



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 | | | |
| PENDING | 1,188 | 1,141 | 1368 | 1417 | 1397 | 1388 | 1429 | 1431 | 1416 | | | |
| CLOSED | 859 | 873 | 1160 | 1138 | 1151 | 1296 | 1240 | 1186 | 1251 | | | |
| MEDIUM | 315K | 325K | 318K | 330K | 348K | 348K | 340K | 352K | 349K | | | |
| AVG | 373K | 368K | 394K | 408K | 430K | 427K | 401K | 441K | \$442K | | | |
| DAYS ON MARKET | 56 | 55 | 59 | 48 | 43 | 37 | 31 | 30 | 29 | | | |
| MONTHS SUPPLY | 1.5 | 1.4 | 1.3 | 1.3 | 1.3 | 1.5 | 1.7 | 1.7 | 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 | | | |
| PENDING | 221 | 218 | 260 | 264 | 261 | 241 | 249 | 255 | 269 | | | |
| CLOSED | 174 | 155 | 214 | 221 | 235 | 241 | 231 | 227 | 226 | | | |
| MEDIUM | 346K | 360K | 372K | 400K | 421K | 439K | 393K | 440K | 412K | | | |
| AVG | 405K | 472K | 532K | 517K | 530K | 522K | 523K | 538K | 554K | | | |
| DAYS ON MARKET | 45 | 57 | 55 | 37 | 38 | 38 | 28 | 27 | 25 | | | |
| MONTHS SUPPLY | 1.5 | 1.4 | 1.2 | 1.2 | 1.1 | 1.3 | 1.5 | 1.4 | 1.5 | | | |

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 | | | |
| PENDING | 138 | 117 | 146 | 160 | 148 | 132 | 150 | 141 | 157 | | | |
| CLOSED | 72 | 98 | 115 | 130 | 130 | 150 | 134 | 123 | 130 | | | |
| MEDIUM | 318K | 295K | 302K | 315K | 350K | 346K | 350K | 350K | 343K | | | |
| AVG | 384K | 336K | 345K | 374K | 409K | 408K | 397K | 403K | 419K | | | |
| DAYS ON MARKET | 66 | 31 | 52 | 43 | 34 | 23 | 28 | 31 | 20 | | | |
| MONTHS SUPPLY | 1.4 | 1.1 | 1.0 | 1.0 | 1.3 | 1.5 | 1.5 | 1.5 | 1.6 | | | |



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SPECIAL FOCUS

| | | |
|----------------------------------|------------------------|--------------|
| Asheville Medium per sq ft. | New Construction \$249 | Resale \$235 |
| Hendersonville Medium per sq ft. | New Construction \$223 | Resale \$222 |

TAKE AWAY

House prices continue to climb.

If you are a buyer or seller of a single residential home, act now. If supply chain issues do become a long-term problem, the housing market may price out of the ability to get loans.

If you are investor looking to flip, make sure you can get your materials and complete project in next 4 to 6 months.

Investors wanting rentals, if you are seeking good condition and location, go ahead and buy now, (probably won't go down)—If you want to rehab/rent project then may wait till the winter.