

Asheville Region Housing Supply Overview



August 2021

With housing prices soaring and record-low inventory throughout much of the country, many prospective buyers have opted to rent for the time being, only to find conditions much the same in the rental market. Indeed, competition for rental properties is strong: the national median rent has increased 11.4% since January, and rent growth this year is surpassing the average growth over the same months from 2017 – 2019 in 98 out of the 100 largest cities in the nation, according to Apartment List. For the 12-month period spanning September 2020 through August 2021, Pending Sales in the Asheville region were up 21.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 53.0 percent.

The overall Median Sales Price was up 18.5 percent to \$326,000. The property type with the largest price gain was the Condo-Townhome segment, where prices increased 19.7 percent to \$270,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 39 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 58 days.

Market-wide, inventory levels were down 39.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 37.8 percent. That amounts to 1.7 months supply for Single-Family homes and 1.4 months supply for Condo-Townhomes.

Quick Facts

+ 53.0%	+ 28.0%	+ 27.9%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	4 Bedrooms or More	Condos

The Asheville Region report includes the counties of Buncombe, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey composed of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

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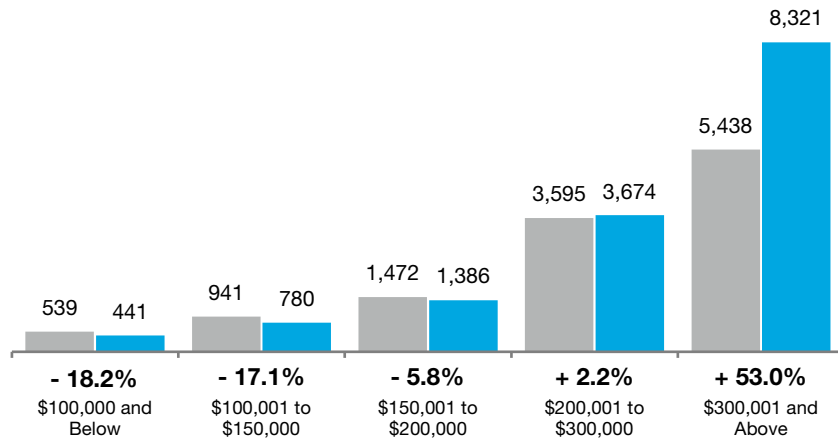
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



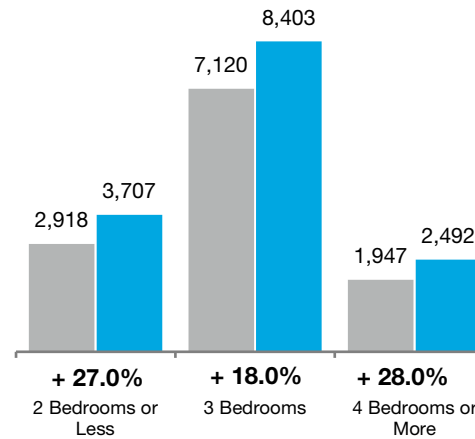
By Price Range

■ 8-2020 ■ 8-2021



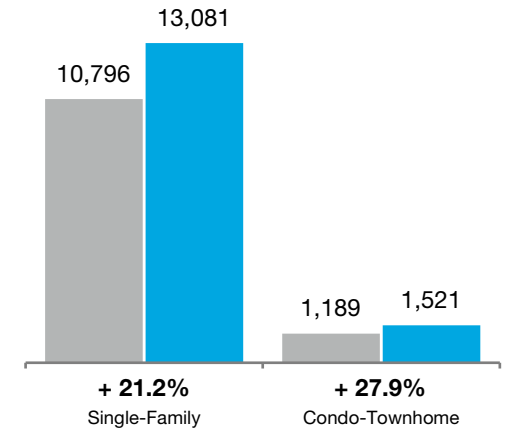
By Bedroom Count

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range

	8-2020	8-2021	Change
\$100,000 and Below	539	441	- 18.2%
\$100,001 to \$150,000	941	780	- 17.1%
\$150,001 to \$200,000	1,472	1,386	- 5.8%
\$200,001 to \$300,000	3,595	3,674	+ 2.2%
\$300,001 and Above	5,438	8,321	+ 53.0%
All Price Ranges	11,985	14,602	+ 21.8%

Single-Family

	8-2020	8-2021	Change
2 Bedrooms or Less	507	401	- 20.9%
3 Bedrooms	824	724	- 12.1%
4 Bedrooms or More	1,193	1,137	- 4.7%
Single-Family Total	3,197	3,149	- 1.5%
Condo-Townhome	5,075	7,670	+ 51.1%
All Price Ranges	10,796	13,081	+ 21.2%

Condo-Townhome

	8-2020	8-2021	Change
2 Bedrooms or Less	32	40	+ 25.0%
3 Bedrooms	117	56	- 52.1%
4 Bedrooms or More	279	249	- 10.8%
Condo-Townhome Total	398	525	+ 31.9%
All Price Ranges	1,189	1,521	+ 27.9%

By Bedroom Count

	8-2020	8-2021	Change
2 Bedrooms or Less	2,918	3,707	+ 27.0%
3 Bedrooms	7,120	8,403	+ 18.0%
4 Bedrooms or More	1,947	2,492	+ 28.0%
All Bedroom Counts	11,985	14,602	+ 21.8%

