Asheville Metro



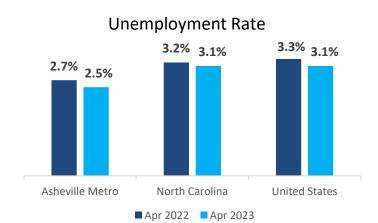
Economic Indicators

Total Nonfarm Employment

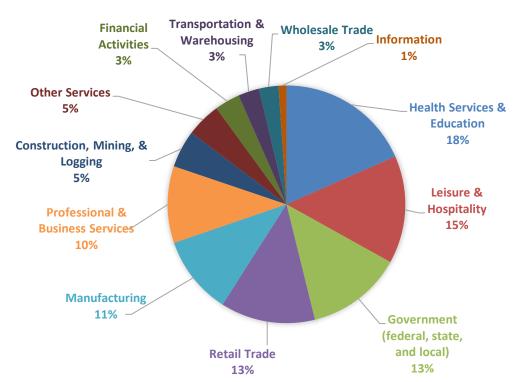
206,500

46,400

from Apr 2022



Major Industry Employment Distribution



	Monthly Data					
Unemployment Rate %	Apr 2022	Apr 2023	Change	AVG Y-T-D 2022	AVG Y-T-D 2023	Change
Asheville City	2.7	2.5	-0.2	3.0	2.9	-0.1
Buncombe County	2.7	2.4	-0.3	3.0	2.8	-0.2
Haywood County	2.8	2.6	-0.2	3.2	3.0	-0.2
Henderson County	2.8	2.6	-0.2	3.1	3.0	-0.1
Madison County	3.1	2.9	-0.2	3.3	3.3	0.0
Asheville Metro*	2.7	2.5	-0.2	3.0	2.9	-0.1
North Carolina	3.2	3.1	-0.1	3.6	3.5	-0.1
United States	3.3	3.1	-0.2	3.9	3.6	-0.3
Total Employment (Asheville Metro)	Apr 2022	Apr 2023	% Change	AVG Y-T-D 2022	AVG Y-T-D 2023	% Change
Total Employment (nonfarm)	200,100	206,500	3.2%	198,000	203,700	2.9%
Major Industry Employment (Asheville Metro)	Apr 2022	Apr 2023	% Change	AVG Y-T-D 2022	AVG Y-T-D 2023	% Change
Construction, Mining, & Logging	10,600	10,500	-0.9%	10,400	10,500	1.0%
Manufacturing	21,900	22,100	0.9%	22,000	22,100	0.5%
Wholesale Trade	5,300	5,500	3.8%	5,200	5,500	5.8%
Retail Trade	26,400	26,600	0.8%	26,300	26,300	0.0%
Transportation & Warehousing	5,800	5,900	1.7%	5,800	6,000	3.4%
Information	2,100	2,200	4.8%	2,000	2,200	10.0%
Financial Activities	6,700	7,100	6.0%	6,700	7,100	6.0%
Professional & Business Services	20,600	21,600	4.9%	20,300	21,500	5.9%
Health Services & Education	36,000	38,000	5.6%	35,900	37,100	3.3%
Leisure & Hospitality	28,600	30,300	5.9%	27,600	29,000	5.1%
Other Services	9,300	9,700	4.3%	9,300	9,700	4.3%
Government (federal, state, and local)	26,800	27,000	0.7%	26,600	26,800	0.8%
Average Hourly Wages (Total Private)	Apr 2022	Apr 2023	% Change	AVG Y-T-D 2022	AVG Y-T-D 2023	% Change
Asheville Metro	\$26.50	\$27.86	5.1%	\$27.06	\$27.77	2.6%
North Carolina	\$29.34	\$31.41	7.1%	\$29.55	\$31.10	5.2%







Continued

Median Price of Homes Sold

\$420,000

\$15,000 from Apr 2022 DOM Until Home Sale

44 Days

▲ 19 Days from Apr 2022

Median Rent Estimate (2 BR)

\$1,320

▲ \$63 from Apr 2022 Airport Passenger Traffic

162,599

Total Passengers

▲ 21,367 from Apr 2022

		Monthly Data				
Residental Activity (Asheville Metro)	Apr 2022	Apr 2023	% Change	Y-T-D 2022	Y-T-D 2023	% Change
Closed Sales	654	537	-17.9%	2,487	1,895	-23.8%
Average Price of Homes Sold	\$489,951	\$510,882	4.3%	\$472,529	\$500,395	5.9%
Median Price of Homes Sold	\$405,000	\$420,000	3.7%	\$390,000	\$415,000	6.4%
Days on Aprket Until Sale	25	44	76.0%	32	47	46.9%
Median Rent Estimate (2 BR apartment)	\$1,257	\$1,320	5.0%	\$1,246	\$1,309	5.1%
Airport Activity	Apr 2022	Apr 2023	% Change	Y-T-D 2022	Y-T-D 2023	% Change
Total Passengers	141,232	162,599	15.1%	453,369	564,663	24.5%
Building Permits (Asheville Metro)	Apr 2022	Apr 2023	% Change	Y-T-D 2022	Y-T-D 2023	% Change
New Residential Permits (total units)	370	227	-38.6%	1,544	1,362	-11.8%
Value of New Residential Permits	\$104,265,000	\$92,355,000	-11.4%	\$392,085,000	\$419,542,000	7.0%

	Last Available Data					
Tourism (Buncombe County)	Mar 2022	Mar 2023	% Change	Y-T-D 2022	Y-T-D 2023	% Change
Lodging Sales	\$49,120,558	\$46,240,057	-5.9%	\$114,973,979	\$113,420,980	-1.4%

^{*}The Asheville Metro is comprised of Buncombe, Haywood, Henderson and Madison counties.

Note: Apr 2023 unemployment rate, employment, and average hourly wage are preliminary. Employment numbers are rounded to the nearest hundred. Sources: US Bureau of Labor Statistics, US Census Bureau, NC Dept of Commerce, Canopy MLS, Apartmentlist.com, Asheville Regional Airport, Asheville CVB. Supported by Western Carolina University. For more information, contact us at riverbirdresearch.com





