

# Local Market Update for April 2025

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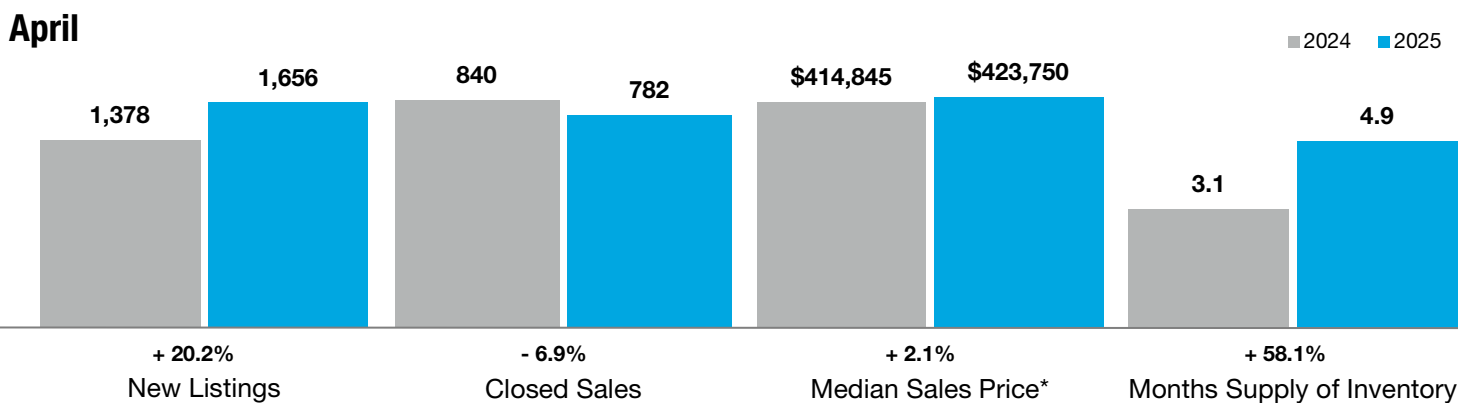


## Asheville Region

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

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1,378	1,656	+ 20.2%	4,317	4,960	+ 14.9%
Pending Sales	949	901	- 5.1%	3,266	3,139	- 3.9%
Closed Sales	840	782	- 6.9%	2,912	2,782	- 4.5%
Median Sales Price*	\$414,845	\$423,750	+ 2.1%	\$400,250	\$414,000	+ 3.4%
Average Sales Price*	\$526,389	\$515,521	- 2.1%	\$501,270	\$506,188	+ 1.0%
Percent of Original List Price Received*	95.4%	95.2%	- 0.2%	94.3%	94.2%	- 0.1%
List to Close	94	107	+ 13.8%	104	116	+ 11.5%
Days on Market Until Sale	48	61	+ 27.1%	54	67	+ 24.1%
Cumulative Days on Market Until Sale	55	70	+ 27.3%	60	76	+ 26.7%
Average List Price	\$618,453	\$655,380	+ 6.0%	\$578,145	\$620,870	+ 7.4%
Inventory of Homes for Sale	2,603	3,796	+ 45.8%	--	--	--
Months Supply of Inventory	3.1	4.9	+ 58.1%	--	--	--

\* 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.



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