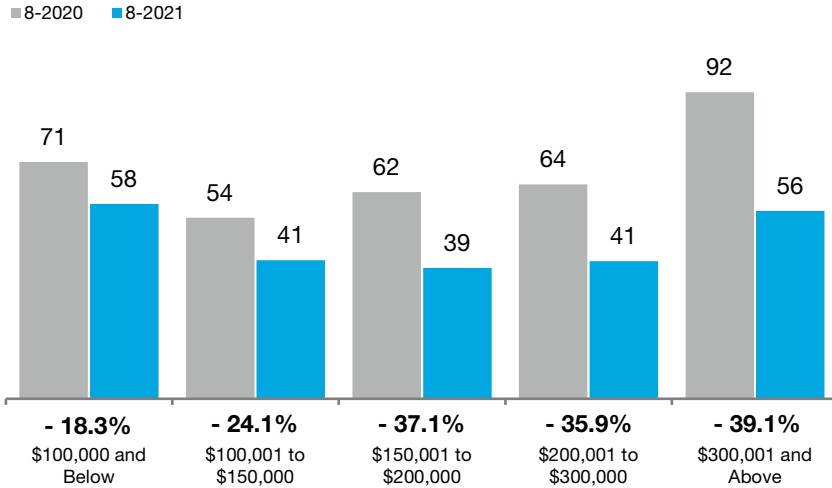
	8-2020	8-2021	Change
2 Bedrooms or Less	2,242	2,866	+ 27.8%
3 Bedrooms	6,661	7,815	+ 17.3%
4 Bedrooms or More	1,893	2,400	+ 26.8%
All Bedroom Counts	10,796	13,081	+ 21.2%

Days on Market Until Sale

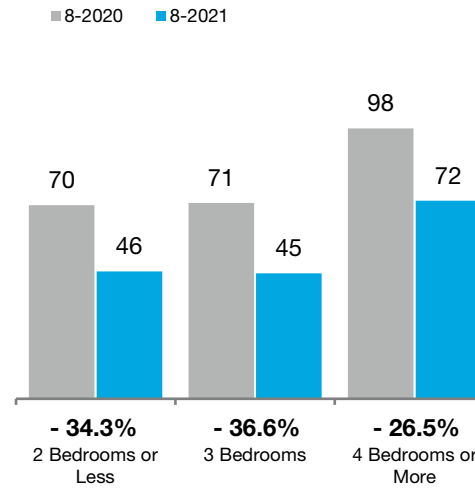


Average number of days between when a property is first listed and when an offer is accepted. Based on a rolling 12-month average.

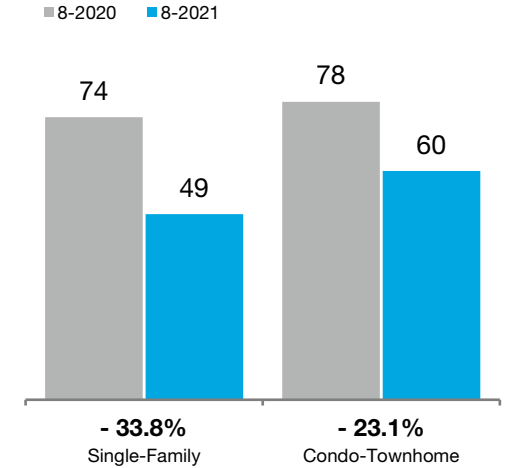
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	71	58	- 18.3%
\$100,001 to \$150,000	54	41	- 24.1%
\$150,001 to \$200,000	62	39	- 37.1%
\$200,001 to \$300,000	64	41	- 35.9%
\$300,001 and Above	92	56	- 39.1%
All Price Ranges	75	50	- 33.3%

Single-Family

8-2020	8-2021	Change	8-2020	8-2021	Change
66	53	- 19.7%	139	113	- 18.7%
51	39	- 23.5%	74	67	- 9.5%
62	38	- 38.7%	60	44	- 26.7%
63	39	- 38.1%	71	52	- 26.8%
91	55	- 39.6%	98	70	- 28.6%
74	49	- 33.8%	78	60	- 23.1%

Condo-Townhome

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	70	46	- 34.3%
3 Bedrooms	71	45	- 36.6%
4 Bedrooms or More	98	72	- 26.5%
All Bedroom Counts	75	50	- 33.3%

8-2020	8-2021	Change	8-2020	8-2021	Change
68	42	- 38.2%	75	59	- 21.3%
70	44	- 37.1%	83	59	- 28.9%
98	71	- 27.6%	93	78	- 16.1%
74	49	- 33.8%	78	60	- 23.1%

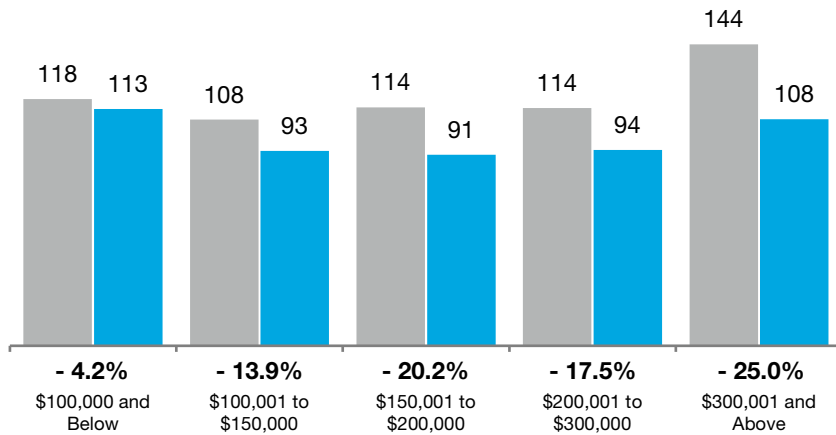
List to Close



A count of the days between the date listed and the date closed for all properties sold. Based on a rolling 12-month average.

