

Local Market Update for January 2025

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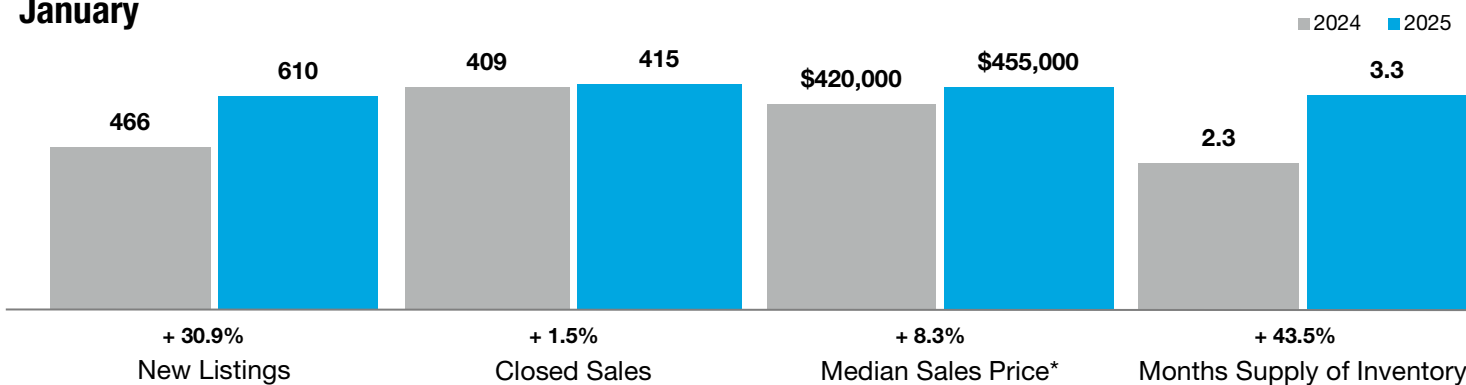
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

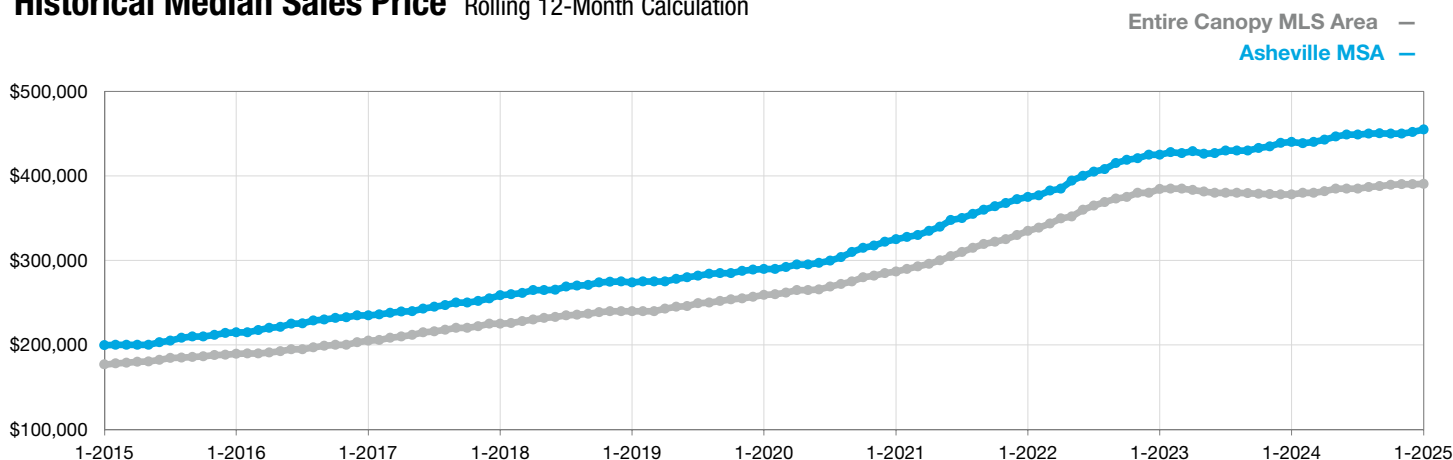
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	466	610	+ 30.9%	466	610	+ 30.9%
Pending Sales	490	498	+ 1.6%	490	498	+ 1.6%
Closed Sales	409	415	+ 1.5%	409	415	+ 1.5%
Median Sales Price*	\$420,000	\$455,000	+ 8.3%	\$420,000	\$455,000	+ 8.3%
Average Sales Price*	\$523,580	\$546,301	+ 4.3%	\$523,580	\$546,301	+ 4.3%
Percent of Original List Price Received*	94.2%	94.7%	+ 0.5%	94.2%	94.7%	+ 0.5%
List to Close	114	117	+ 2.6%	114	117	+ 2.6%
Days on Market Until Sale	51	63	+ 23.5%	51	63	+ 23.5%
Cumulative Days on Market Until Sale	57	71	+ 24.6%	57	71	+ 24.6%
Average List Price	\$611,909	\$643,015	+ 5.1%	\$611,909	\$643,015	+ 5.1%
Inventory of Homes for Sale	1,251	1,682	+ 34.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.