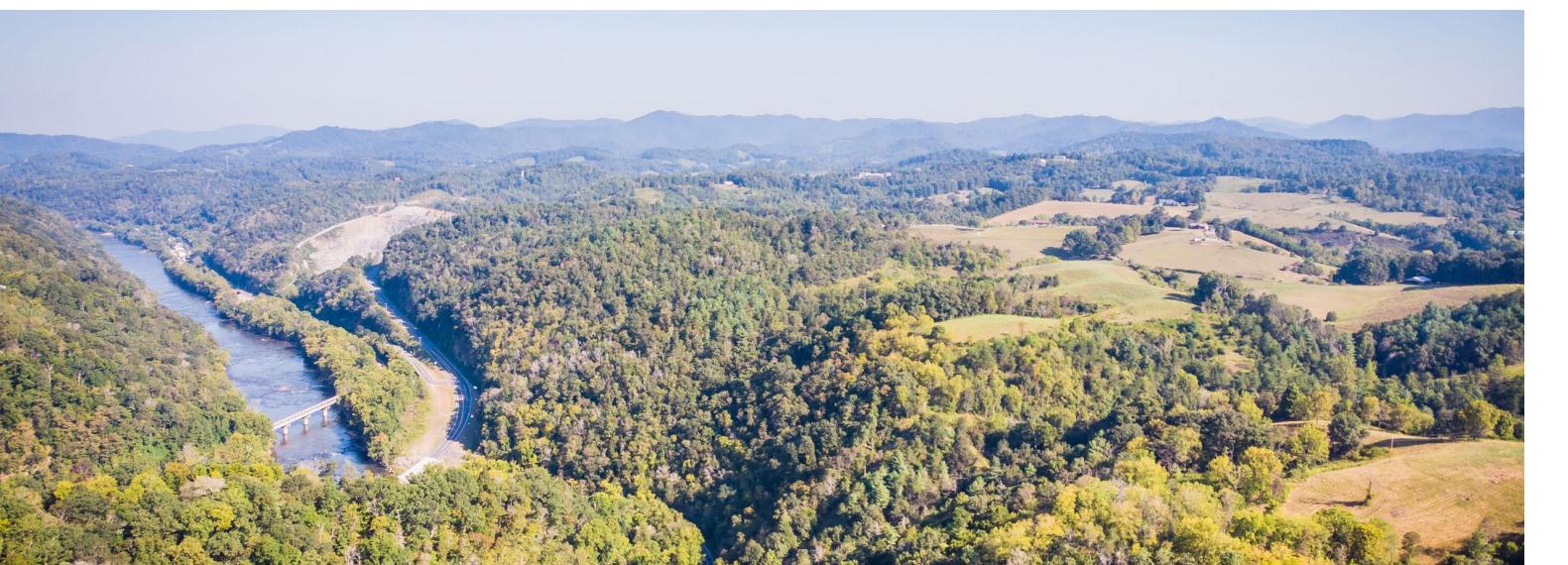
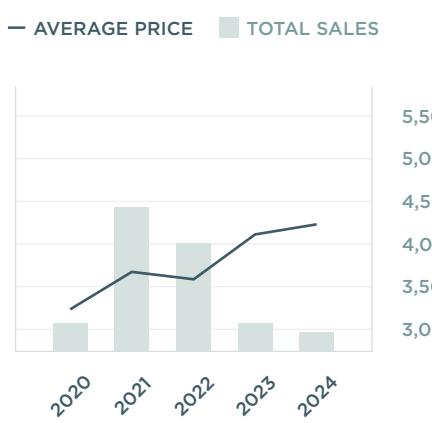


