

Local Market Update for March 2025

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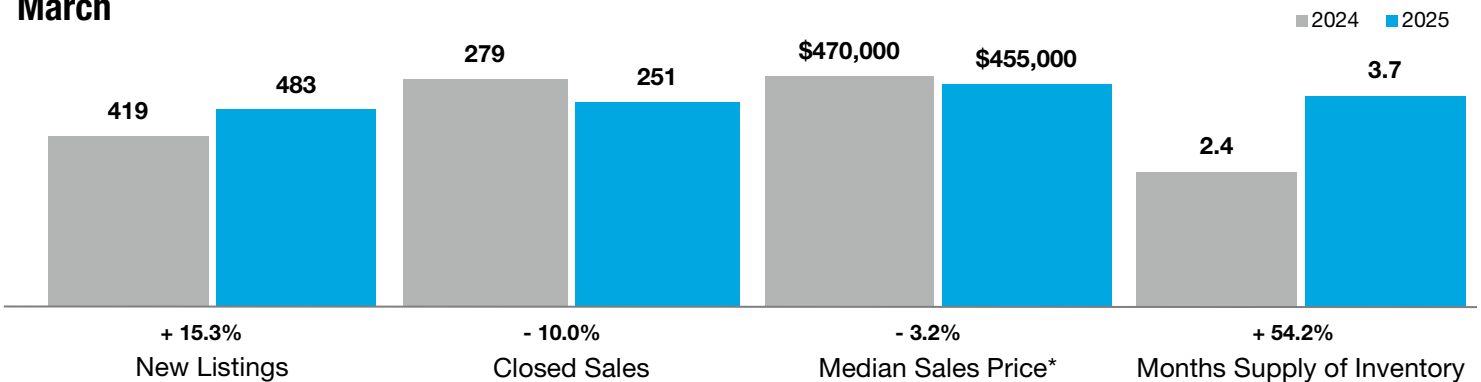
Buncombe County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	419	483	+ 15.3%	961	1,112	+ 15.7%
Pending Sales	302	314	+ 4.0%	814	782	- 3.9%
Closed Sales	279	251	- 10.0%	742	672	- 9.4%
Median Sales Price*	\$470,000	\$455,000	- 3.2%	\$446,495	\$470,000	+ 5.3%
Average Sales Price*	\$588,494	\$589,798	+ 0.2%	\$566,825	\$589,922	+ 4.1%
Percent of Original List Price Received*	95.8%	95.3%	- 0.5%	94.6%	94.4%	- 0.2%
List to Close	106	106	0.0%	108	111	+ 2.8%
Days on Market Until Sale	51	63	+ 23.5%	52	64	+ 23.1%
Cumulative Days on Market Until Sale	55	75	+ 36.4%	56	73	+ 30.4%
Average List Price	\$725,965	\$747,438	+ 3.0%	\$678,750	\$726,816	+ 7.1%
Inventory of Homes for Sale	693	975	+ 40.7%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

