

Local Market Update for July 2021

A research tool provided by the Canopy Realtor® Association
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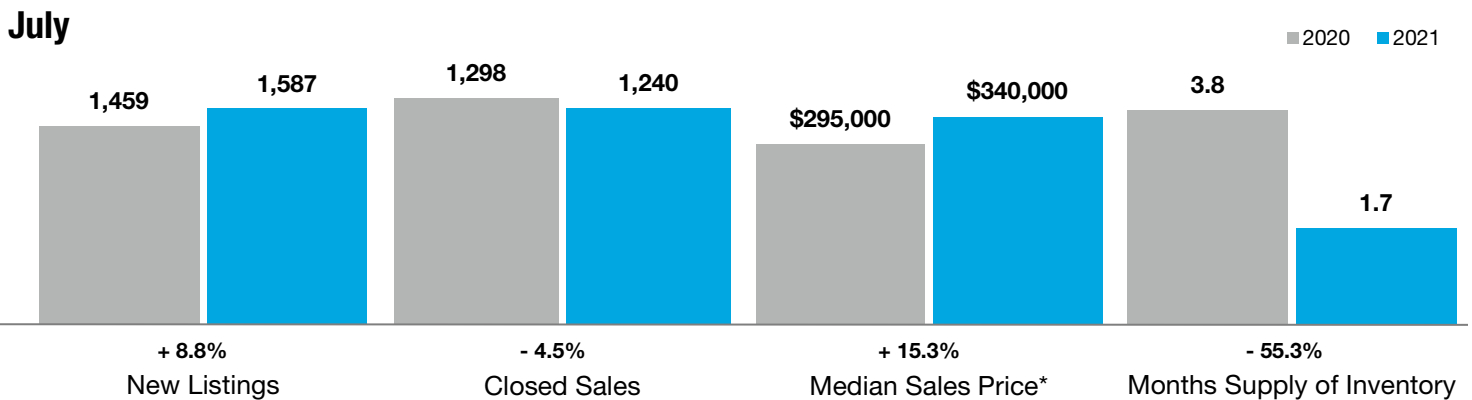


Asheville Region

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

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1,459	1,587	+ 8.8%	8,255	9,529	+ 15.4%
Pending Sales	1,401	1,429	+ 2.0%	7,092	8,682	+ 22.4%
Closed Sales	1,298	1,240	- 4.5%	6,169	7,915	+ 28.3%
Median Sales Price*	\$295,000	\$340,000	+ 15.3%	\$275,000	\$330,000	+ 20.0%
Average Sales Price*	\$344,736	\$401,409	+ 16.4%	\$319,998	\$402,602	+ 25.8%
Percent of Original List Price Received*	95.5%	98.8%	+ 3.5%	94.5%	97.9%	+ 3.6%
List to Close	123	83	- 32.5%	127	98	- 22.8%
Days on Market Until Sale	72	31	- 56.9%	75	46	- 38.7%
Cumulative Days on Market Until Sale	86	32	- 62.8%	91	51	- 44.0%
Average List Price	\$415,621	\$450,188	+ 8.3%	\$392,106	\$446,920	+ 14.0%
Inventory of Homes for Sale	3,642	2,076	- 43.0%	--	--	--
Months Supply of Inventory	3.8	1.7	- 55.3%	--	--	--

* 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

