

Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association

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For Week Ending August 30, 2025

Data current as of September 8, 2025

Investors purchased 265,000 homes—nearly 27% of all homes sold—in the first quarter of 2025, according to a recent report from BatchData. That's a 1.2% increase from the same period last year and represents the highest share in at least five years. Between 2020 and 2023, investors purchased an average of 18.5% of homes sold. Investor-owned properties now account for approximately 20% of the country's 86 million single-family homes.

In the Asheville region, for the week ending August 30:

- New Listings decreased 1.1% to 360
- Pending Sales increased 30.1% to 242
- Inventory increased 48.8% to 4,988

For the month of August:

- Median Sales Price decreased 0.3% to \$428,745
- List to Close increased 17.4% to 108
- Percent of Original List Price Received decreased 2.4% to 92.7%
- Months Supply of Homes for Sale increased 54.8% to 6.5

Quick Facts

- 1.1%	+ 30.1%	+ 48.8%
Change in New Listings	Change in Pending Sales	Change in Inventory

The 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. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

Metrics by Week

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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

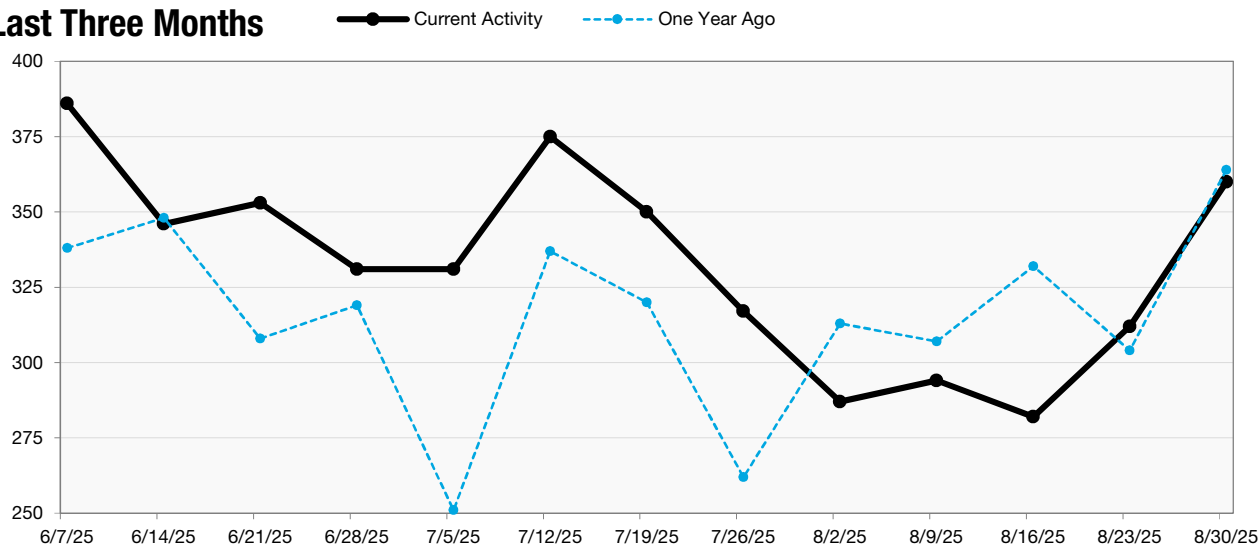


New Listings

A count of the properties that have been newly listed on the market in a given week.

