

Local Market Update for December 2022

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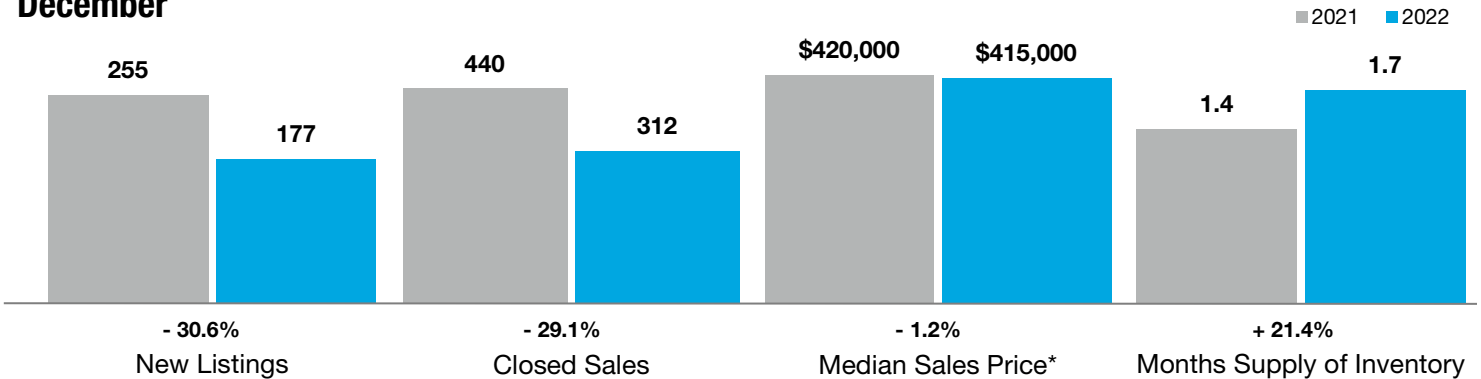
Buncombe County

North Carolina

Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	255	177	- 30.6%	5,733	5,071	- 11.5%
Pending Sales	314	200	- 36.3%	5,284	4,200	- 20.5%
Closed Sales	440	312	- 29.1%	5,217	4,472	- 14.3%
Median Sales Price*	\$420,000	\$415,000	- 1.2%	\$390,000	\$442,000	+ 13.3%
Average Sales Price*	\$531,276	\$530,610	- 0.1%	\$500,179	\$554,610	+ 10.9%
Percent of Original List Price Received*	98.3%	95.8%	- 2.5%	98.8%	99.2%	+ 0.4%
List to Close	88	98	+ 11.4%	88	89	+ 1.1%
Days on Market Until Sale	30	32	+ 6.7%	34	28	- 17.6%
Cumulative Days on Market Until Sale	30	31	+ 3.3%	37	29	- 21.6%
Average List Price	\$498,754	\$579,674	+ 16.2%	\$534,402	\$606,696	+ 13.5%
Inventory of Homes for Sale	608	591	- 2.8%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