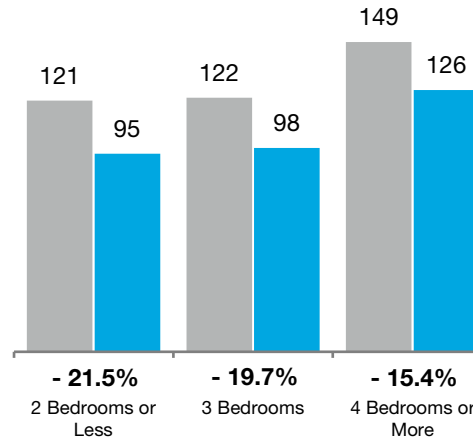
By Price Range

■ 8-2020 ■ 8-2021



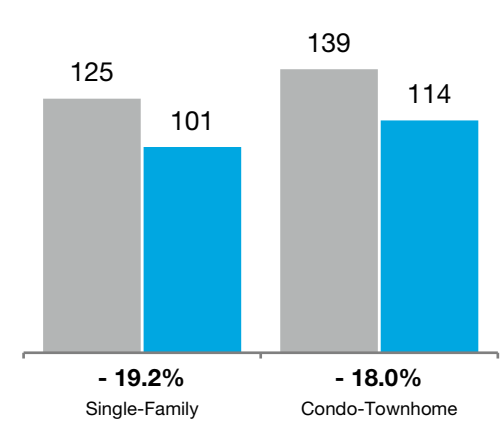
By Bedroom Count

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range

	8-2020	8-2021	Change
\$100,000 and Below	118	113	- 4.2%
\$100,001 to \$150,000	108	93	- 13.9%
\$150,001 to \$200,000	114	91	- 20.2%
\$200,001 to \$300,000	114	94	- 17.5%
\$300,001 and Above	144	108	- 25.0%
All Price Ranges	126	102	- 19.0%

Single-Family

	8-2020	8-2021	Change
\$100,000 and Below	114	109	- 4.4%
\$100,001 to \$150,000	106	92	- 13.2%
\$150,001 to \$200,000	116	93	- 19.8%
\$200,001 to \$300,000	112	92	- 17.9%
\$300,001 and Above	141	106	- 24.8%
All Price Ranges	125	101	- 19.2%

Condo-Townhome

	8-2020	8-2021	Change
\$100,000 and Below	183	156	- 14.8%
\$100,001 to \$150,000	121	110	- 9.1%
\$150,001 to \$200,000	103	84	- 18.4%
\$200,001 to \$300,000	128	105	- 18.0%
\$300,001 and Above	186	132	- 29.0%
All Price Ranges	139	114	- 18.0%

By Bedroom Count

	8-2020	8-2021	Change
2 Bedrooms or Less	121	95	- 21.5%
3 Bedrooms	122	98	- 19.7%
4 Bedrooms or More	149	126	- 15.4%
All Bedroom Counts	126	102	- 19.0%

	8-2020	8-2021	Change
2 Bedrooms or Less	119	93	- 21.8%
3 Bedrooms	120	96	- 20.0%
4 Bedrooms or More	149	126	- 15.4%
All Bedroom Counts	125	101	- 19.2%

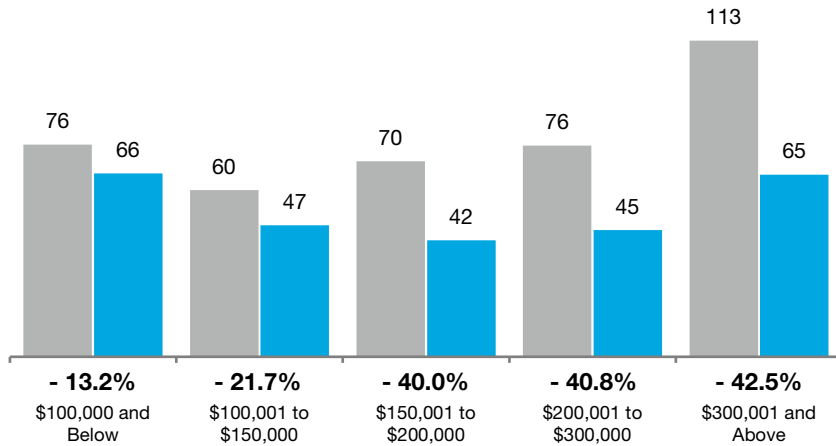
Cumulative Days on Market Until Sale



Cumulative Days on Market (CDOM) functions like Days on Market (DOM), but CDOM tracks DOM for a property over a period of multiple listings. When a new listing is entered, CDOM resets to zero only if the previous listing closed (sold) or if the previous listing has been off the market (expired, withdrawn) for more than 90 days. **Based on a rolling 12-month average.**