ASHEVILLE MSA OVERVIEW

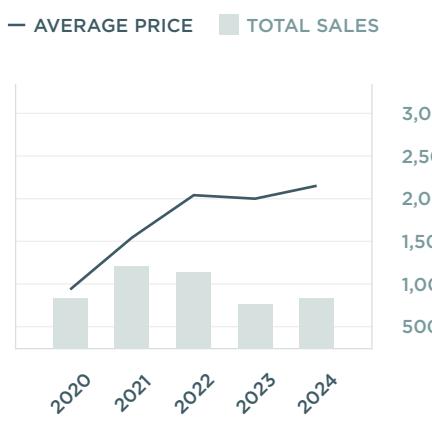


	2024	2023	% CHG
Total Sales	2,994	3,148	-4.9
Price per Sq. Ft.	\$285	\$273	4.4
Days on Market	46	44	4.5
Avg. Sales Price	\$548,769	\$518,174	5.9
Total Volume	\$1,643,014,181	\$1,631,212,522	0.7



CITY OF ASHEVILLE

	2024	2023	% CHG
Total Sales	842	805	4.6
Price per Sq. Ft.	\$329	\$324	1.5
Days on Market	42	44	-4.5
Avg. Sales Price	\$638,970	\$599,922	6.5
Total Volume	\$538,012,616	\$482,937,148	11.4



BUNCOMBE COUNTY

	2024	2023	% CHG
Total Sales	1,661	1,684	-1.4
Price per Sq. Ft.	\$308	\$296	4.1
Days on Market	43	42	2.4
Avg. Sales Price	\$602,103	\$572,354	5.2
Total Volume	\$1,000,093,317	\$963,844,264	3.8

MADISON COUNTY

	2024	2023	% CHG
Total Sales	125	127	-1.6
Price per Sq. Ft.	\$276	\$247	11.7
Days on Market	71	78	-9.0
Avg. Sales Price	\$503,991	\$456,906	10.3
Total Volume	\$62,998,863	\$58,027,023	8.6

HENDERSON COUNTY

	2024	2023	% CHG
Total Sales	793	835	-5.0
Price per Sq. Ft.	\$257	\$249	3.2
Days on Market	45	43	4.6
Avg. Sales Price	\$511,275	\$483,027	5.8
Total Volume	\$405,441,365	\$403,327,745	0.5

HENDERSONVILLE

	2024	2023	% CHG
Total Sales	471	519	-9.2
Price per Sq. Ft.	\$255	\$247	3.2
Days on Market	46	40	15.0
Avg. Sales Price	\$497,168	\$461,041	7.8
Total Volume	\$234,166,256	\$239,280,279	-2.1

HAYWOOD COUNTY

	2024	2023	% CHG
Total Sales	415	494	-16.0
Price per Sq. Ft.	\$249	\$240	3.8
Days on Market	50	47	6.4
Avg. Sales Price	\$420,435	\$409,906	2.6
Total Volume	\$174,480,636	\$202,493,338	-13.8

WAYNESVILLE

	2024	2023	% CHG
Total Sales	171	225	-24.0
Price per Sq. Ft.	\$251	\$231	8.7
Days on Market	45	50	-10.0
Avg. Sales Price	\$457,328	\$396,355	15.3
Total Volume	\$78,203,118	\$89,179,853	-12.3



ASHEVILLE, NC

Market Performance at a Glance

Home sales have been strong in the first half of 2024 compared to the same timeframe in 2023. Lack of inventory is still the largest headwind, followed closely by mortgage interest rate variability. In a recent study, for every 100 people moving out of Asheville, there are 301 people interested in moving into the Asheville area. Inventory will continue to be a challenge for the foreseeable future. Nest agents are skilled and educated in handling this challenging market. Whether you're looking for a starter home, a dream home, or an investment property, we have the technology, the transparency, and the insider knowledge to help you achieve your goals.

Total Sales	2,994	Days on Market	46
-4.9% YEAR OVER YEAR		+4.5% YEAR OVER YEAR	
Average Sales Price	\$548,769	New Listings	4,636
		+5.9% YEAR OVER YEAR	+12.0% YEAR OVER YEAR