Local Market Update for October 2022

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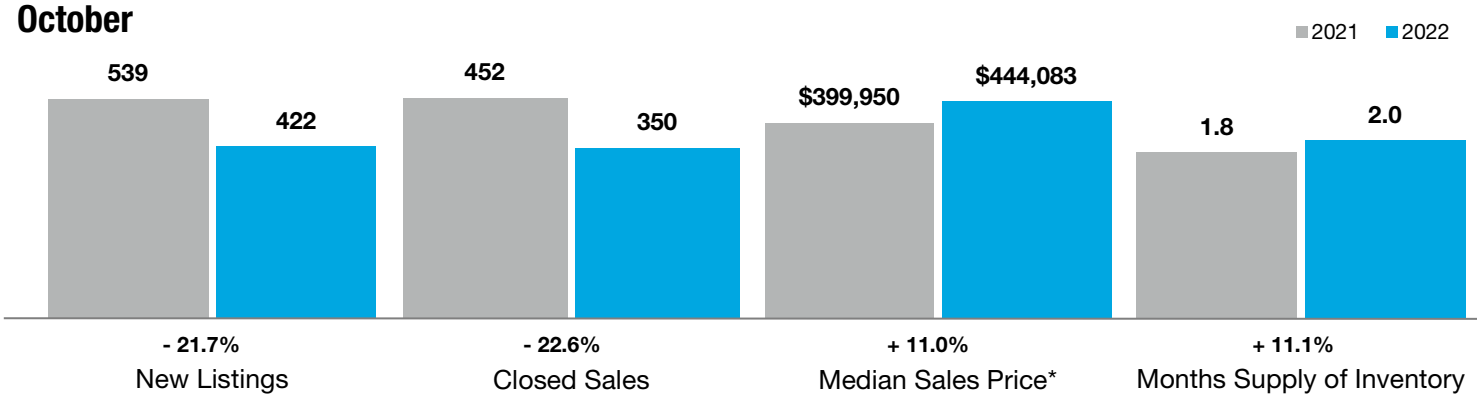
Buncombe County

North Carolina

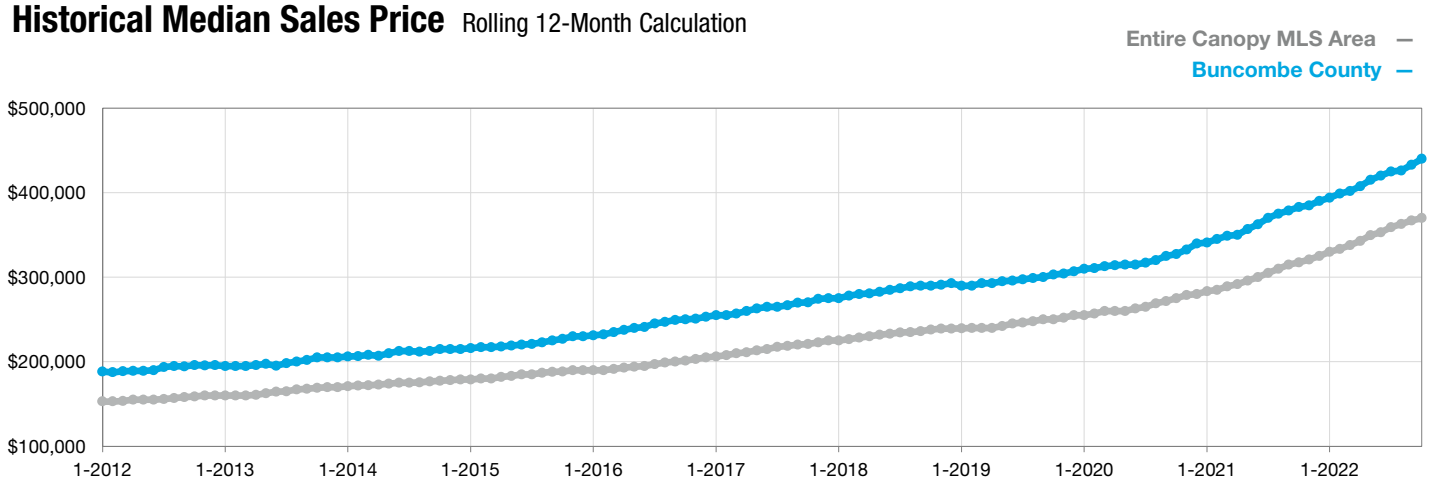
	October			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change	**Thru 10-2021**	**Thru 10-2022**	Percent Change
New Listings	539	**422**	- 21.7%	5,084	**4,599**	- 9.5%
Pending Sales	495	**352**	- 28.9%	4,577	**3,778**	- 17.5%
Closed Sales	452	**350**	- 22.6%	4,300	**3,843**	- 10.6%
Median Sales Price*	$399,950	**$444,083**	+ 11.0%	$385,000	**$445,000**	+ 15.6%
Average Sales Price*	$523,518	**$546,250**	+ 4.3%	$493,700	**$558,685**	+ 13.2%
Percent of Original List Price Received*	98.4%	**96.9%**	- 1.5%	98.9%	**99.7%**	+ 0.8%
List to Close	80	**92**	+ 15.0%	90	**88**	- 2.2%
Days on Market Until Sale	27	**36**	+ 33.3%	36	**27**	- 25.0%
Cumulative Days on Market Until Sale	26	**33**	+ 26.9%	39	**28**	- 28.2%
Average List Price	$564,293	**$645,023**	+ 14.3%	$538,394	**$612,074**	+ 13.7%
Inventory of Homes for Sale	808	**731**	- 9.5%	--	--	--
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2022. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2022 ShowingTime.