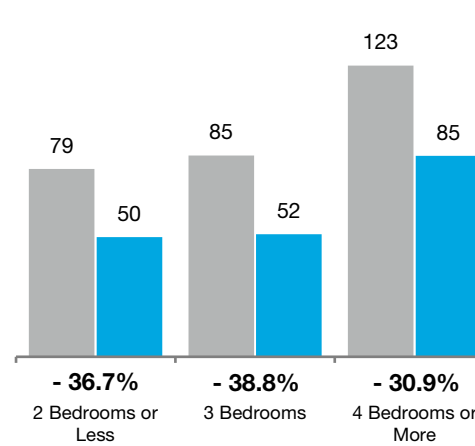
By Price Range

■ 8-2020 ■ 8-2021



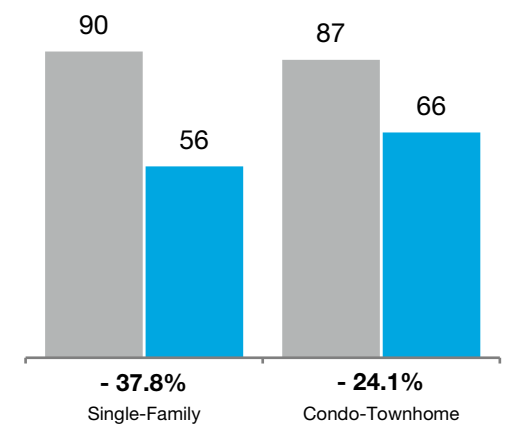
By Bedroom Count

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range

	8-2020	8-2021	Change
\$100,000 and Below	76	66	- 13.2%
\$100,001 to \$150,000	60	47	- 21.7%
\$150,001 to \$200,000	70	42	- 40.0%
\$200,001 to \$300,000	76	45	- 40.8%
\$300,001 and Above	113	65	- 42.5%
All Price Ranges	89	57	- 36.0%

Single-Family

	8-2020	8-2021	Change
2 Bedrooms or Less	69	60	- 13.0%
3 Bedrooms	57	45	- 21.1%
4 Bedrooms or More	70	41	- 41.4%
All Single-Family	76	44	- 42.1%
114	64	- 43.9%	
All Price Ranges	90	56	- 37.8%

Condo-Townhome

	8-2020	8-2021	Change
190	124	- 34.7%	
78	68	- 12.8%	
70	45	- 35.7%	
76	56	- 26.3%	
106	80	- 24.5%	
All Price Ranges	87	66	- 24.1%

By Bedroom Count

	8-2020	8-2021	Change
2 Bedrooms or Less	79	50	- 36.7%
3 Bedrooms	85	52	- 38.8%
4 Bedrooms or More	123	85	- 30.9%
All Bedroom Counts	89	57	- 36.0%

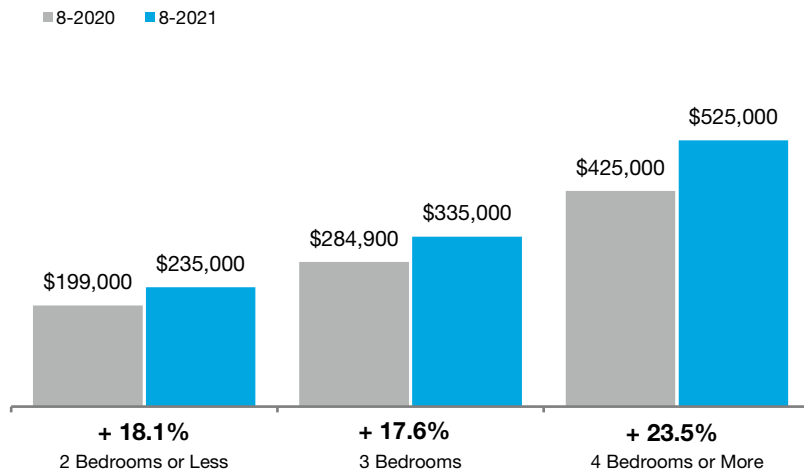
	8-2020	8-2021	Change
78	47	- 39.7%	
85	51	- 40.0%	
122	84	- 31.1%	
All Bedroom Counts	90	56	- 37.8%

Median Sales Price

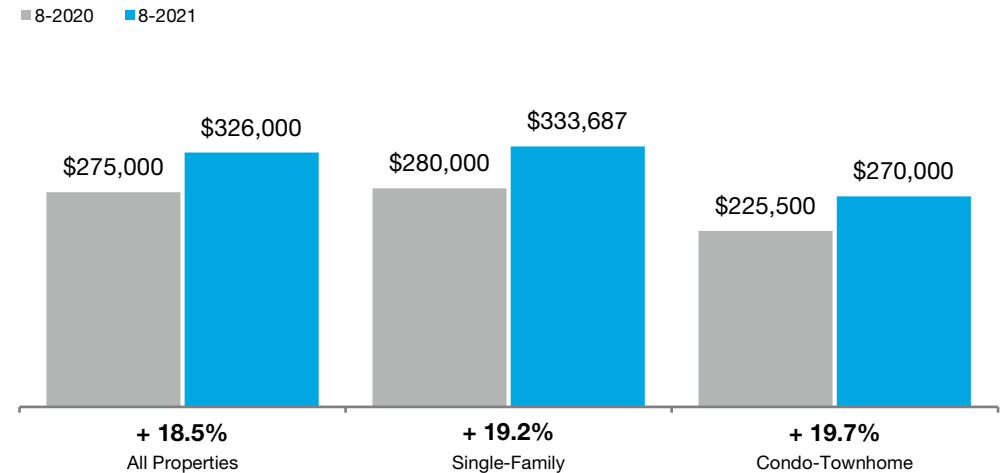
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



