

Local Market Update for January 2025

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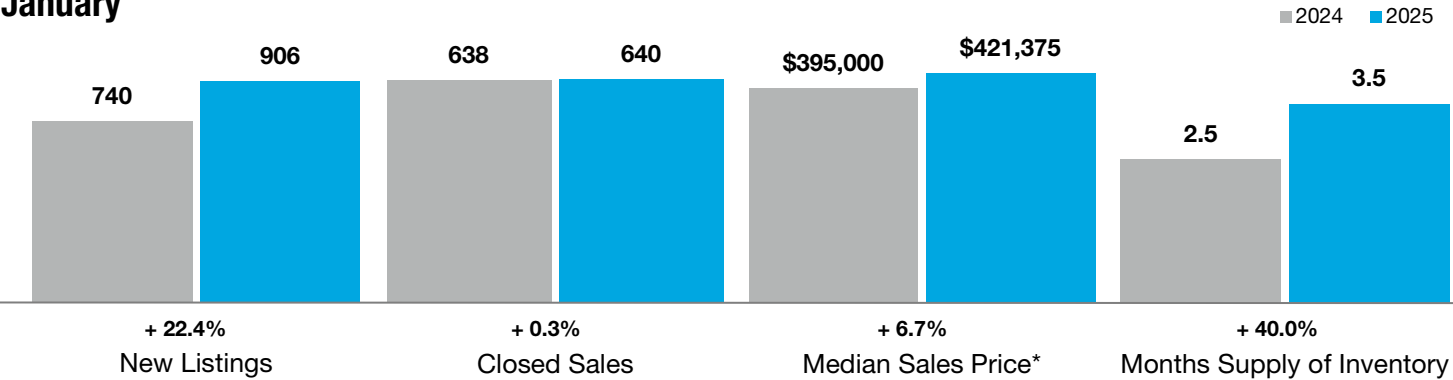
Asheville Region

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

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	740	906	+ 22.4%	740	906	+ 22.4%
Pending Sales	730	746	+ 2.2%	730	746	+ 2.2%
Closed Sales	638	640	+ 0.3%	638	640	+ 0.3%
Median Sales Price*	\$395,000	\$421,375	+ 6.7%	\$395,000	\$421,375	+ 6.7%
Average Sales Price*	\$504,164	\$515,721	+ 2.3%	\$504,164	\$515,721	+ 2.3%
Percent of Original List Price Received*	93.2%	93.8%	+ 0.6%	93.2%	93.8%	+ 0.6%
List to Close	112	120	+ 7.1%	112	120	+ 7.1%
Days on Market Until Sale	53	68	+ 28.3%	53	68	+ 28.3%
Cumulative Days on Market Until Sale	58	76	+ 31.0%	58	76	+ 31.0%
Average List Price	\$545,158	\$607,433	+ 11.4%	\$545,158	\$607,433	+ 11.4%
Inventory of Homes for Sale	2,115	2,744	+ 29.7%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

