



CREATING A SUSTAINABLE WORLD ONE HOME AT A TIME



# ASHEVILLE REGION MARKET REVIEW 2021

## INVENTORY

### Change in Homes for Sale from 2020

Swain County	- 23.8%
Rutherford County	- 26.1%
Madison County	- 29.6%
Burke County	- 34.1%
McDowell County	- 37.9%
City of Hendersonville	- 48.1%
Jackson County	- 54.1%
City of Asheville	- 54.3%
Mitchell County	- 58.1%
Yancey County	- 60.1%

## YEAR TO YEAR PRICE CHANGE

Single Family +15.5%  
Condos/Townhomes +17.2%

## DISTRESSED HOMES

- **Only 0.5% of closed sales were distressed!**
- **37.5% less than 2020**
- **Madison County with most foreclosures 1.6%**
- **Over past 4 years foreclosure prices increased 76.4%**

## NEW LISTING

### Change in New Listings from 2020

Madison County	+26.0%
Burke County	+20.0%
Rutherford County	+19.0%
McDowell County	+14.0%
Yancey County	+11.0%
City of Asheville	+5.0%
Jackson County	+4.8%
Mitchell County	+1.3%
Transylvania County	- 8.8%
Swain County	-
	11.2%



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PENDING

**Change in Pending Sales from 2020**

Burke County	+ 23.4%
City of Asheville	+ 15.1%
Rutherford County	+ 14.1%
Yancey County	+ 13.8%
Madison County	+ 13.7%
Jackson County	+ 3.9%
Mitchell County	+ 3.7%
Polk County	+ 1.6%
Transylvania County	- 6.5%
Swain County	- 10.8%

**MEDIAN SALES PRICE**

**Change in Median Sales Price from 2020**

Yancey County	+ 29.2%
Swain County	+ 23.7%
Polk County	+ 20.3%
Mitchell County	+ 20.1%
Madison County	+ 20.1%

**Change in Median Sales Price from 2020**

Burke County	+ 14.3%
McDowell County	+ 13.4%
City of Asheville	+ 13.3%
Henderson County	+ 12.9%
Jackson County	+ 12.6%
Buncombe County	\$390,000
Henderson County	\$350,000



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## AVERAGE SALES PRICE

### Change in Avg. Sales Price from 2020

Polk County	+ 29.8%
Mitchell County	+ 24.8%
Swain County	+ 23.5%
Yancey County	+ 21.5%
Buncombe County	+ 20.6%

### Change in Avg. Sales Price from 2020

Henderson County	+ 16.3%
Burke County	+ 15.1%
Rutherford County	+ 12.6%
McDowell County	+ 11.0%
Jackson County	+ 3.6%

## CLOSED SALES PRICE

### Change in Closed Sales from 2020

Burke County	+ 21.0%
Jackson County	+ 18.0%
Madison County	+ 17.2%
City of Asheville	+ 16.9%
McDowell County	+ 16.1%

### Change in Closed Sales from 2020

City of Hendersonville	+ 9.9%
Polk County	+ 8.3%
Henderson County	+ 8.2%
Haywood County	+ 7.0%
Transylvania County	+ 5.6%



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**ASHEVILLE REGION**

	Jan	Feb	Mar	Ap	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>NEW LISTINGS</b>	881	996	1309	1438	1454	1672	1587	1397	1406	1399	1018	<b>702</b>
<b>PENDING</b>	1,188	1,141	1368	1417	1397	1388	1429	1431	1416	1476	1210	<b>938</b>
<b>CLOSED</b>	859	873	1160	1138	1151	1296	1240	1186	1251	1215	1230	<b>1268</b>
<b>MEDIUM</b>	315K	325K	318K	330K	348K	348K	340K	352K	349K	345K	350K	<b>355K</b>
<b>AVG</b>	373K	368K	394K	408K	430K	427K	401K	441K	\$442K	\$441K	442K	<b>427K</b>
<b>DAYS ON MARKET</b>	56	55	59	48	43	37	31	30	29	34	30	<b>89</b>
<b>MONTHS SUPPLY</b>	1.5	1.4	1.3	1.3	1.3	1.5	1.7	1.7	1.6	1.6	1.4	<b>1.2</b>

*Months of supply is the number of houses currently for sale divided by the average number of homes sold per month.*

**ASHEVILLE CITY**

	Jan	Feb	Mar	Ap	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>NEW LISTINGS</b>	154	186	250	291	265	284	293	251	276	266	161	<b>115</b>
<b>PENDING</b>	221	218	260	264	261	241	249	255	269	284	204	<b>161</b>
<b>CLOSED</b>	174	155	214	221	235	241	231	227	226	227	235	<b>225</b>
<b>MEDIUM</b>	346K	360K	372K	400K	421K	439K	393K	440K	412K	412K	420K	<b>435K</b>
<b>AVG</b>	405K	472K	532K	517K	530K	522K	523K	538K	554K	539K	561K	<b>560K</b>
<b>DAYS ON MARKET</b>	45	57	55	37	38	38	28	27	25	26	21	<b>35</b>
<b>MONTHS SUPPLY</b>	1.5	1.4	1.2	1.2	1.1	1.3	1.5	1.4	1.5	1.4	1.2	<b>0.9</b>

**CITY OF HENDERSONVILLE**

	Jan	Feb	Mar	Ap	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>NEW LISTINGS</b>	119	91	131	158	179	157	161	139	165	134	95	<b>65</b>
<b>PENDING</b>	138	117	146	160	148	132	150	141	157	149	153	<b>99</b>
<b>CLOSED</b>	72	98	115	130	130	150	134	123	130	124	111	<b>147</b>
<b>MEDIUM</b>	318K	295K	302K	315K	350K	346K	350K	350K	343K	352K	350K	<b>365K</b>
<b>AVG</b>	384K	336K	345K	374K	409K	408K	397K	403K	419K	397K	433K	<b>417K</b>
<b>DAYS ON MARKET</b>	66	31	52	43	34	23	28	31	20	22	22	<b>29</b>
<b>MONTHS SUPPLY</b>	1.4	1.1	1.0	1.0	1.3	1.5	1.5	1.5	1.6	1.5	1,1	<b>0.8</b>



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**SPECIAL FOCUS**

<b>NEW LISTINGS</b>			
<b>PENDING</b>			
<b>CLOSED</b>			
<b>MEDIUM</b>			
<b>AVERAGE</b>			
<b>DAYS ON MARKET</b>			
<b>MONTHS SUPPLY</b>			

**TAKE AWAY**