

Local Market Update for December 2021

A research tool provided by the Canopy Realtor® Association
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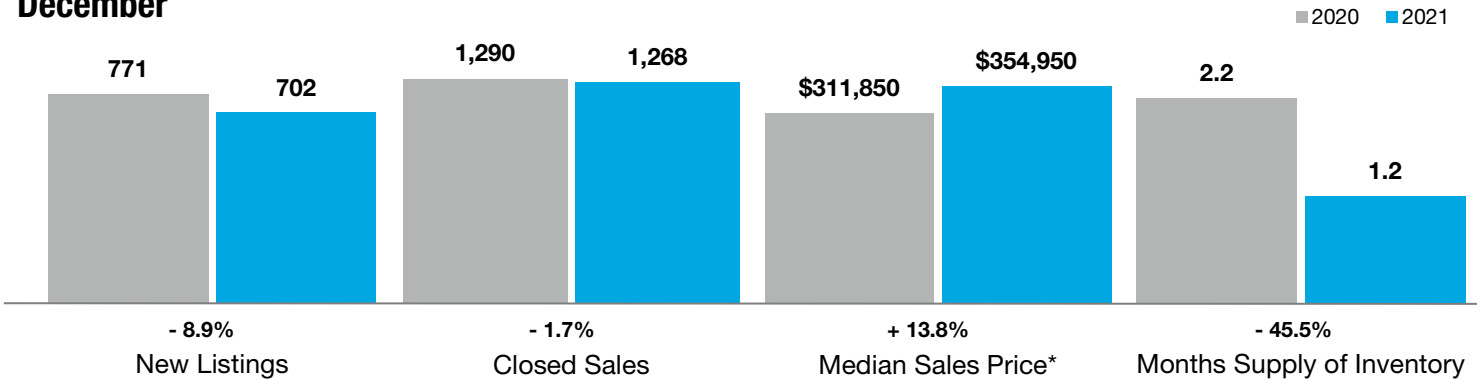
Asheville Region

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

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	771	702	- 8.9%	14,374	15,623	+ 8.7%
Pending Sales	850	938	+ 10.4%	13,186	14,533	+ 10.2%
Closed Sales	1,290	1,268	- 1.7%	12,741	14,248	+ 11.8%
Median Sales Price*	\$311,850	\$354,950	+ 13.8%	\$293,000	\$340,000	+ 16.0%
Average Sales Price*	\$395,837	\$426,563	+ 7.8%	\$353,379	\$417,969	+ 18.3%
Percent of Original List Price Received*	96.0%	97.1%	+ 1.1%	95.1%	97.8%	+ 2.8%
List to Close	112	89	- 20.5%	121	91	- 24.8%
Days on Market Until Sale	57	36	- 36.8%	69	39	- 43.5%
Cumulative Days on Market Until Sale	67	36	- 46.3%	83	43	- 48.2%
Average List Price	\$386,970	\$422,762	+ 9.2%	\$398,649	\$453,459	+ 13.7%
Inventory of Homes for Sale	2,472	1,420	- 42.6%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