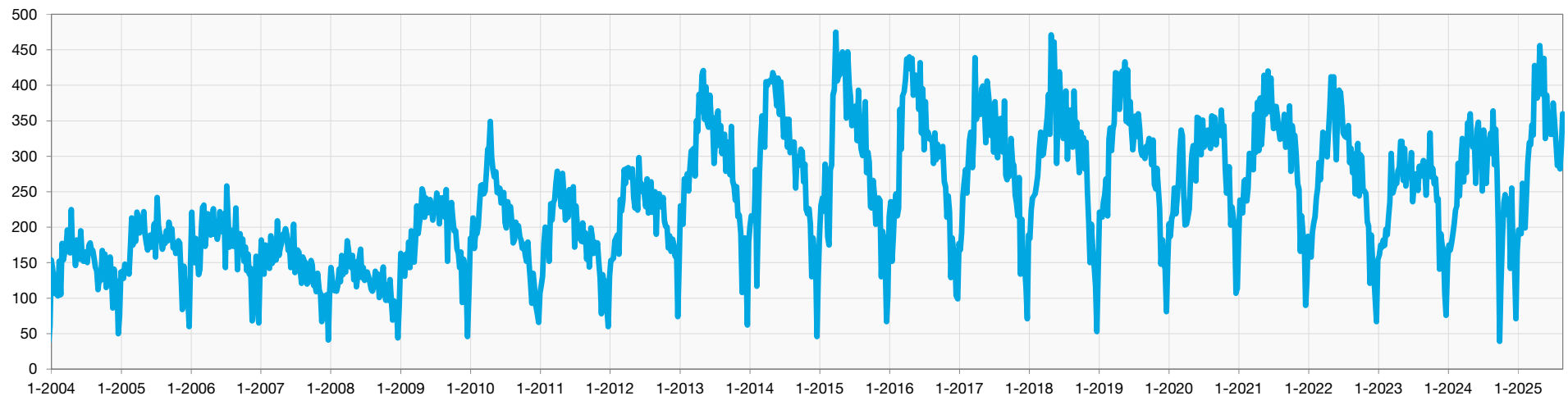


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	386	338	+ 14.2%
6/14/2025	346	348	- 0.6%
6/21/2025	353	308	+ 14.6%
6/28/2025	331	319	+ 3.8%
7/5/2025	331	251	+ 31.9%
7/12/2025	375	337	+ 11.3%
7/19/2025	350	320	+ 9.4%
7/26/2025	317	262	+ 21.0%
8/2/2025	287	313	- 8.3%
8/9/2025	294	307	- 4.2%
8/16/2025	282	332	- 15.1%
8/23/2025	312	304	+ 2.6%
8/30/2025	360	364	- 1.1%
3-Month Total	4,324	4,103	+ 5.4%

Historical New Listing Activity



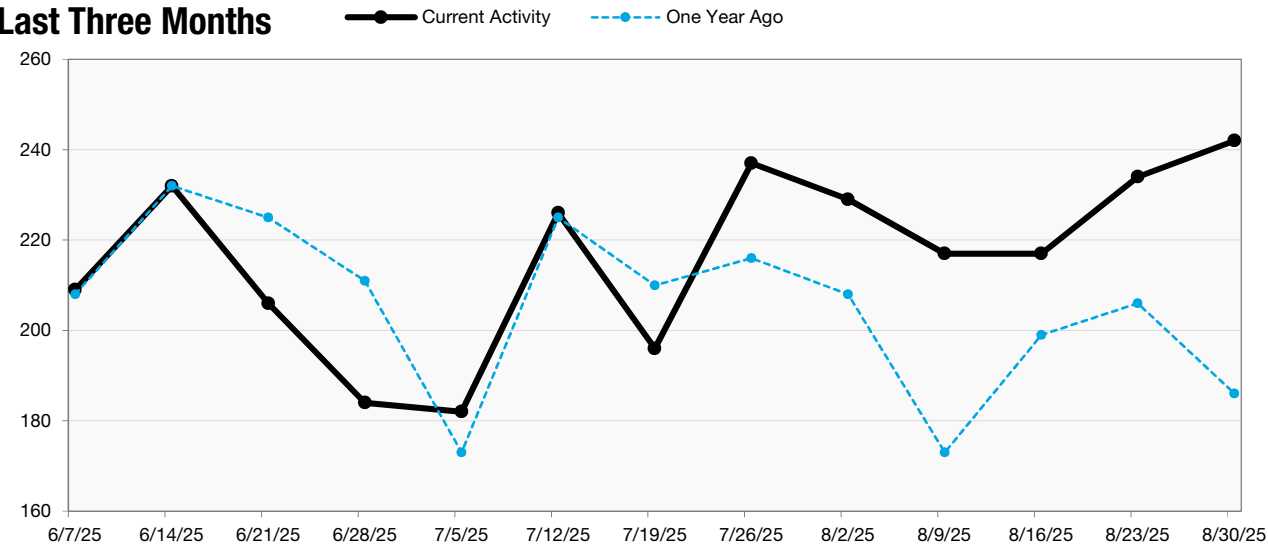
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Pending Sales

