

Local Market Update for July 2021

A research tool provided by the Canopy Realtor® Association
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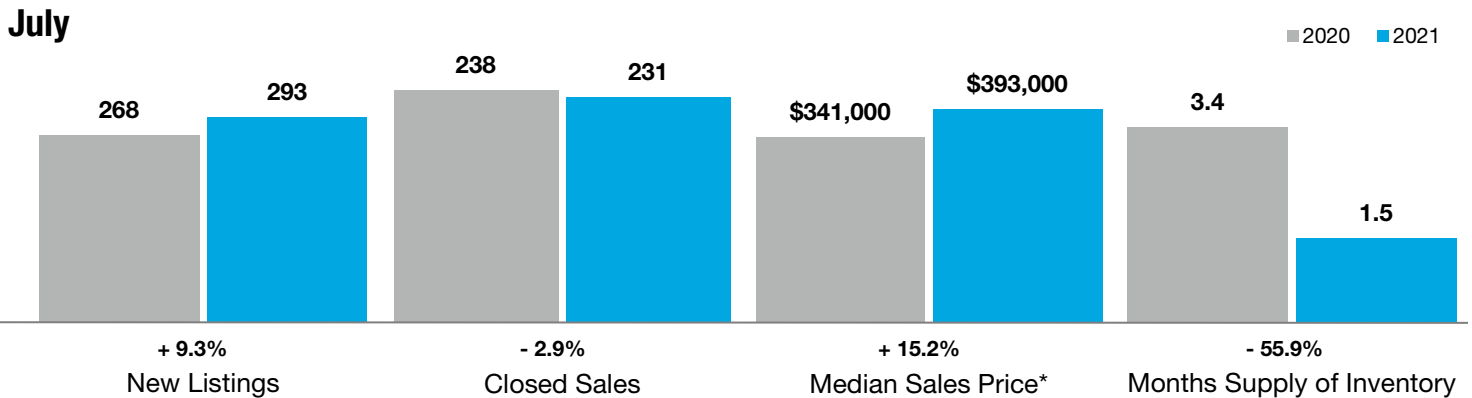


City of Asheville

North Carolina

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	268	293	+ 9.3%	1,561	1,771	+ 13.5%
Pending Sales	234	249	+ 6.4%	1,251	1,640	+ 31.1%
Closed Sales	238	231	- 2.9%	1,128	1,517	+ 34.5%
Median Sales Price*	\$341,000	\$393,000	+ 15.2%	\$335,000	\$385,000	+ 14.9%
Average Sales Price*	\$410,532	\$523,250	+ 27.5%	\$396,691	\$504,868	+ 27.3%
Percent of Original List Price Received*	96.3%	99.0%	+ 2.8%	95.5%	98.8%	+ 3.5%
List to Close	96	76	- 20.8%	105	92	- 12.4%
Days on Market Until Sale	47	28	- 40.4%	54	42	- 22.2%
Cumulative Days on Market Until Sale	59	28	- 52.5%	68	45	- 33.8%
Average List Price	\$516,277	\$526,591	+ 2.0%	\$490,744	\$572,031	+ 16.6%
Inventory of Homes for Sale	612	342	- 44.1%	--	--	--
Months Supply of Inventory	3.4	1.5	- 55.9%	--	--	--

* 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

