

Local Market Update for August 2021

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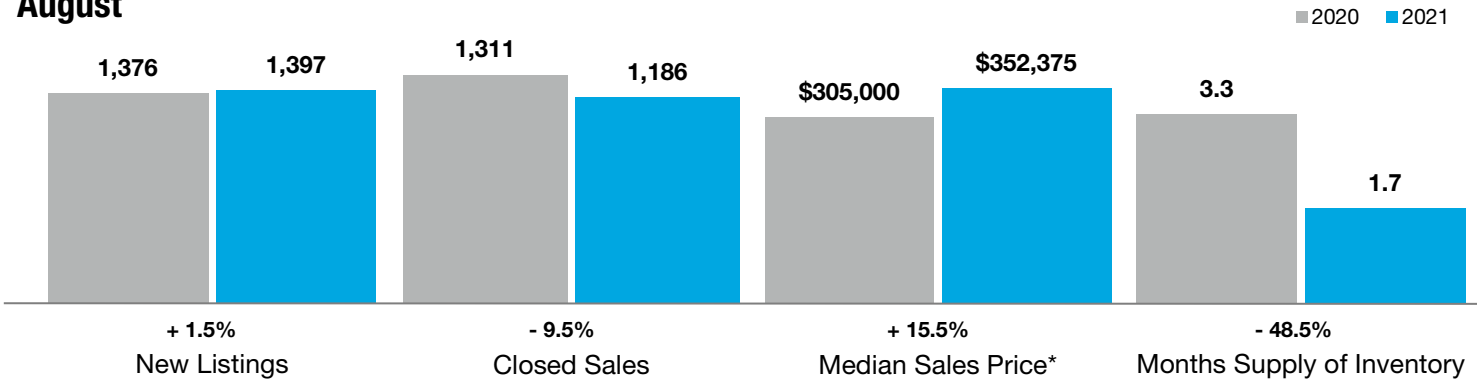
Asheville Region

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

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	1,376	1,397	+ 1.5%	9,631	10,964	+ 13.8%
Pending Sales	1,453	1,431	- 1.5%	8,545	9,961	+ 16.6%
Closed Sales	1,311	1,186	- 9.5%	7,480	9,140	+ 22.2%
Median Sales Price*	\$305,000	\$352,375	+ 15.5%	\$279,000	\$333,000	+ 19.4%
Average Sales Price*	\$375,232	\$441,380	+ 17.6%	\$329,677	\$407,464	+ 23.6%
Percent of Original List Price Received*	95.5%	98.6%	+ 3.2%	94.7%	98.0%	+ 3.5%
List to Close	123	81	- 34.1%	126	95	- 24.6%
Days on Market Until Sale	71	30	- 57.7%	75	43	- 42.7%
Cumulative Days on Market Until Sale	88	33	- 62.5%	91	48	- 47.3%
Average List Price	\$411,919	\$467,505	+ 13.5%	\$394,879	\$448,476	+ 13.6%
Inventory of Homes for Sale	3,332	2,028	- 39.1%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