A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

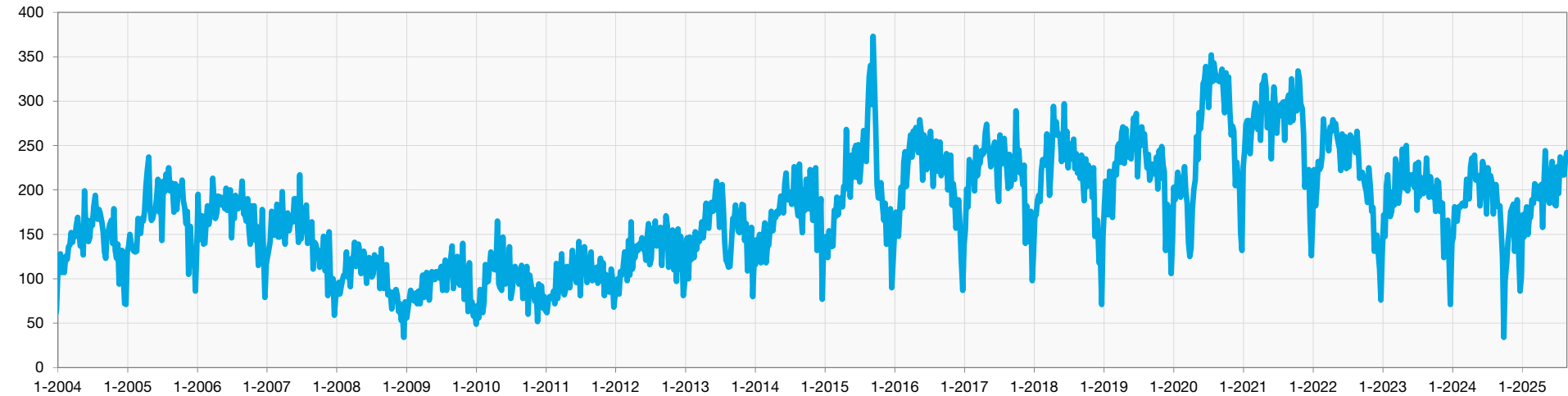


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	209	208	+ 0.5%
6/14/2025	232	232	0.0%
6/21/2025	206	225	- 8.4%
6/28/2025	184	211	- 12.8%
7/5/2025	182	173	+ 5.2%
7/12/2025	226	225	+ 0.4%
7/19/2025	196	210	- 6.7%
7/26/2025	237	216	+ 9.7%
8/2/2025	229	208	+ 10.1%
8/9/2025	217	173	+ 25.4%
8/16/2025	217	199	+ 9.0%
8/23/2025	234	206	+ 13.6%
8/30/2025	242	186	+ 30.1%
3-Month Total	2,811	2,672	+ 5.2%

Historical Pending Sales Activity



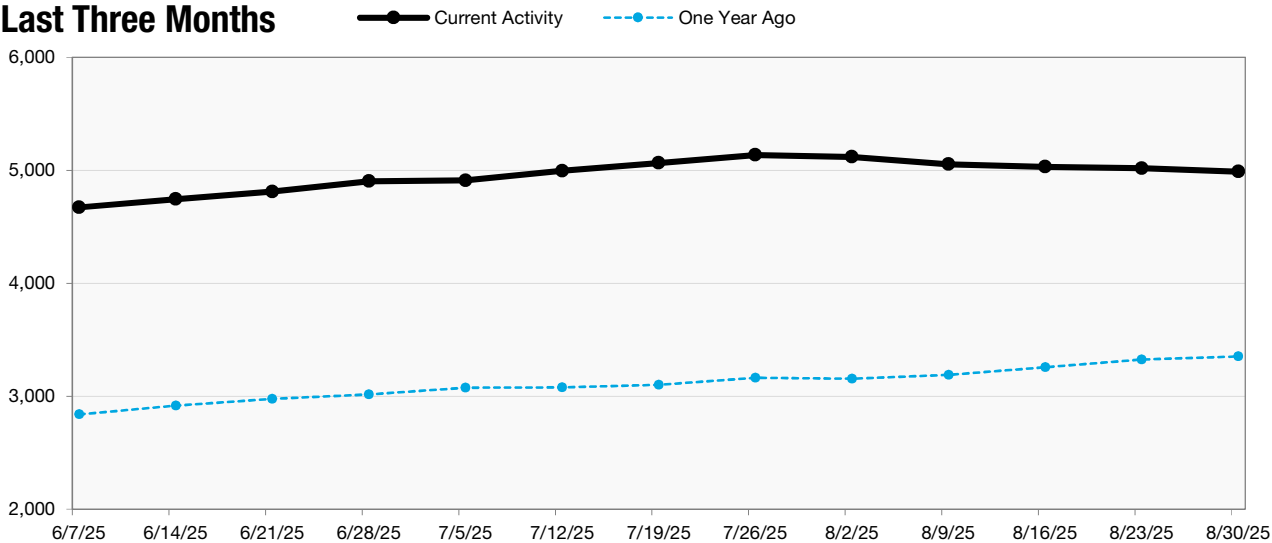
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

