Local Market Update for April 2023

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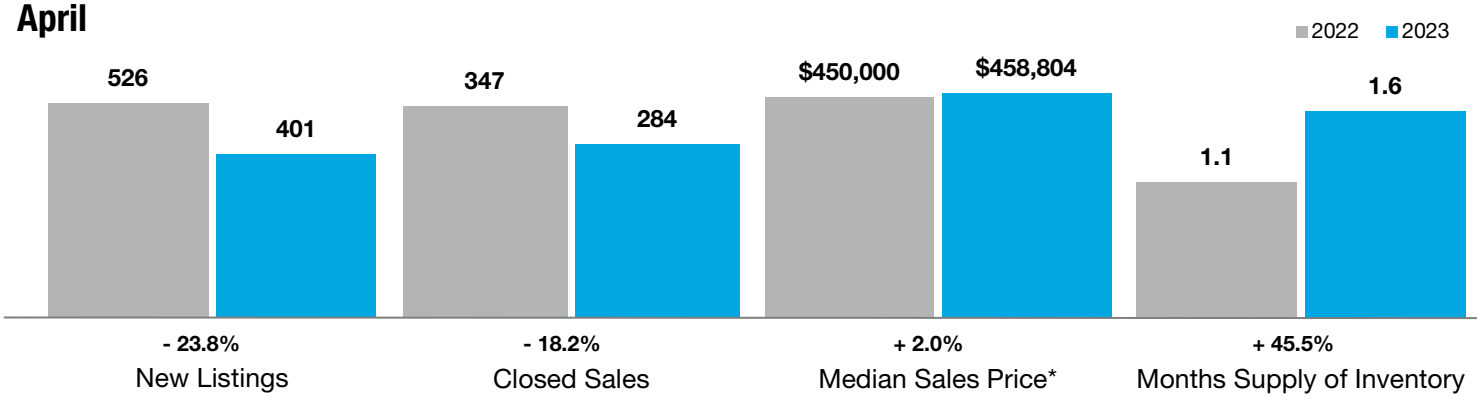
Buncombe County

North Carolina

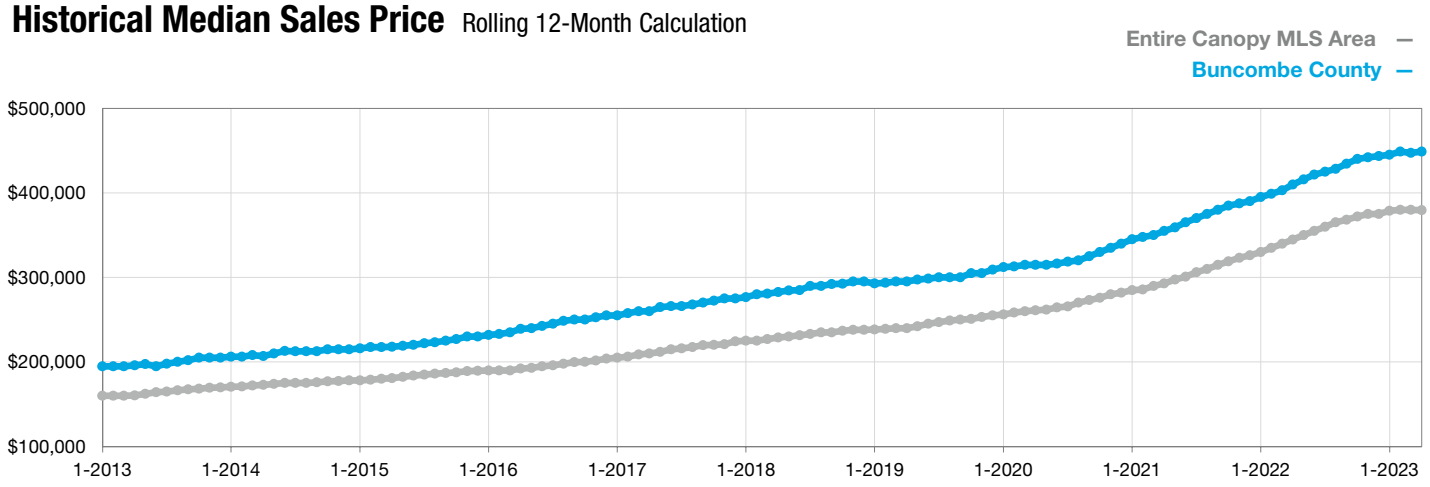
	April			Year to Date		
Key Metrics	**2022**	**2023**	Percent Change	**Thru 4-2022**	**Thru 4-2023**	Percent Change
New Listings	526	**401**	- 23.8%	1,588	**1,299**	- 18.2%
Pending Sales	436	**361**	- 17.2%	1,505	**1,204**	- 20.0%
Closed Sales	347	**284**	- 18.2%	1,357	**1,027**	- 24.3%
Median Sales Price*	$450,000	**$458,804**	+ 2.0%	$425,000	**$439,999**	+ 3.5%
Average Sales Price*	$563,812	**$576,780**	+ 2.3%	$527,392	**$552,321**	+ 4.7%
Percent of Original List Price Received*	102.1%	**98.4%**	- 3.6%	99.8%	**96.4%**	- 3.4%
List to Close	75	**97**	+ 29.3%	89	**110**	+ 23.6%
Days on Market Until Sale	27	**45**	+ 66.7%	32	**48**	+ 50.0%
Cumulative Days on Market Until Sale	27	**43**	+ 59.3%	33	**47**	+ 42.4%
Average List Price	$628,765	**$685,004**	+ 8.9%	$584,143	**$655,751**	+ 12.3%
Inventory of Homes for Sale	450	**526**	+ 16.9%	--	--	--
Months Supply of Inventory	1.1	**1.6**	+ 45.5%	--	**--**	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation



Current as of May 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.