

MSA MARKET ANALYSIS • asheville, nc



\$409,000

MEDIAN SALES PRICE

The median sales price in the first half of 2022 was \$409,000 compared to \$350,000 in the first half of 2021.



4,026

TOTAL SALES

There were 4,026 total sales in the first half of 2022 compared to 4,372 in the first half of 2021.

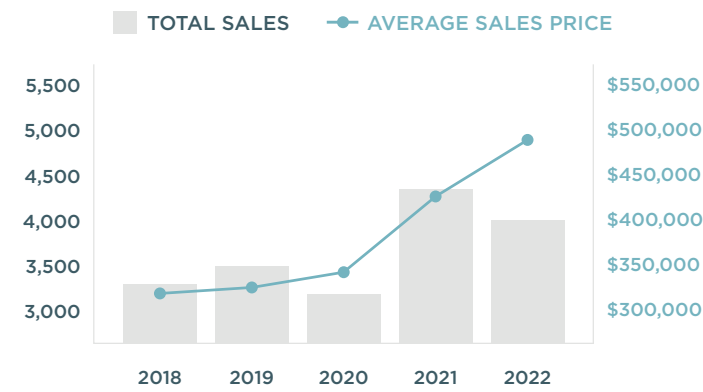


4,606

NEW LISTINGS

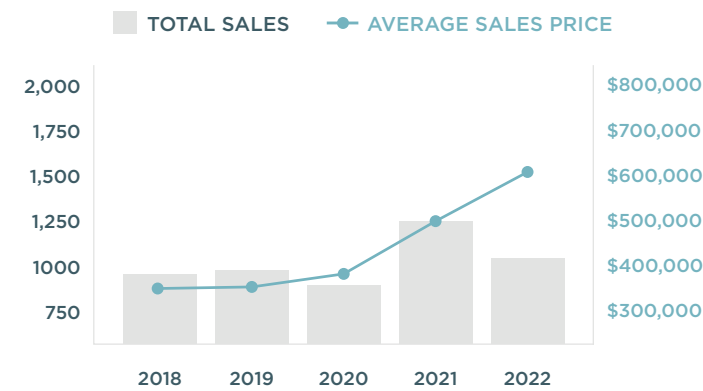
At the end of the first half of 2022 there were 4,606 new listings compared to 4,755 in the first half of 2021.

	2021	%	2022	TREND
Total Sales	4,372	-8.0	4,026	▼
Price per Sq. Ft.	\$218	19.7	\$261	▲
Days on Market	31	-19.4	25	▼
Avg. Sales Price	\$434,745	14.5	\$497,991	▲
Total Volume	\$1,900,706,787	5.5	\$2,004,912,117	▲



CITY OF ASHEVILLE

	2021	%	2022	TREND
Total Sales	1,278	-14.7	1,090	▼
Price per Sq. Ft.	\$260	20.0	\$312	▲
Days on Market	31	-25.8	23	▼
Avg. Sales Price	\$498,176	21.3	\$604,246	▲
Total Volume	\$636,668,975	3.4	\$658,627,785	▲



HENDERSONVILLE

	2021	2022	TREND
Total Sales	669	617	▼
Price per Sq. Ft.	\$181	\$227	▲
Days on Market	30	20	▼
Avg. Sales Price	\$371,369	\$435,008	▲
Total Volume	\$248,445,906	\$268,399,923	▲

BUNCOMBE COUNTY

	2021	2022	TREND
Total Sales	2,421	2,227	▼
Price per Sq. Ft.	\$239	\$283	▲
Days on Market	30	24	▼
Avg. Sales Price	\$481,646	\$558,442	▲
Total Volume	\$1,166,065,457	\$1,243,650,509	▲

HENDERSON COUNTY

	2021	2022	TREND
Total Sales	1,163	1,079	▼
Price per Sq. Ft.	\$191	\$235	▲
Days on Market	30	22	▼
Avg. Sales Price	\$393,932	\$451,144	▲
Total Volume	\$458,143,073	\$486,784,251	▲

HAYWOOD COUNTY

	2021	2022	TREND
Total Sales	638	555	▼
Price per Sq. Ft.	\$189	\$222	▲
Days on Market	36	32	▼
Avg. Sales Price	\$342,331	\$366,297	▲
Total Volume	\$218,407,114	\$203,294,801	▼

MADISON COUNTY

	2021	2022	TREND
Total Sales	144	164	▲
Price per Sq. Ft.	\$217	\$243	▲
Days on Market	43	40	▼
Avg. Sales Price	\$387,159	\$432,165	▲
Total Volume	\$55,750,943	\$70,875,056	▲

WAYNESVILLE

	2021	2022	TREND
Total Sales	289	239	▼
Price per Sq. Ft.	\$184	\$216	▲
Days on Market	35	28	▼
Avg. Sales Price	\$341,567	\$392,853	▲
Total Volume	\$98,712,819	\$93,891,986	▼

MARKET PERFORMANCE AT A GLANCE

ASHEVILLE, NC

We're halfway through 2022, and what a year it has been so far! With record-low inventory and a large influx of buyers, 2022 started as a strong seller's market. This market is currently shifting in light of current mortgage interest rates continuing to rise, along with falling consumer confidence.

Nest Realty Asheville remains committed to empowering our clients through comprehensive, accurately interpreted data. While our communities, cities, and the entire real estate industry continue to be impacted, we have been keeping a close watch on the market. The result is the data we present to you here in our 2022 Mid-Year Market Report.

Please let us know if you have any questions about this report or about real estate in general. We are here for you now and in the future, as we all move forward together.

ASHEVILLE MSA

\$497,991 **4,026** **4,606**
AVG. SALES PRICE **TOTAL SALES** **NEW LISTINGS**

BUNCOMBE COUNTY

\$558,442 **2,227** **2,529**
AVG. SALES PRICE **TOTAL SALES** **NEW LISTINGS**

*The Asheville MSA includes Buncombe, Haywood, Henderson, and Madison counties. Data as of 7/5/22. Data gathered through Canopy MLS.

For more information and market analysis, visit nestrealty.com/asheville/reports