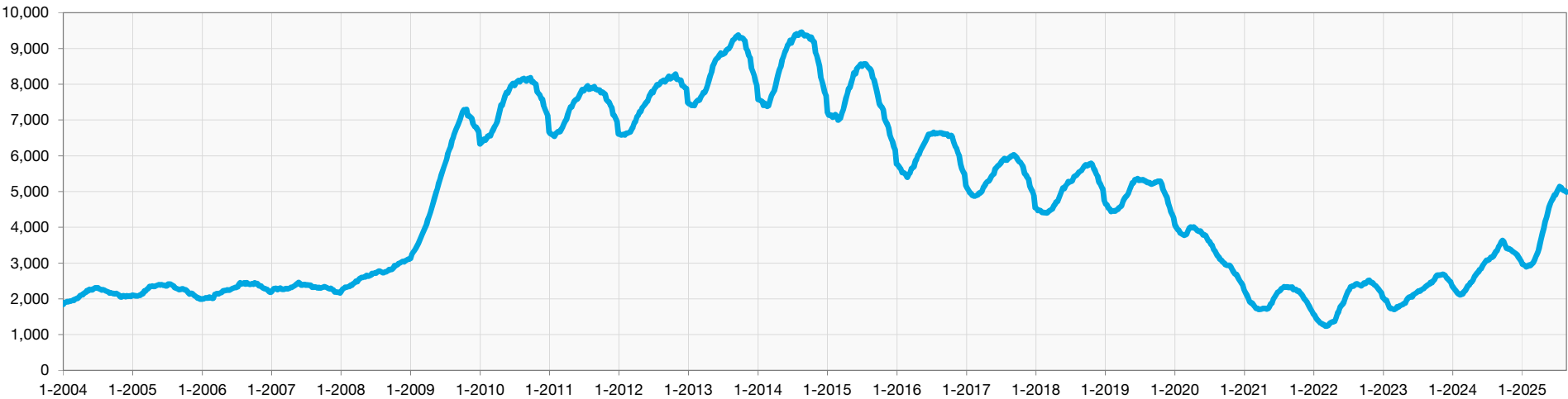


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	4,672	2,839	+ 64.6%
6/14/2025	4,745	2,917	+ 62.7%
6/21/2025	4,812	2,976	+ 61.7%
6/28/2025	4,904	3,017	+ 62.5%
7/5/2025	4,910	3,076	+ 59.6%
7/12/2025	4,996	3,078	+ 62.3%
7/19/2025	5,065	3,102	+ 63.3%
7/26/2025	5,136	3,163	+ 62.4%
8/2/2025	5,119	3,156	+ 62.2%
8/9/2025	5,054	3,189	+ 58.5%
8/16/2025	5,031	3,257	+ 54.5%
8/23/2025	5,018	3,325	+ 50.9%
8/30/2025	4,988	3,352	+ 48.8%
3-Month Avg	4,958	3,111	+ 59.3%

Historical Inventory Activity



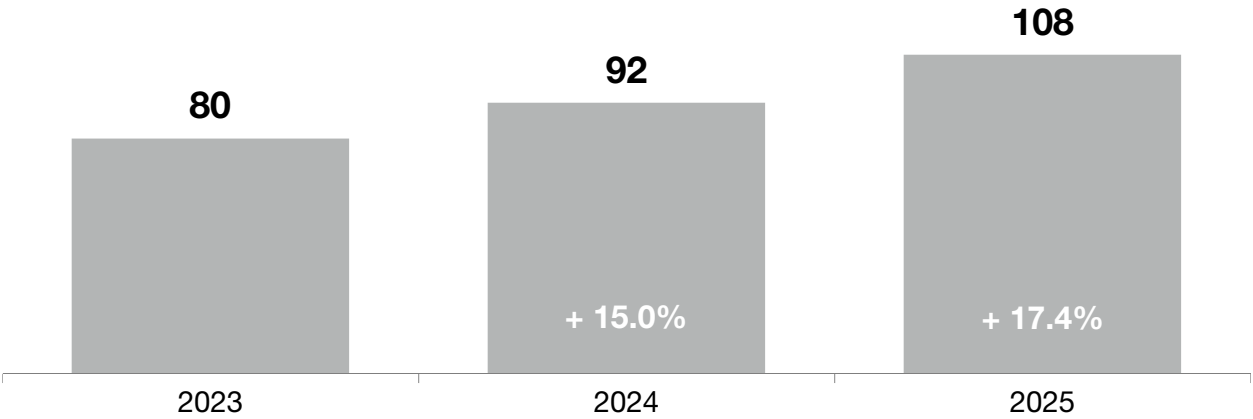
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List to Close

“List to Close” provides the total number of days specific to the MLS number from “Listing Date” to “Sold Date.”

