,789	\$664,340	+ 6.2%
Percent of Original List Price Received*	94.3%	92.5%	- 1.9%	96.5%	95.6%	- 0.9%
List to Close	89	106	+ 19.1%	83	91	+ 9.6%
Days on Market Until Sale	43	57	+ 32.6%	39	44	+ 12.8%
Cumulative Days on Market Until Sale	43	66	+ 53.5%	38	49	+ 28.9%
Average List Price	\$540,615	\$761,481	+ 40.9%	\$682,186	\$756,382	+ 10.9%
Inventory of Homes for Sale	374	435	+ 16.3%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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

