

City of Asheville

North Carolina

Key Metrics	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	243	255	+ 4.9%	2,333	2,305	- 1.2%
Pending Sales	159	198	+ 24.5%	1,635	1,646	+ 0.7%
Closed Sales	183	145	- 20.8%	1,591	1,533	- 3.6%
Median Sales Price*	\$296,000	\$299,900	+ 1.3%	\$290,500	\$310,000	+ 6.7%
Average Sales Price*	\$335,588	\$379,376	+ 13.0%	\$356,794	\$374,019	+ 4.8%
Percent of Original List Price Received*	94.3%	94.6%	+ 0.3%	95.6%	95.4%	- 0.2%
List to Close	97	123	+ 26.8%	103	103	0.0%
Days on Market Until Sale	48	53	+ 10.4%	54	51	- 5.6%
Cumulative Days on Market Until Sale	56	60	+ 7.1%	63	62	- 1.6%
Inventory of Homes for Sale	842	793	- 5.8%	--	--	--
Months Supply of Inventory	4.8	4.4	- 8.3%	--	--	--

* 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 MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	795	878	+ 10.4%	8,113	8,180	+ 0.8%
Pending Sales	583	663	+ 13.7%	5,802	5,860	+ 1.0%
Closed Sales	658	547	- 16.9%	5,590	5,452	- 2.5%
Median Sales Price*	\$255,250	\$268,500	+ 5.2%	\$245,900	\$266,500	+ 8.4%
Average Sales Price*	\$298,841	\$319,682	+ 7.0%	\$293,920	\$315,880	+ 7.5%
Percent of Original List Price Received*	93.9%	94.9%	+ 1.1%	94.8%	95.0%	+ 0.2%
List to Close	119	117	- 1.7%	121	115	- 5.0%
Days on Market Until Sale	67	61	- 9.0%	70	65	- 7.1%
Cumulative Days on Market Until Sale	81	70	- 13.6%	84	77	- 8.3%
Inventory of Homes for Sale	3308	3,058	- 7.6%	--	--	--
Months Supply of Inventory	5.4	4.9	- 9.3%	--	--	--

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Buncombe County

North Carolina

Key Metrics	September			Year to Date		
	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	455	471	+ 3.5%	4,514	4,421	- 2.1%
Pending Sales	313	371	+ 18.5%	3,133	3,105	- 0.9%
Closed Sales	342	278	- 18.7%	3,028	2,886	- 4.7%
Median Sales Price*	\$276,250	\$295,000	+ 6.8%	\$272,700	\$295,000	+ 8.2%
Average Sales Price*	\$324,778	\$363,719	+ 12.0%	\$331,079	\$356,908	+ 7.8%
Percent of Original List Price Received*	94.5%	94.9%	+ 0.4%	95.5%	95.2%	- 0.3%
List to Close	107	124	+ 15.9%	111	111	0.0%
Days on Market Until Sale	53	57	+ 7.5%	57	58	+ 1.8%
Cumulative Days on Market Until Sale	65	67	+ 3.1%	68	70	+ 2.9%
Inventory of Homes for Sale	1718	1,602	- 6.8%	--	--	--
Months Supply of Inventory	5.2	4.7	- 9.6%	--	--	--

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