

# Local Market Update for March 2025

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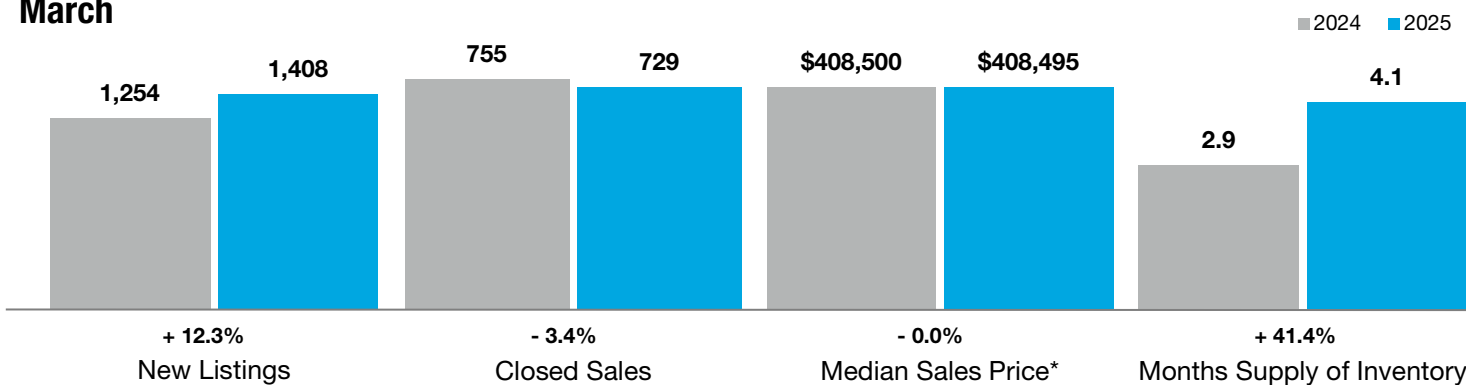
## Asheville Region

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

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	1,254	1,408	+ 12.3%	2,939	3,293	+ 12.0%
Pending Sales	844	922	+ 9.2%	2,317	2,304	- 0.6%
Closed Sales	755	729	- 3.4%	2,072	1,980	- 4.4%
Median Sales Price*	\$408,500	\$408,495	- 0.0%	\$399,900	\$410,000	+ 2.5%
Average Sales Price*	\$498,901	\$499,599	+ 0.1%	\$491,077	\$503,255	+ 2.5%
Percent of Original List Price Received*	94.9%	94.5%	- 0.4%	93.8%	93.8%	0.0%
List to Close	108	118	+ 9.3%	108	119	+ 10.2%
Days on Market Until Sale	58	70	+ 20.7%	56	70	+ 25.0%
Cumulative Days on Market Until Sale	64	80	+ 25.0%	62	78	+ 25.8%
Average List Price	\$591,053	\$629,324	+ 6.5%	\$559,248	\$608,999	+ 8.9%
Inventory of Homes for Sale	2,378	3,203	+ 34.7%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

\* 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.

### March



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

