



CREATING A SUSTAINABLE WORLD ONE HOME AT A TIME



DATA WILL BE REVIEW MONTH TO MONTH FOR 2021

MONTH	JAN	FEB	MAR	AP	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
NEW LISTINGS	881	996										
PENDING	1,188	1,141										
CLOSED	859	873										
MEDIUM	315,000	300,250										
AVERAGE	373,213	368,565										
DAYS ON MARKET	56	55										
MONTHS SUPPLY	1.5	1.4										

Asheville Region report includes Burke, Buncombe, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania, Yancey counties. Comprised of single-family properties, townhomes and condominiums combined.

ASHEVILLE

MONTH	JAN	FEB	MAR	AP	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
NEW LISTINGS	154	186										
PENDING	221	218										
CLOSED	174	155										
MEDIUM	346,750	360,400										
AVERAGE	405,713	472,187										
DAYS ON MARKET	45	57										
MONTHS SUPPLY	1.5	1.4										



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HENDERSONVILLE

MONTH	JAN	FEB	MAR	AP	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
NEW LISTINGS	119	91										
PENDING	138	117										
CLOSED	72	98										
MEDIUM	318,000	295,000										
AVERAGE	384,415	336,370										
DAYS ON MARKET	66	31										
MONTHS SUPPLY	1.4	1.1										

FOCUS AREA Swain County

MONTH	JAN	FEB	MAR	AP	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
NEW LISTINGS	4	8										
PENDING	9	4										
CLOSED	4	7										
MEDIUM	210,550	370,000										
AVERAGE	223,525	418,511										
DAYS ON MARKET	5	67										
MONTHS SUPPLY	2.1	2.8										



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BONUS STATS

In March 2020 house sold price per sq ft. in Asheville it was \$215. March 2021 is \$262

TAKE AWAY

- Inventory through the region is at a critical low
- Prices in city of Asheville continue to climb
- Immediate surrounding areas showed slight price decline—watch closely spring inventory increase
- Areas more than 1 hr from Asheville show significant price increase with new construction
- Building cost is pushing existing homes price—watch for new construction out price itself