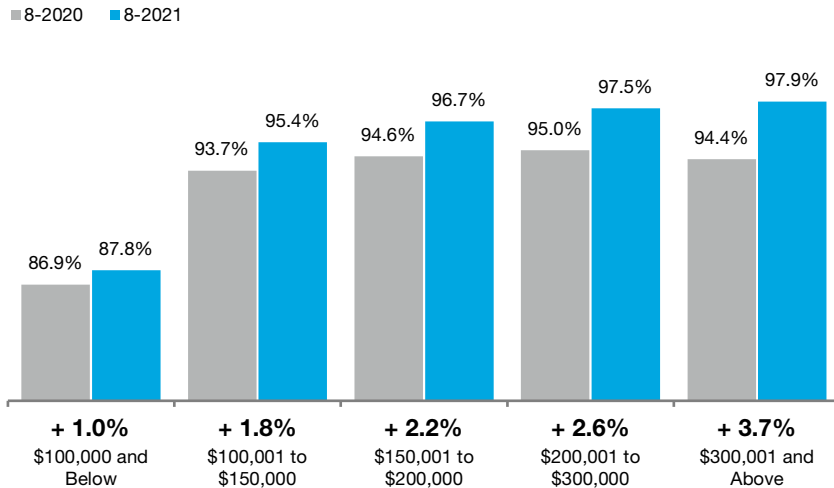
By Bedroom Count	All Properties			Single-Family			Condo-Townhome		
	8-2020	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
2 Bedrooms or Less	\$199,000	\$235,000	+ 18.1%	\$204,000	\$237,010	+ 16.2%	\$182,000	\$230,000	+ 26.4%
3 Bedrooms	\$284,900	\$335,000	+ 17.6%	\$285,000	\$335,000	+ 17.5%	\$269,900	\$306,800	+ 13.7%
4 Bedrooms or More	\$425,000	\$525,000	+ 23.5%	\$425,000	\$530,000	+ 24.7%	\$395,249	\$440,000	+ 11.3%
All Bedroom Counts	\$275,000	\$326,000	+ 18.5%	\$280,000	\$333,687	+ 19.2%	\$225,500	\$270,000	+ 19.7%

Percent of Original List Price Received

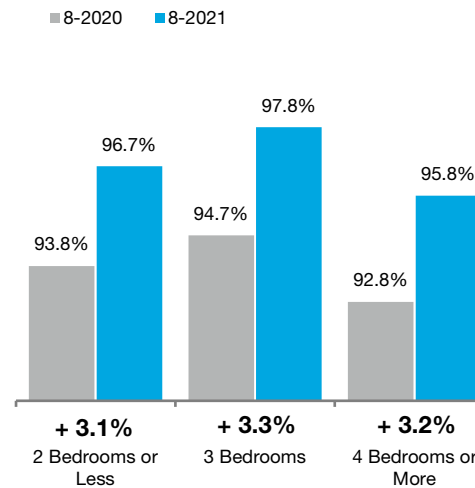


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

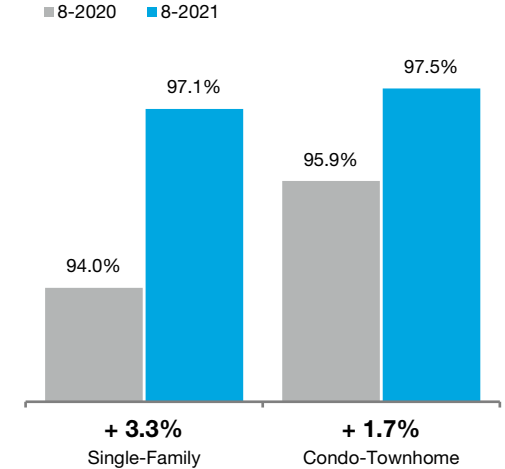
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	86.9%	87.8%	+ 1.0%
\$100,001 to \$150,000	93.7%	95.4%	+ 1.8%
\$150,001 to \$200,000	94.6%	96.7%	+ 2.2%
\$200,001 to \$300,000	95.0%	97.5%	+ 2.6%
\$300,001 and Above	94.4%	97.9%	+ 3.7%
All Price Ranges	94.2%	97.2%	+ 3.2%

Single-Family

8-2020	8-2021	Change
86.8%	87.2%	+ 0.5%
93.8%	95.5%	+ 1.8%
94.3%	96.6%	+ 2.4%
94.7%	97.4%	+ 2.9%
94.3%	97.9%	+ 3.8%
94.0%	97.1%	+ 3.3%

Condo-Townhome

8-2020	8-2021	Change
88.6%	93.9%	+ 6.0%
93.5%	94.3%	+ 0.9%
96.1%	97.1%	+ 1.0%
97.0%	97.9%	+ 0.9%
96.2%	98.0%	+ 1.9%
95.9%	97.5%	+ 1.7%

By Bedroom Count

8-2020	8-2021	Change
93.8%	96.7%	+ 3.1%
94.7%	97.8%	+ 3.3%
92.8%	95.8%	+ 3.2%
94.2%	97.2%	+ 3.2%

8-2020	8-2021	Change
93.4%	96.6%	+ 3.4%
94.6%	97.7%	+ 3.3%
92.7%	95.7%	+ 3.2%
94.0%	97.1%	+ 3.3%

8-2020	8-2021	Change
95.3%	96.8%	+ 1.6%
96.6%	98.5%	+ 2.0%
95.9%	98.2%	+ 2.4%
95.9%	97.5%	+ 1.7%

