Asheville Metro

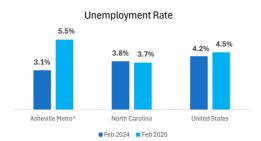


Economic Indicators

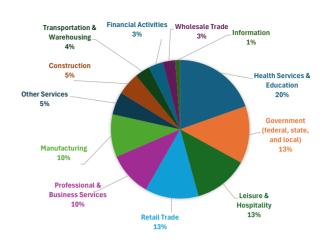
Total Nonfarm Employment

-900

from Feb 2024



Major Industry Employment Distribution



Unemployment Rate % Feb 2024 Feb 2025 Change AVG Y-T-D 2024 AVG Y-T-D 2025 Change Asheville City 3.3 7.1 3.8 3.2 7.6 4.4 Buncombe County 3.1 6.2 3.1 3.0 6.5 3.5 Haywood County 3.4 4.1 0.7 3.4 4.3 0.9 Henderson County 3.2 3.7 0.5 3.2 3.9 0.7 Asheville Metro US OMB REVISED DELINEATION* 3.1 5.5 2.4 3.0 5.8 2.8 North Carolina 3.8 3.7 -0.1 3.8 3.9 0.1 United States 4.2 4.5 0.3 4.5 0.3 Total Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change A		Monthly Data		1			
Buncombe County	Unemployment Rate %	Feb 2024	Feb 2025	Change	AVG Y-T-D 2024	AVG Y-T-D 2025	Change
Haywood County	Asheville City	3.3	7.1	3.8	3.2	7.6	4.4
Henderson County	Buncombe County	3.1	6.2	3.1	3.0	6.5	3.5
Madison County 3.2 5.8 2.6 3.2 6.1 2.9 Asheville Metro US OMB REVISED DELINEATION* 3.1 5.5 2.4 3.0 5.8 2.8 North Carolina 3.8 3.7 -0.1 3.8 3.9 0.1 United States 4.2 4.5 0.3 4.2 4.5 0.3 Total Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Construction 10,000 9,900 -1.0% 9,950 9,800 -1.5% Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 0.0% Retail Trade 23,600 23,600 0.0% 23,650 23,500 -0.6% Transportation & Warehousing	Haywood County	3.4	4.1	0.7	3.4	4.3	0.9
Asheville Metro US OMB REVISED DELINEATION* 3.1 5.5 2.4 3.0 5.8 2.8 North Carolina 3.8 3.7 -0.1 3.8 3.9 0.1 United States 4.2 4.5 0.3 4.2 4.5 0.3 Total Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Total Employment (nonfarm) 189,200 188,300 -0.5% 188,800 187,900 -0.5% Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Construction 10,000 9,900 -1.0% 9,950 9,800 -1.5% Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 5,400 0.0% Retial Trade 23,600 23,600 0.0% 23,650 23,500 -0.6% Information 2,200 2,200 0.0% 2,205 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Health Services & Education 35,600 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29,59 \$31,46 6.3% \$29,38 \$31,46 7.1% North Carolina \$31,93 \$33,60 5.2% \$32,02 \$33,50 4.6%	Henderson County	3.2	3.7	0.5	3.2	3.9	0.7
North Carolina 3.8 3.7 -0.1 3.8 3.9 0.1	Madison County	3.2	5.8	2.6	3.2	6.1	2.9
United States	Asheville Metro US OMB REVISED DELINEATION*	3.1	5.5	2.4	3.0	5.8	2.8
Total Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Total Employment (nonfarm) 189,200 188,300 -0.5% 188,800 187,900 -0.5% Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Construction 10,000 9,900 -1.0% 9,950 9,800 -1.5% Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 5,400 5,400 5,400 5,400 0.0% 6,500 1,5% 6,550 6,650 1,5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% 19,250 19,250 0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% 19,250 19,250 0.0% 1,250 0.0%	North Carolina	3.8	3.7	-0.1	3.8	3.9	0.1
Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Construction 10,000 9,900 -1.0% 9,950 9,800 -1.5% Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 0.0% Retail Trade 23,600 23,600 23,600 23,500 23,500 -0.6% Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality	United States	4.2	4.5	0.3	4.2	4.5	0.3
Major Industry Employment (Asheville Metro)* Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Construction 10,000 9,900 -1.0% 9,950 9,800 -1.5% Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 0.0% Retail Trade 23,600 23,600 23,650 23,500 -0.6% Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800	Total Employment (Asheville Metro)*	Feb 2024	Feb 2025	% Change	AVG Y-T-D 2024	AVG Y-T-D 2025	% Change
Construction 10,000 9,900 -1.0% 9,950 9,800 -1.5% Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 0.0% Retail Trade 23,600 23,600 0.0% 23,650 23,500 -0.6% Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000	Total Employment (nonfarm)	189,200	188,300	-0.5%	188,800	187,900	-0.5%
Manufacturing 19,200 18,800 -2.1% 19,250 18,850 -2.1% Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 0.0% Retail Trade 23,600 23,600 0.0% 23,650 23,500 -0.6% Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200	Major Industry Employment (Asheville Metro)*	Feb 2024	Feb 2025	% Change	AVG Y-T-D 2024	AVG Y-T-D 2025	% Change
Wholesale Trade 5,400 5,400 0.0% 5,400 5,400 0.0% Retail Trade 23,600 23,600 0.0% 23,650 23,500 -0.6% Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Tot	Construction	10,000	9,900	-1.0%	9,950	9,800	-1.5%
Retail Trade 23,600 23,600 0.0% 23,650 23,500 -0.6% Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change	Manufacturing	19,200	18,800	-2.1%	19,250	18,850	-2.1%
Transportation & Warehousing 6,500 6,600 1.5% 6,550 6,650 1.5% Information 2,200 2,200 0.0% 2,200 2,200 0.0% Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1%	Wholesale Trade	5,400	5,400	0.0%	5,400	5,400	0.0%
Information 2,200 2,200 0.0% 2,200 2,200 0.0% 2,200 0.0%	Retail Trade	23,600	23,600	0.0%	23,650	23,500	-0.6%
Financial Activities 6,400 6,400 0.0% 6,450 6,400 -0.8% Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Transportation & Warehousing	6,500	6,600	1.5%	6,550	6,650	1.5%
Professional & Business Services 19,400 19,300 -0.5% 19,250 19,250 0.0% Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Information	2,200	2,200	0.0%	2,200	2,200	0.0%
Health Services & Education 35,600 36,900 3.7% 35,450 36,750 3.7% Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Financial Activities	6,400	6,400	0.0%	6,450	6,400	-0.8%
Leisure & Hospitality 25,800 24,000 -7.0% 25,800 23,950 -7.2% Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Professional & Business Services	19,400	19,300	-0.5%	19,250	19,250	0.0%
Other Services 9,900 10,000 1.0% 9,900 10,000 1.0% Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Health Services & Education	35,600	36,900	3.7%	35,450	36,750	3.7%
Government (federal, state, and local) 25,200 25,200 0.0% 24,950 25,150 0.8% Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Leisure & Hospitality	25,800	24,000	-7.0%	25,800	23,950	-7.2%
Average Hourly Wages (Total Private) Feb 2024 Feb 2025 % Change AVG Y-T-D 2024 AVG Y-T-D 2025 % Change Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Other Services	9,900	10,000	1.0%	9,900	10,000	1.0%
Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Government (federal, state, and local)	25,200	25,200	0.0%	24,950	25,150	0.8%
Asheville Metro* \$29.59 \$31.46 6.3% \$29.38 \$31.46 7.1% North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%	Average Hourly Wages (Total Private)	Feb 2024	Feb 2025	% Change	AVG Y-T-D 2024	AVG Y-T-D 2025	% Change
North Carolina \$31.93 \$33.60 5.2% \$32.02 \$33.50 4.6%							<u> </u>
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Median Price of Homes Sold

