



CREATING A SUSTAINABLE WORLD ONE HOME AT A TIME



ASHEVILLE REGION

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

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
NEW LISTINGS	154	186	250	291	265	284	293	251	276	266		
PENDING	221	218	260	264	261	241	249	255	269	284		
CLOSED	174	155	214	221	235	241	231	227	226	227		
MEDIUM	346K	360K	372K	400K	421K	439K	393K	440K	412K	412K		
AVG	405K	472K	532K	517K	530K	522K	523K	538K	554K	539K		
DAYS ON MARKET	45	57	55	37	38	38	28	27	25	26		
MONTHS SUPPLY	1.5	1.4	1.2	1.2	1.1	1.3	1.5	1.4	1.5	1.4		

CITY OF HENDERSONVILLE

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



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SPECIAL FOCUS

Hickory-Lenoir-Morganton MSA

Includes Alexander, Burke, Caldwell and Catawba Counties

NEW LISTINGS	423	-3.9%	
PENDING	471	+21.7%	
CLOSED	383	+3.5%	
MEDIUM	\$224K	+10.1%	
AVERAGE	\$293K	+13.1%	
DAYS ON MARKET	23	-25.8%	
MONTHS SUPPLY	1	-44.4%	

TAKE AWAY

In the greater Asheville area, house prices remained steady. Supply shortage is still major issue.

Buyers house prices aren't going down so don't wait. There may be a slight lack over the holidays for sellers so act now.

If you are investor looking to flip, you may have to move into extended counties to make numbers work.

Investors wanting rentals, if you are seeking good condition and location, go ahead and buy now, (probably won't go down)—