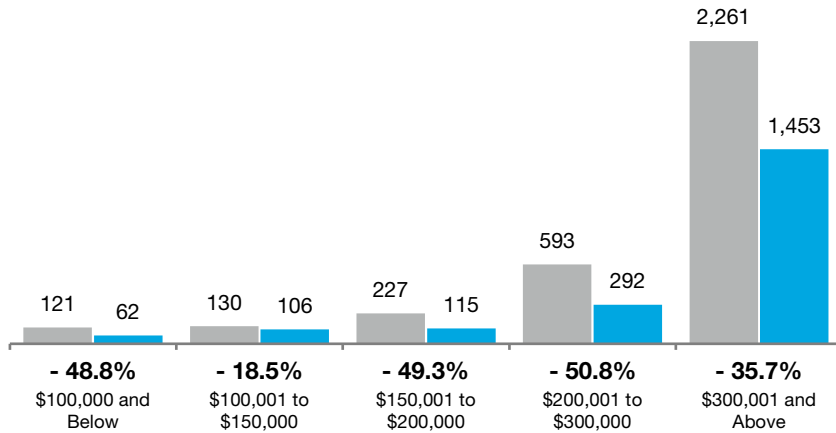
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

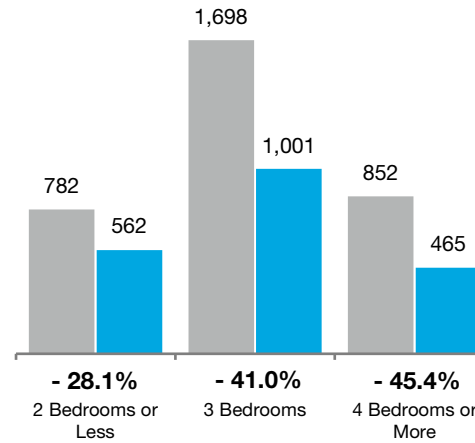
By Price Range

■ 8-2020 ■ 8-2021



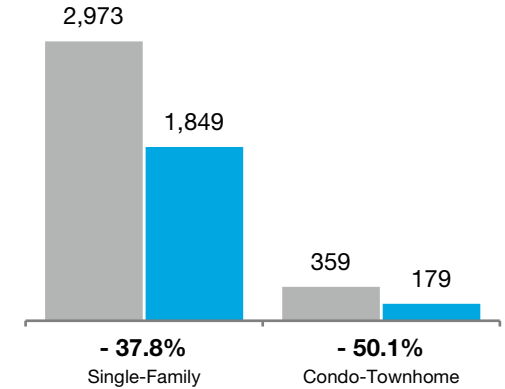
By Bedroom Count

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



All Properties

By Price Range

	8-2020	8-2021	Change
\$100,000 and Below	121	62	- 48.8%
\$100,001 to \$150,000	130	106	- 18.5%
\$150,001 to \$200,000	227	115	- 49.3%
\$200,001 to \$300,000	593	292	- 50.8%
\$300,001 and Above	2,261	1,453	- 35.7%
All Price Ranges	3,332	2,028	- 39.1%

Single-Family

	8-2020	8-2021	Change
2 Bedrooms or Less	106	49	- 53.8%
3 Bedrooms	119	82	- 31.1%
4 Bedrooms or More	183	104	- 43.2%
All Single-Family	2,047	1,355	- 33.8%
Single-Family	2,973	1,849	- 37.8%

Condo-Townhome

	8-2020	8-2021	Change
Condo-Townhome	15	13	- 13.3%
Single-Family	11	24	+ 118.2%
4 Bedrooms or More	44	11	- 75.0%
3 Bedrooms	75	33	- 56.0%
2 Bedrooms or Less	214	98	- 54.2%
All Condo-Townhome	359	179	- 50.1%

By Bedroom Count

	8-2020	8-2021	Change
2 Bedrooms or Less	782	562	- 28.1%
3 Bedrooms	1,698	1,001	- 41.0%
4 Bedrooms or More	852	465	- 45.4%
All Bedroom Counts	3,332	2,028	- 39.1%

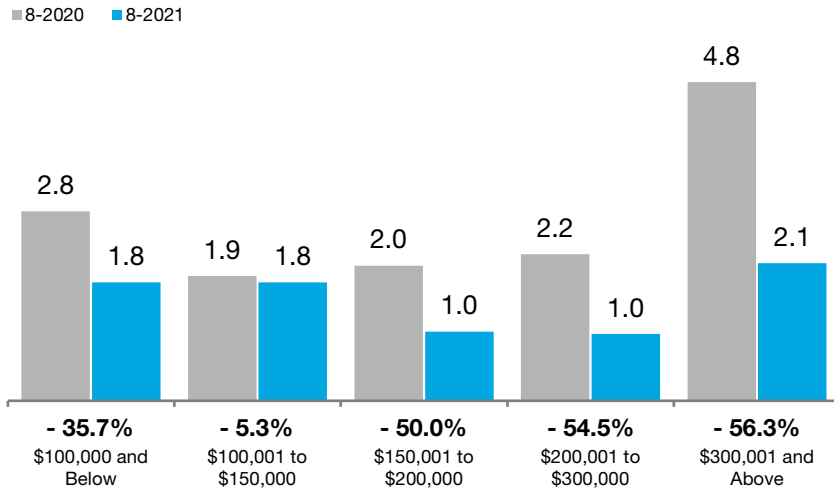
	8-2020	8-2021	Change
2 Bedrooms or Less	592	444	- 25.0%
3 Bedrooms	1,563	951	- 39.2%
4 Bedrooms or More	818	454	- 44.5%
All Single-Family	2,973	1,849	- 37.8%
Condo-Townhome	359	179	- 50.1%

