

Local Market Update for February 2023

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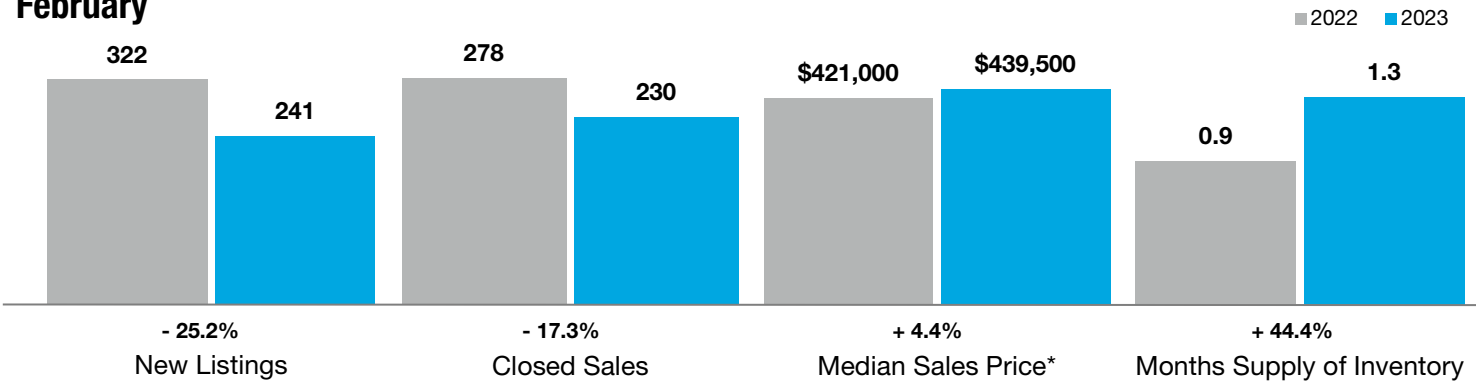
Buncombe County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	322	241	- 25.2%	599	471	- 21.4%
Pending Sales	353	281	- 20.4%	664	525	- 20.9%
Closed Sales	278	230	- 17.3%	611	435	- 28.8%
Median Sales Price*	\$421,000	\$439,500	+ 4.4%	\$400,000	\$430,000	+ 7.5%
Average Sales Price*	\$513,599	\$579,952	+ 12.9%	\$500,794	\$550,042	+ 9.8%
Percent of Original List Price Received*	98.5%	94.9%	- 3.7%	97.6%	95.0%	- 2.7%
List to Close	98	111	+ 13.3%	96	110	+ 14.6%
Days on Market Until Sale	36	54	+ 50.0%	34	50	+ 47.1%
Cumulative Days on Market Until Sale	35	50	+ 42.9%	36	44	+ 22.2%
Average List Price	\$606,159	\$642,414	+ 6.0%	\$559,882	\$631,394	+ 12.8%
Inventory of Homes for Sale	381	432	+ 13.4%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

