Local Market Update for August 2021

A research tool provided by the Canopy Realtor® Association
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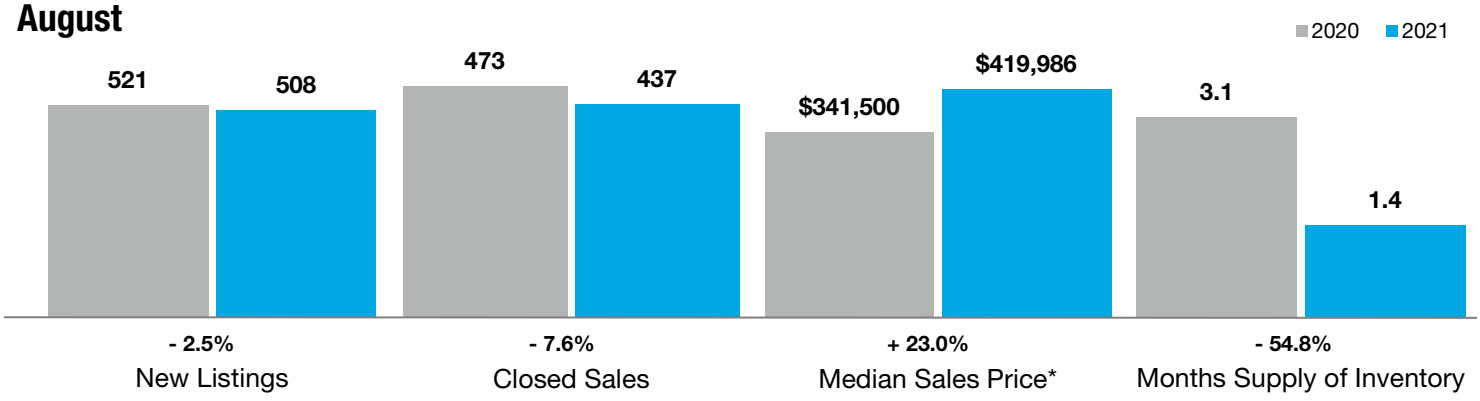
Buncombe County

North Carolina

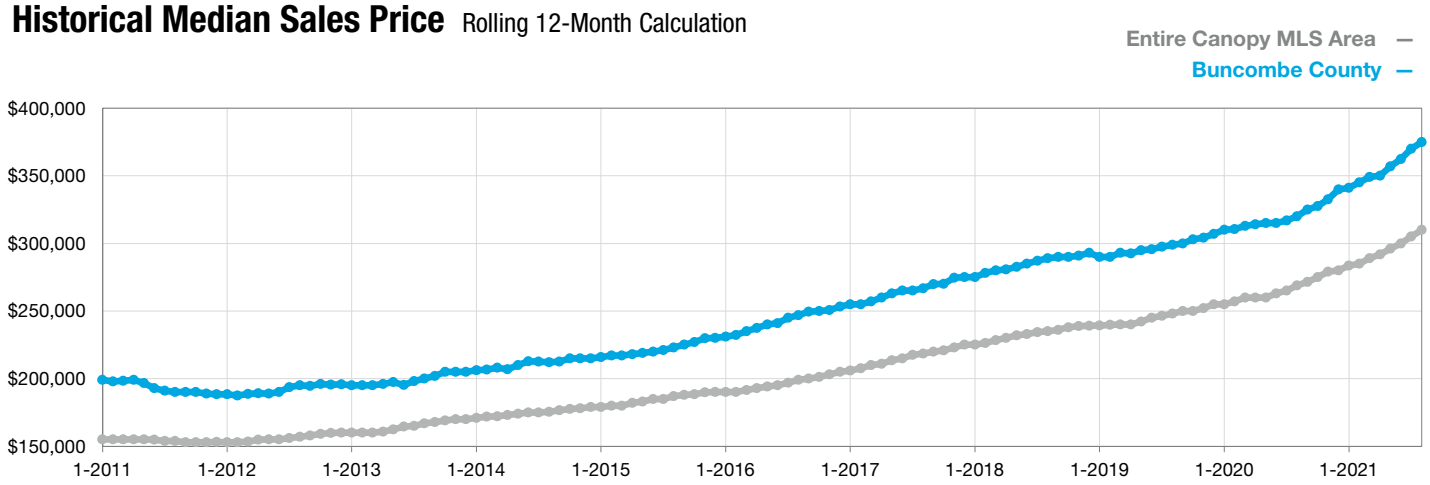
	August			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 8-2020**	**Thru 8-2021**	Percent Change
New Listings	521	**508**	- 2.5%	3,582	**3,952**	+ 10.3%
Pending Sales	499	**510**	+ 2.2%	3,054	**3,637**	+ 19.1%
Closed Sales	473	**437**	- 7.6%	2,731	**3,362**	+ 23.1%
Median Sales Price*	$341,500	**$419,986**	+ 23.0%	$324,775	**$383,250**	+ 18.0%
Average Sales Price*	$424,804	**$522,564**	+ 23.0%	$388,360	**$487,102**	+ 25.4%
Percent of Original List Price Received*	96.1%	**99.6%**	+ 3.6%	95.4%	**98.9%**	+ 3.7%
List to Close	112	**75**	- 33.0%	113	**92**	- 18.6%
Days on Market Until Sale	57	**26**	- 54.4%	60	**39**	- 35.0%
Cumulative Days on Market Until Sale	69	**27**	- 60.9%	73	**42**	- 42.5%
Average List Price	$480,094	**$518,466**	+ 8.0%	$459,876	**$532,586**	+ 15.8%
Inventory of Homes for Sale	1,118	**636**	- 43.1%	--	--	--
Months Supply of Inventory	3.1	**1.4**	- 54.8%	--	**--**	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



Current as of September 5, 2021. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2021 ShowingTime.