Months Supply of Inventory

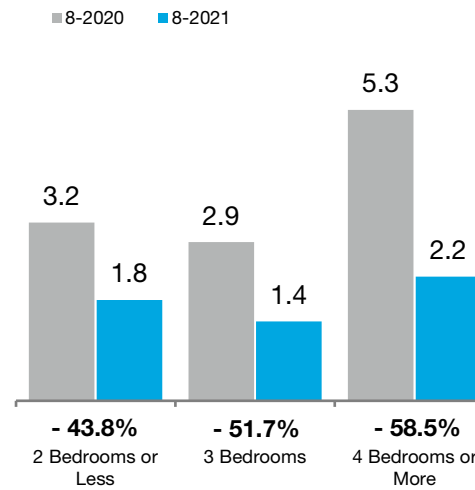


The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

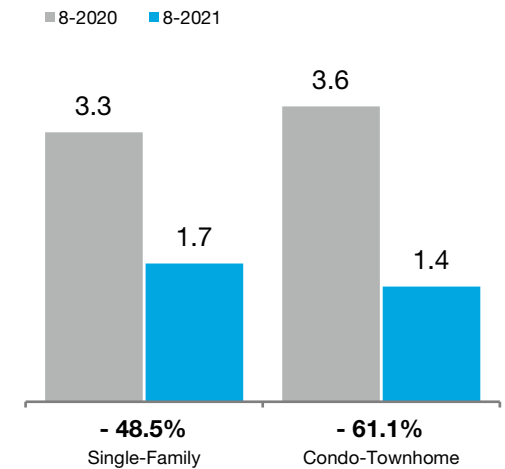
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2020	8-2021	Change
\$100,000 and Below	2.8	1.8	- 35.7%
\$100,001 to \$150,000	1.9	1.8	- 5.3%
\$150,001 to \$200,000	2.0	1.0	- 50.0%
\$200,001 to \$300,000	2.2	1.0	- 54.5%
\$300,001 and Above	4.8	2.1	- 56.3%
All Price Ranges	3.3	1.7	- 48.5%

Single-Family

8-2020	8-2021	Change	8-2020	8-2021	Change
2.7	1.6	- 40.7%	3.5	3.6	+ 2.9%
2.0	1.5	- 25.0%	1.2	5.1	+ 325.0%
2.0	1.1	- 45.0%	2.1	0.6	- 71.4%
2.1	1.0	- 52.4%	2.7	0.8	- 70.4%
4.6	2.1	- 54.3%	6.5	1.8	- 72.3%
3.3	1.7	- 48.5%	3.6	1.4	- 61.1%

Condo-Townhome

By Bedroom Count	8-2020	8-2021	Change
2 Bedrooms or Less	3.2	1.8	- 43.8%
3 Bedrooms	2.9	1.4	- 51.7%
4 Bedrooms or More	5.3	2.2	- 58.5%
All Bedroom Counts	3.3	1.7	- 48.5%

8-2020	8-2021	Change	8-2020	8-2021	Change
3.2	1.9	- 40.6%	3.4	1.7	- 50.0%
2.8	1.5	- 46.4%	3.5	1.0	- 71.4%
5.2	2.3	- 55.8%	7.6	1.4	- 81.6%
3.3	1.7	- 48.5%	3.6	1.4	- 61.1%

