

# Local Market Update for January 2025

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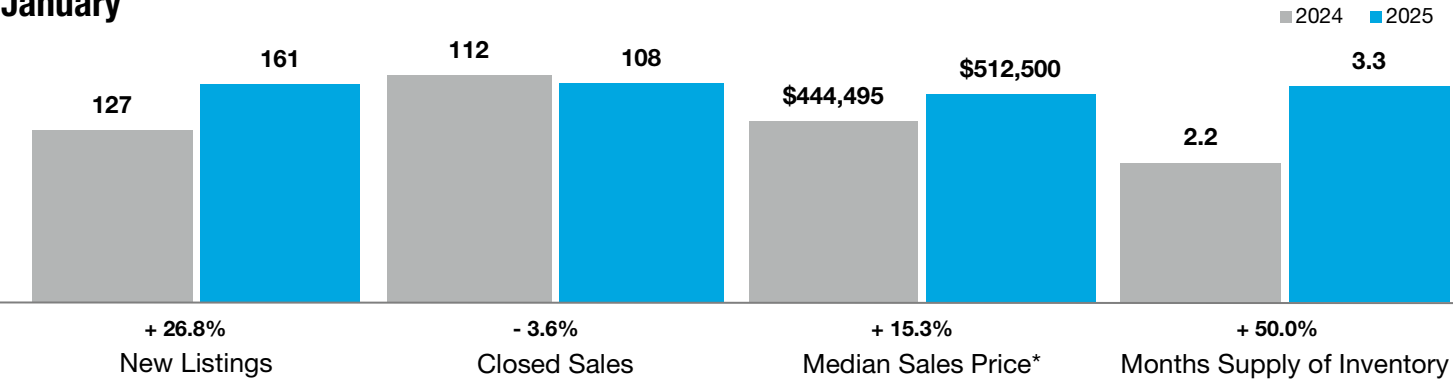
## City of Asheville

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	127	161	+ 26.8%	127	161	+ 26.8%
Pending Sales	135	123	- 8.9%	135	123	- 8.9%
Closed Sales	112	108	- 3.6%	112	108	- 3.6%
Median Sales Price*	\$444,495	\$512,500	+ 15.3%	\$444,495	\$512,500	+ 15.3%
Average Sales Price*	\$618,051	\$634,972	+ 2.7%	\$618,051	\$634,972	+ 2.7%
Percent of Original List Price Received*	93.5%	94.1%	+ 0.6%	93.5%	94.1%	+ 0.6%
List to Close	119	111	- 6.7%	119	111	- 6.7%
Days on Market Until Sale	49	60	+ 22.4%	49	60	+ 22.4%
Cumulative Days on Market Until Sale	49	68	+ 38.8%	49	68	+ 38.8%
Average List Price	\$755,827	\$705,940	- 6.6%	\$755,827	\$705,940	- 6.6%
Inventory of Homes for Sale	322	444	+ 37.9%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

\* 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

