

# Local Market Update for February 2025

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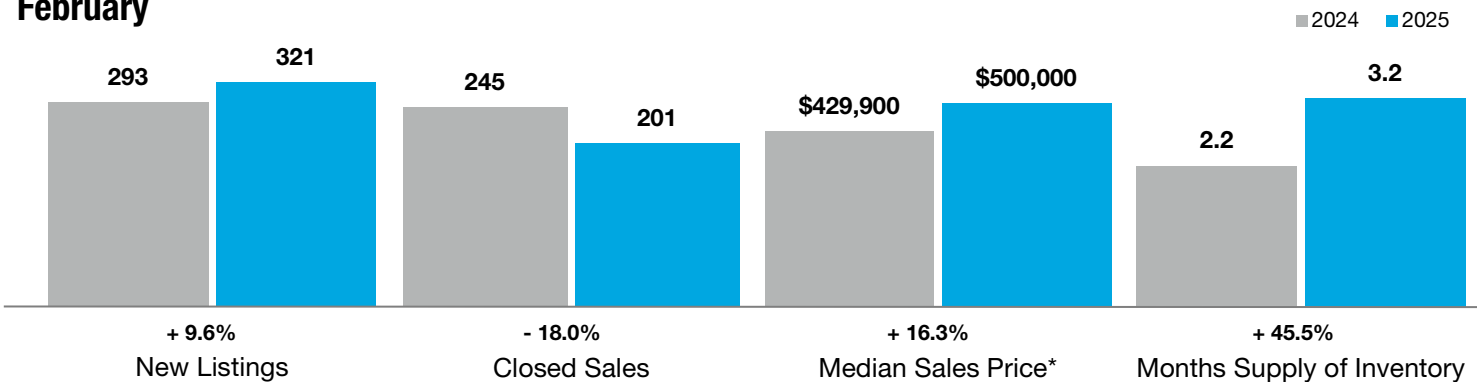
## Buncombe County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	293	321	+ 9.6%	542	621	+ 14.6%
Pending Sales	257	228	- 11.3%	512	474	- 7.4%
Closed Sales	245	201	- 18.0%	463	415	- 10.4%
Median Sales Price*	\$429,900	\$500,000	+ 16.3%	\$430,000	\$494,000	+ 14.9%
Average Sales Price*	\$529,642	\$589,738	+ 11.3%	\$553,767	\$592,066	+ 6.9%
Percent of Original List Price Received*	93.7%	92.9%	- 0.9%	93.8%	93.9%	+ 0.1%
List to Close	106	121	+ 14.2%	108	114	+ 5.6%
Days on Market Until Sale	57	72	+ 26.3%	52	66	+ 26.9%
Cumulative Days on Market Until Sale	62	76	+ 22.6%	56	73	+ 30.4%
Average List Price	\$598,998	\$733,039	+ 22.4%	\$642,205	\$718,549	+ 11.9%
Inventory of Homes for Sale	639	841	+ 31.6%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

\* 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.

### February



### Historical Median Sales Price Rolling 12-Month Calculation

