

# Local Market Update for April 2025

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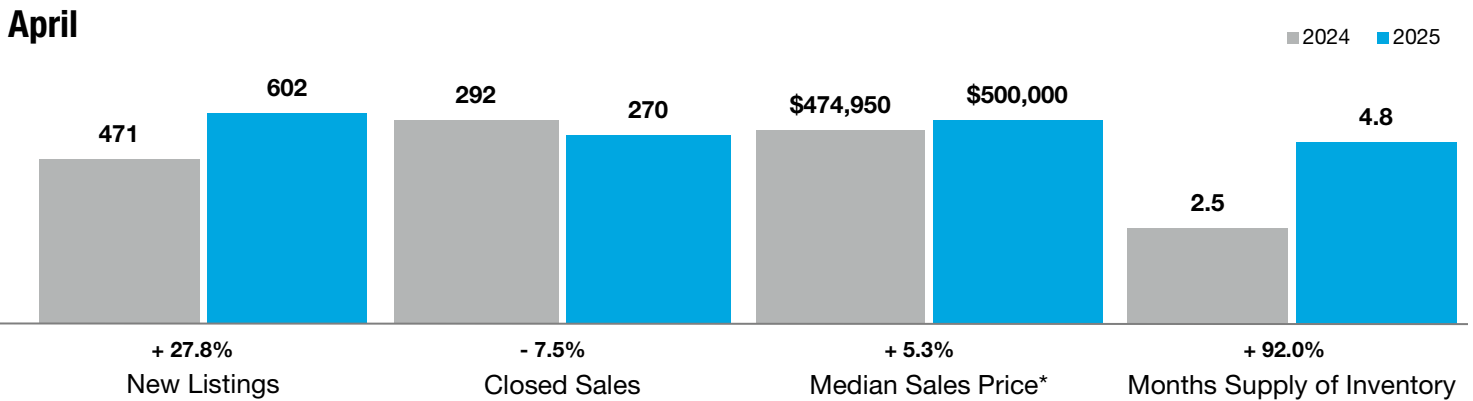


## Buncombe County

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	471	602	+ 27.8%	1,432	1,717	+ 19.9%
Pending Sales	357	291	- 18.5%	1,171	1,058	- 9.6%
Closed Sales	292	270	- 7.5%	1,034	948	- 8.3%
Median Sales Price*	\$474,950	\$500,000	+ 5.3%	\$453,495	\$489,390	+ 7.9%
Average Sales Price*	\$618,401	\$631,452	+ 2.1%	\$581,390	\$601,501	+ 3.5%
Percent of Original List Price Received*	97.0%	95.7%	- 1.3%	95.2%	94.8%	- 0.4%
List to Close	89	94	+ 5.6%	102	106	+ 3.9%
Days on Market Until Sale	42	47	+ 11.9%	49	60	+ 22.4%
Cumulative Days on Market Until Sale	50	54	+ 8.0%	54	68	+ 25.9%
Average List Price	\$747,835	\$777,054	+ 3.9%	\$701,414	\$740,051	+ 5.5%
Inventory of Homes for Sale	741	1,225	+ 65.3%	--	--	--
Months Supply of Inventory	2.5	4.8	+ 92.0%	--	--	--

\* 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

