

Local Market Update for January 2025

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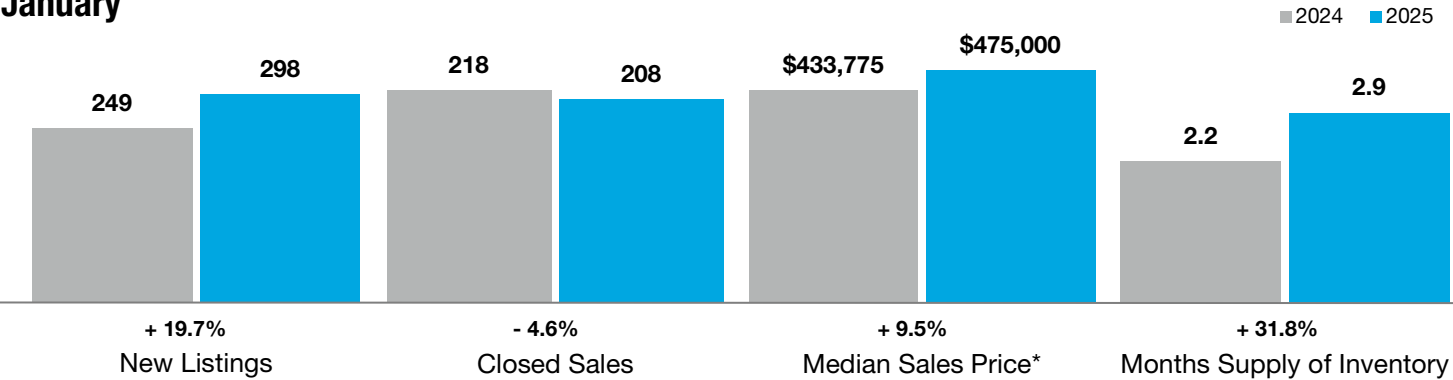
Buncombe County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	249	298	+ 19.7%	249	298	+ 19.7%
Pending Sales	255	259	+ 1.6%	255	259	+ 1.6%
Closed Sales	218	208	- 4.6%	218	208	- 4.6%
Median Sales Price*	\$433,775	\$475,000	+ 9.5%	\$433,775	\$475,000	+ 9.5%
Average Sales Price*	\$580,881	\$599,380	+ 3.2%	\$580,881	\$599,380	+ 3.2%
Percent of Original List Price Received*	93.8%	94.8%	+ 1.1%	93.8%	94.8%	+ 1.1%
List to Close	111	109	- 1.8%	111	109	- 1.8%
Days on Market Until Sale	47	61	+ 29.8%	47	61	+ 29.8%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	49	70	+ 42.9%
Average List Price	\$692,058	\$708,844	+ 2.4%	\$692,058	\$708,844	+ 2.4%
Inventory of Homes for Sale	643	778	+ 21.0%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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

