

City of Asheville, NC

Key Metrics	July			Year to Date		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
New Listings	282	262	- 7.1%	1,758	1,771	+ 0.7%
Closed Sales	209	191	- 8.6%	1,223	1,214	- 0.7%
Median Sales Price*	\$275,000	\$286,900	+ 4.3%	\$264,750	\$288,000	+ 8.8%
Average Sales Price*	\$339,613	\$356,066	+ 4.8%	\$320,022	\$359,631	+ 12.4%
Percent of Original List Price Received*	96.4%	95.7%	- 0.7%	95.7%	95.7%	0.0%
List to Close	98	105	+ 7.1%	111	105	- 5.4%
Days on Market Until Sale	44	53	+ 20.5%	55	56	+ 1.8%
Cumulative Days on Market Until Sale	55	58	+ 5.5%	61	65	+ 6.6%
Inventory of Homes for Sale	719	692	- 3.8%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--

* 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.

Asheville, NC, MSA

Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
New Listings	961	928	- 3.4%	6,627	6,268	- 5.4%
Closed Sales	735	670	- 8.8%	4,202	4,229	+ 0.6%
Median Sales Price*	\$236,000	\$251,500	+ 6.6%	\$229,000	\$244,863	+ 6.9%
Average Sales Price*	\$275,545	\$300,161	+ 8.9%	\$270,693	\$293,724	+ 8.5%
Percent of Original List Price Received*	95.8%	95.5%	- 0.3%	94.5%	94.9%	+ 0.4%
List to Close	119	113	- 5.0%	133	124	- 6.8%
Days on Market Until Sale	59	60	+ 1.7%	75	72	- 4.0%
Cumulative Days on Market Until Sale	73	67	- 8.2%	85	86	+ 1.2%
Inventory of Homes for Sale	3,498	2,951	- 15.6%	--	--	--
Months Supply of Inventory	5.2	4.7	- 9.6%	--	--	--

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Buncombe County

Key Metrics	July			Year to Date		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
New Listings	519	511	- 1.5%	3,460	3,448	- 0.3%
Closed Sales	403	387	- 4.0%	2,340	2,318	- 0.9%
Median Sales Price*	\$265,000	\$267,500	+ 0.9%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$314,913	\$333,490	+ 5.9%	\$305,130	\$332,206	+ 8.9%
Percent of Original List Price Received*	96.2%	95.9%	- 0.3%	95.3%	95.7%	+ 0.4%
List to Close	109	112	+ 2.8%	122	114	- 6.6%
Days on Market Until Sale	51	56	+ 9.8%	64	59	- 7.8%
Cumulative Days on Market Until Sale	62	61	- 1.6%	71	69	- 2.8%
Inventory of Homes for Sale	1,529	1,443	- 5.6%	--	--	--
Months Supply of Inventory	4.1	4.3	+ 4.9%	--	--	--

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