

Local Market Update for October 2021

A research tool provided by the Canopy Realtor® Association
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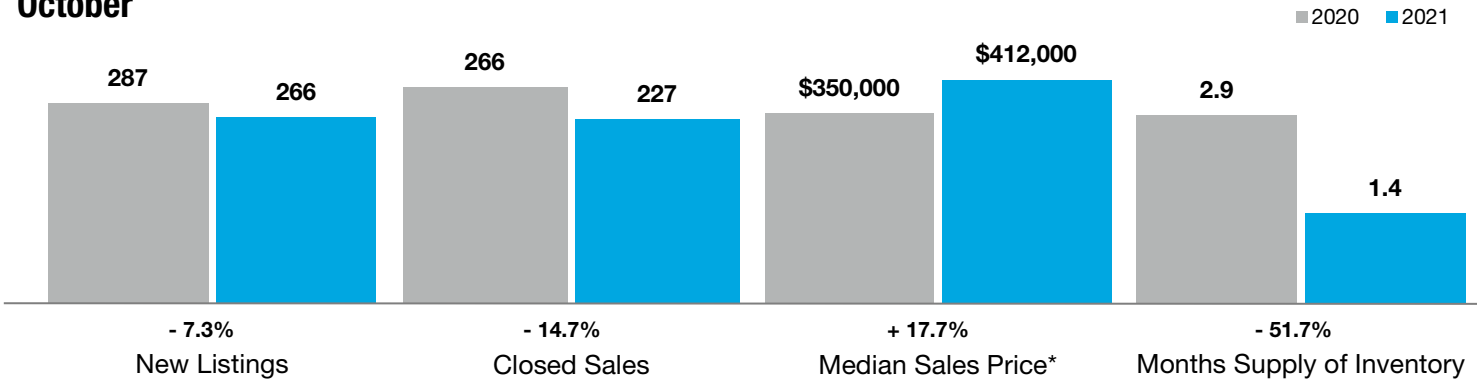
City of Asheville

North Carolina

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	287	266	- 7.3%	2,394	2,596	+ 8.4%
Pending Sales	260	284	+ 9.2%	2,012	2,400	+ 19.3%
Closed Sales	266	227	- 14.7%	1,813	2,218	+ 22.3%
Median Sales Price*	\$350,000	\$412,000	+ 17.7%	\$347,250	\$399,000	+ 14.9%
Average Sales Price*	\$414,506	\$538,901	+ 30.0%	\$426,062	\$515,532	+ 21.0%
Percent of Original List Price Received*	96.0%	97.6%	+ 1.7%	95.8%	98.7%	+ 3.0%
List to Close	103	75	- 27.2%	103	86	- 16.5%
Days on Market Until Sale	49	26	- 46.9%	52	37	- 28.8%
Cumulative Days on Market Until Sale	52	26	- 50.0%	64	39	- 39.1%
Average List Price	\$510,387	\$574,560	+ 12.6%	\$492,491	\$572,109	+ 16.2%
Inventory of Homes for Sale	556	319	- 42.6%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

