

# Local Market Update for July 2021

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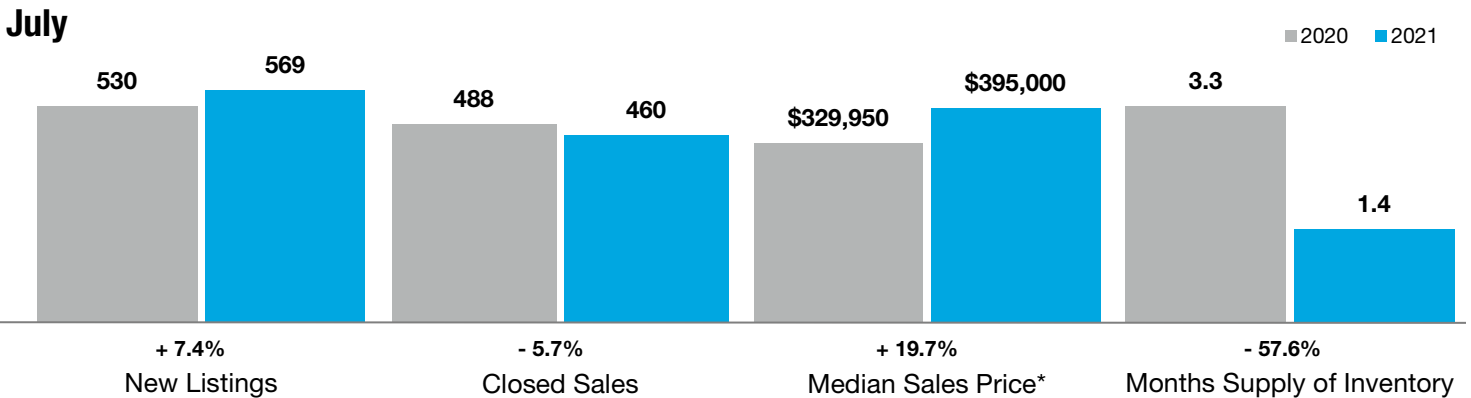


## Buncombe County

North Carolina

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	530	569	+ 7.4%	3,061	3,426	+ 11.9%
Pending Sales	484	501	+ 3.5%	2,555	3,168	+ 24.0%
Closed Sales	488	460	- 5.7%	2,258	2,911	+ 28.9%
Median Sales Price*	\$329,950	\$395,000	+ 19.7%	\$320,000	\$380,000	+ 18.8%
Average Sales Price*	\$388,120	\$485,957	+ 25.2%	\$380,742	\$482,590	+ 26.7%
Percent of Original List Price Received*	96.6%	99.3%	+ 2.8%	95.3%	98.8%	+ 3.7%
List to Close	106	81	- 23.6%	113	95	- 15.9%
Days on Market Until Sale	54	28	- 48.1%	60	41	- 31.7%
Cumulative Days on Market Until Sale	64	28	- 56.3%	74	45	- 39.2%
Average List Price	\$463,337	\$516,209	+ 11.4%	\$456,535	\$535,824	+ 17.4%
Inventory of Homes for Sale	1,180	647	- 45.2%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--

\* 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.



### Historical Median Sales Price Rolling 12-Month Calculation

