

# Local Market Update for February 2025

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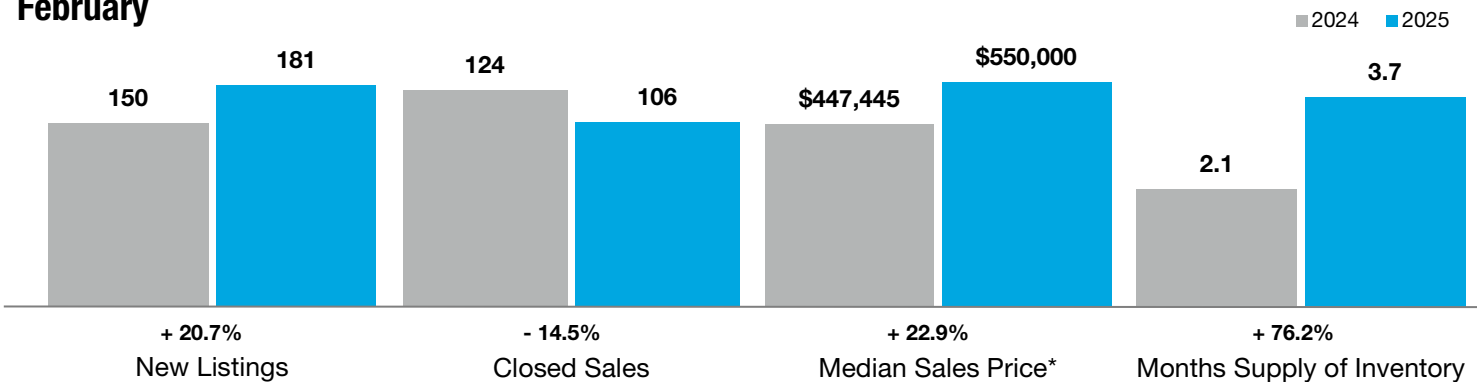
## City of Asheville

North Carolina

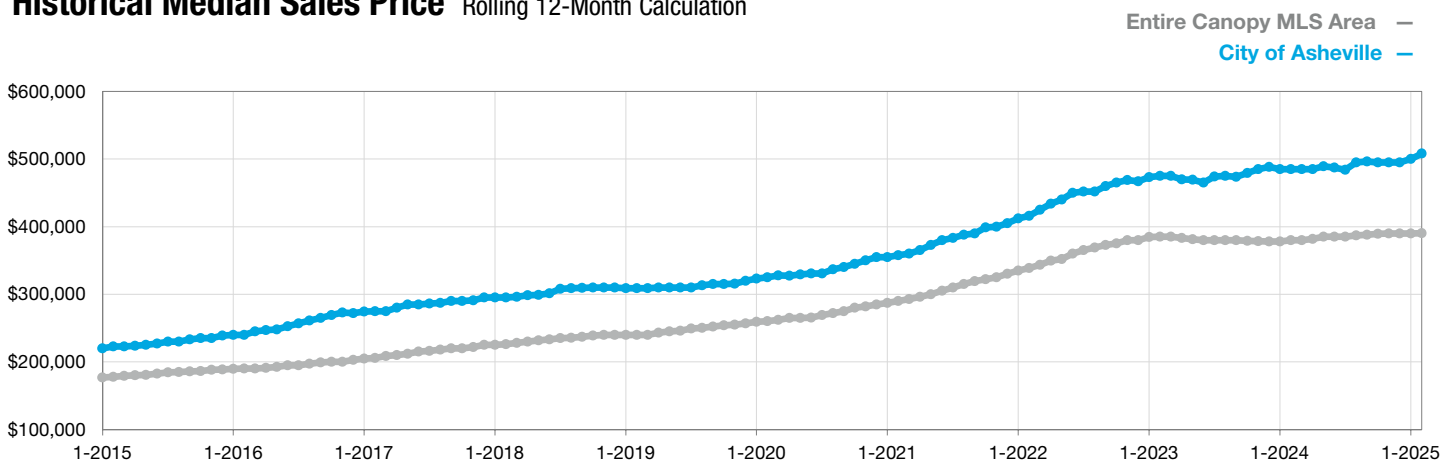
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	150	181	+ 20.7%	277	343	+ 23.8%
Pending Sales	141	117	- 17.0%	276	237	- 14.1%
Closed Sales	124	106	- 14.5%	236	218	- 7.6%
Median Sales Price*	\$447,445	\$550,000	+ 22.9%	\$445,940	\$540,000	+ 21.1%
Average Sales Price*	\$573,010	\$632,276	+ 10.3%	\$594,386	\$631,662	+ 6.3%
Percent of Original List Price Received*	93.9%	93.2%	- 0.7%	93.7%	93.7%	0.0%
List to Close	102	116	+ 13.7%	110	112	+ 1.8%
Days on Market Until Sale	48	71	+ 47.9%	48	65	+ 35.4%
Cumulative Days on Market Until Sale	52	75	+ 44.2%	50	71	+ 42.0%
Average List Price	\$624,474	\$764,458	+ 22.4%	\$684,645	\$734,699	+ 7.3%
Inventory of Homes for Sale	312	482	+ 54.5%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

\* 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



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