Additional Price Ranges

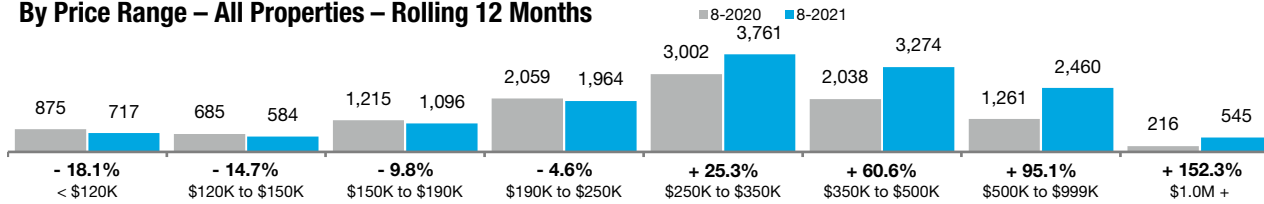


Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

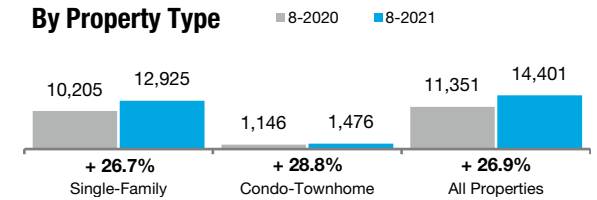
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single-Family			Condo-Townhome		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$120,000 and Below	818	656	-19.8%	57	61	+7.0%
\$120,001 to \$150,000	574	536	-6.6%	111	48	-56.8%
\$150,001 to \$190,000	986	885	-10.2%	229	211	-7.9%
\$190,001 to \$250,000	1,774	1,619	-8.7%	285	345	+21.1%
\$250,001 to \$350,000	2,792	3,411	+22.2%	210	350	+66.7%
\$350,001 to \$500,000	1,882	3,014	+60.1%	156	260	+66.7%
\$500,001 to \$999,999	1,180	2,291	+94.2%	81	169	+108.6%
\$1M and Above	199	513	+157.8%	17	32	+88.2%
All Price Ranges	10,205	12,925	+26.7%	1,146	1,476	+28.8%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	07-2021	8-2021	Change	07-2021	8-2021	Change
\$120,000 and Below	60	43	-28.3%	4	2	-50.0%
\$120,001 to \$150,000	36	31	-13.9%	1	3	+200.0%
\$150,001 to \$190,000	81	71	-12.3%	12	10	-16.7%
\$190,001 to \$250,000	110	106	-3.6%	34	20	-41.2%
\$250,001 to \$350,000	312	280	-10.3%	29	23	-20.7%
\$350,001 to \$500,000	290	273	-5.9%	18	14	-22.2%
\$500,001 to \$999,999	242	236	-2.5%	5	19	+280.0%
\$1M and Above	34	52	+52.9%	4	3	-25.0%
All Price Ranges	1,165	1,092	-6.3%	107	94	-12.1%

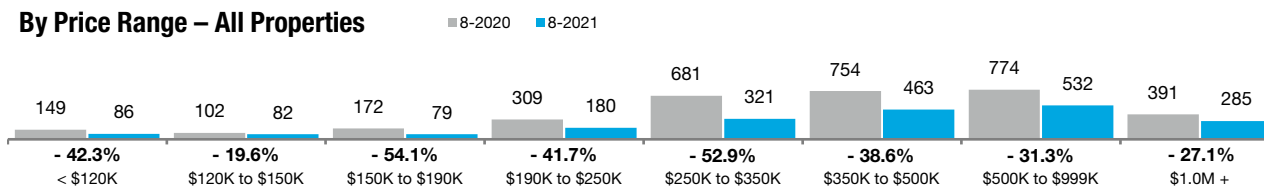
Year to Date

By Price Range	Single-Family			Condo-Townhome		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$120,000 and Below	534	411	-23.0%	40	38	-5.0%
\$120,001 to \$150,000	369	317	-14.1%	62	23	-62.9%
\$150,001 to \$190,000	631	554	-12.2%	133	117	-12.0%
\$190,001 to \$250,000	1,142	949	-16.9%	193	220	+14.0%
\$250,001 to \$350,000	1,845	2,155	+16.8%	132	226	+71.2%
\$350,001 to \$500,000	1,294	1,976	+52.7%	99	154	+55.6%
\$500,001 to \$999,999	824	1,528	+85.4%	39	115	+194.9%
\$1M and Above	132	338	+156.1%	11	19	+72.7%
All Price Ranges	6,771	8,228	+21.5%	709	912	+28.6%

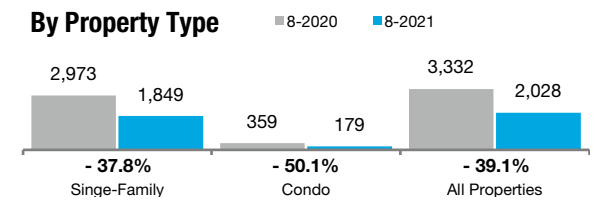
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single-Family			Condo-Townhome		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$120,000 and Below	133	65	-51.1%	16	21	+31.3%
\$120,001 to \$150,000	92	66	-28.3%	10	16	+60.0%
\$150,001 to \$190,000	143	70	-51.0%	29	9	-69.0%
\$190,001 to \$250,000	255	162	-36.5%	54	18	-66.7%
\$250,001 to \$350,000	602	288	-52.2%	79	33	-58.2%
\$350,001 to \$500,000	665	425	-36.1%	89	38	-57.3%
\$500,001 to \$999,999	715	503	-29.7%	59	29	-50.8%
\$1M and Above	368	270	-26.6%	23	15	-34.8%
All Price Ranges	2,973	1,849	-37.8%	359	179	-50.1%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	07-2021	8-2021	Change	07-2021	8-2021	Change
\$120,000 and Below	86	65	-24.4%	24	21	-12.5%
\$120,001 to \$150,000	67	66	-1.5%	19	16	-15.8%
\$150,001 to \$190,000	84	70	-16.7%	11	9	-18.2%
\$190,001 to \$250,000	171	162	-5.3%	18	18	0.0%
\$250,001 to \$350,000	395	288	-27.1%	34	33	-2.9%
\$350,001 to \$500,000	478	425	-11.1%	49	38	-22.4%
\$500,001 to \$999,999	550	503	-8.5%	34	29	-14.7%
\$1M and Above	290	270	-6.9%	15	15	0.0%
All Price Ranges	2,121	1,849	-12.8%	204	179	-12.3%

Year to Date

By Price Range	Single-Family			Condo-Townhome		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$120,000 and Below	86	65	-24.4%	24	21	-12.5%
\$120,001 to \$150,000	67	66	-1.5%	19	16	-15.8%
\$150,001 to \$190,000	84	70	-16.7%	11	9	-18.2%
\$190,001 to \$250,000	171	162	-5.3%	18	18	0.0%
\$250,001 to \$350,000	395	288	-27.1%	34	33	-2.9%
\$350,001 to \$500,000	478	425	-11.1%	49	38	-22.4%
\$500,001 to \$999,999	550	503	-8.5%	34	29	-14.7%
\$1M and Above	290	270	-6.9%	15	15	0.0%
All Price Ranges	2,121	1,849	-12.8%	204	179	-12.3%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.