\$440,000

\$27,750

DOM Until Home Sale

70 Days

▲ 15 Days

New Residential Permits (total units)

195

▼ -613

Airport Passenger Traffic

116,053

Total Passengers

-16,969 from Feb 2024

		Monthly Data				
Residental Activity**	Feb 2024	Feb 2025	% Change	Y-T-D 2024	Y-T-D 2025	% Change
Closed Sales	442	389	-12.0%	851	811	-4.7%
Average Price of Homes Sold	\$489,809	\$534,214	9.1%	\$506,040	\$539,341	6.6%
Median Price of Homes Sold	\$412,250	\$440,000	6.7%	\$417,490	\$450,000	7.8%
Days on Market Until Sale	55	70	27.3%	53	66	24.5%
Airport Activity	Feb 2024	Feb 2025	% Change	Y-T-D 2024	Y-T-D 2025	% Change
Total Passengers	133,022	116,053	-12.8%	267,652	239,313	-10.6%
Building Permits (Asheville CBSA)*	Feb 2024	Feb 2025	% Change	Y-T-D 2024	Y-T-D 2025	% Change
New Residential Permits (total units)	808	195	-75.9%	1,497	489	-67.3%
Value of New Residential Permits	\$132,844,000	\$85,880,000	-35.4%	\$294,949,000	\$202,388,000	-31.4%

	Last Available Data					
Tourism (Buncombe County)	Dec 2023	Dec 2024	% Change	Y-T-D 2023	Y-T-D 2024	% Change
Lodging Sales	\$54,400,000	\$31,900,000	-41.4%	\$627,700,000	\$499,800,000	-20.4%

^{*}Buncombe, Henderson, and Madison counties.

Supported by Western Carolina University. For more information, contact us at riverbirdresearch.com or 828-258-6120.







^{**} Buncombe, Haywood, Henderson, and Madison counties. Sources: US Bureau of Labor Statistics, US Census Bureau, NC Dept of Commerce, Canopy MLS, Asheville Regional Airport, Explore Asheville