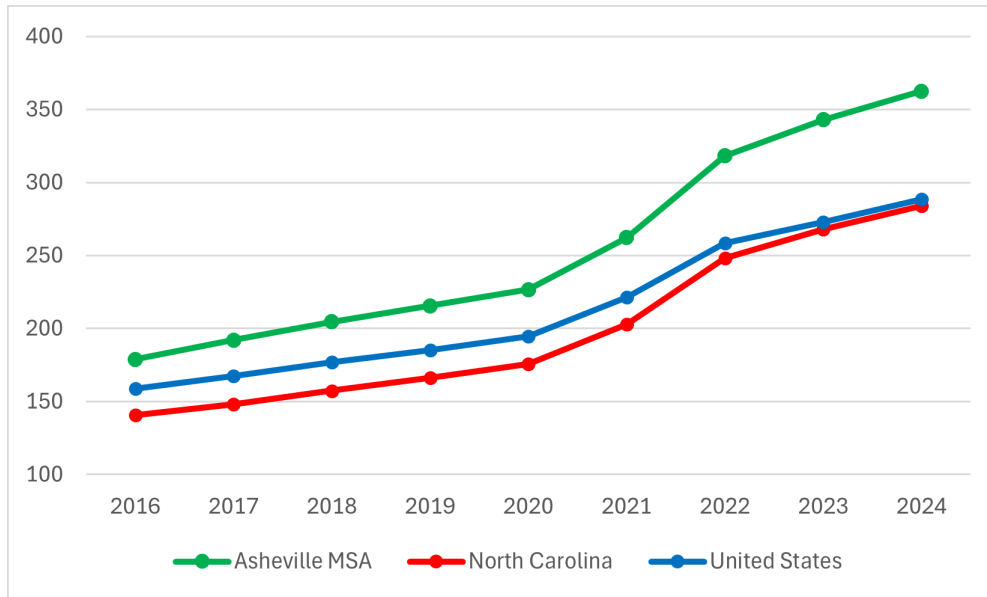


## Housing Price Index (2000 base)



The House Price Index (HPI) is a broad measure of the price changes of residential housing. Percentage change starts from a specific date with a base HPI of 100. Here the pricing change is measured starting from the year 2000.

House Price Index (2000 base)	2016	2017	2018	2019	2020	2021	2022	2023	2024
Asheville MSA	179.0	192.1	204.7	215.5	226.6	262.3	318.3	343.0	362.6
North Carolina	140.7	148.1	157.4	166.3	175.9	203.0	248.0	267.8	283.9
United States	159.0	167.6	176.9	185.1	194.7	221.4	258.3	272.8	288.6
<b>Asheville MSA Building Permits</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Total # of Permits	3,203	2,771	2,805	3,254	3,432	4,238	3,531	3,926	5,048*
Valuation (\$)	574M	621M	671M	733M	799M	1.13B	1.23B	1.24B	1.39B*
<b>Asheville MSA House Sales</b>	<b>2016**</b>	<b>2017**</b>	<b>2018**</b>	<b>2019**</b>	<b>2020**</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Closed Sales	8,145	8,114	7,877	7,742	8,480	9,479	7,944	6,672	6,078
Average Sales Price	\$274,287	\$300,897	\$317,955	\$333,108	\$376,305	\$449,994	\$502,164	\$541,074	\$569,448
Median Sales Price	\$229,900	\$250,000	\$265,000	\$282,500	\$315,000	\$365,000	\$415,000	\$439,000	\$452,550

### Residential Appreciation (2024)

1-Year

5-Year

Asheville MSA HPI  
(All transactions indexes)

+5.7%

+68.2%

North Carolina HPI  
(All transactions indexes)

+6.0%

+70.8%

United States HPI  
(All transactions indexes)

+5.8%

+55.9%

Note: asterisk (\*) indicates preliminary data

Double asterisk (\*\*) indicates historically sourced Canopy MLS

Sources: FRED, Federal Reserve Bank of St. Louis; U.S. Census Bureau; Canopy MLS

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