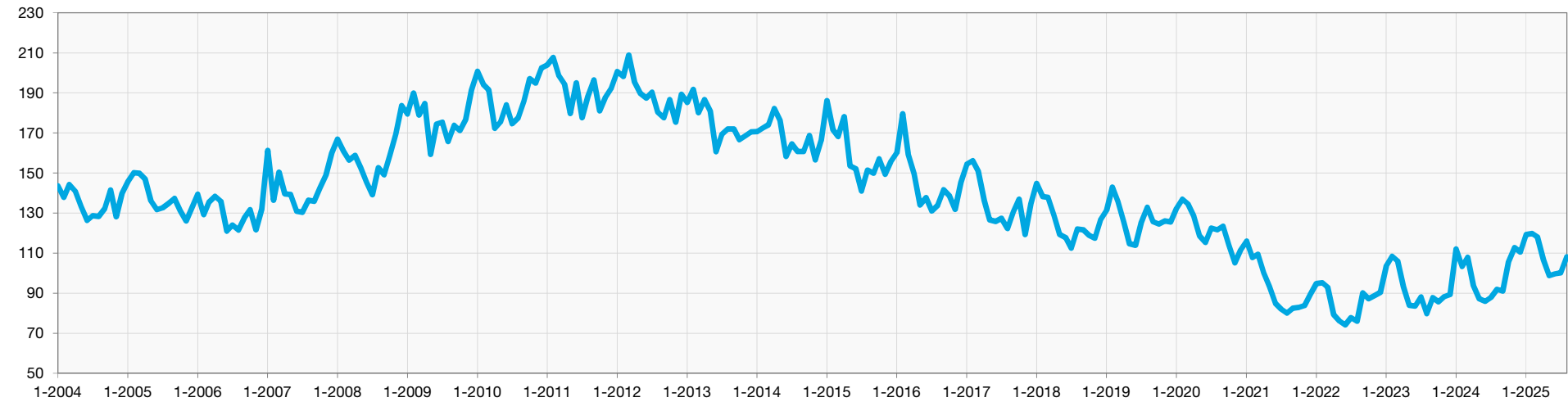


August



Month	Current Activity	One Year Previous	+ / -
September 2024	91	88	+ 3.4%
October 2024	106	86	+ 23.3%
November 2024	113	88	+ 28.4%
December 2024	110	89	+ 23.6%
January 2025	119	112	+ 6.3%
February 2025	120	103	+ 16.5%
March 2025	118	108	+ 9.3%
April 2025	107	94	+ 13.8%
May 2025	99	87	+ 13.8%
June 2025	100	86	+ 16.3%
July 2025	100	88	+ 13.6%
August 2025	108	92	+ 17.4%
12-Month Avg	108	93	+ 16.1%

Historical List to Close



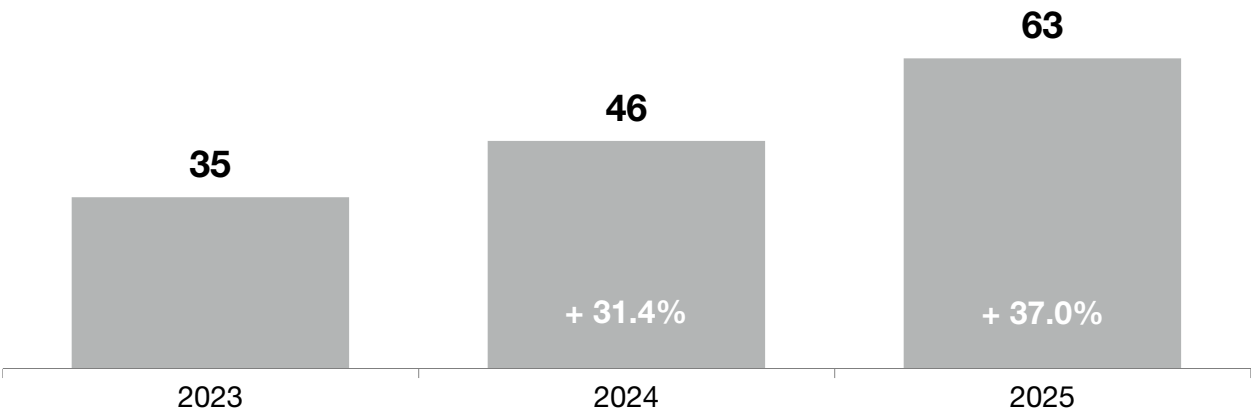
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Days on Market

Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

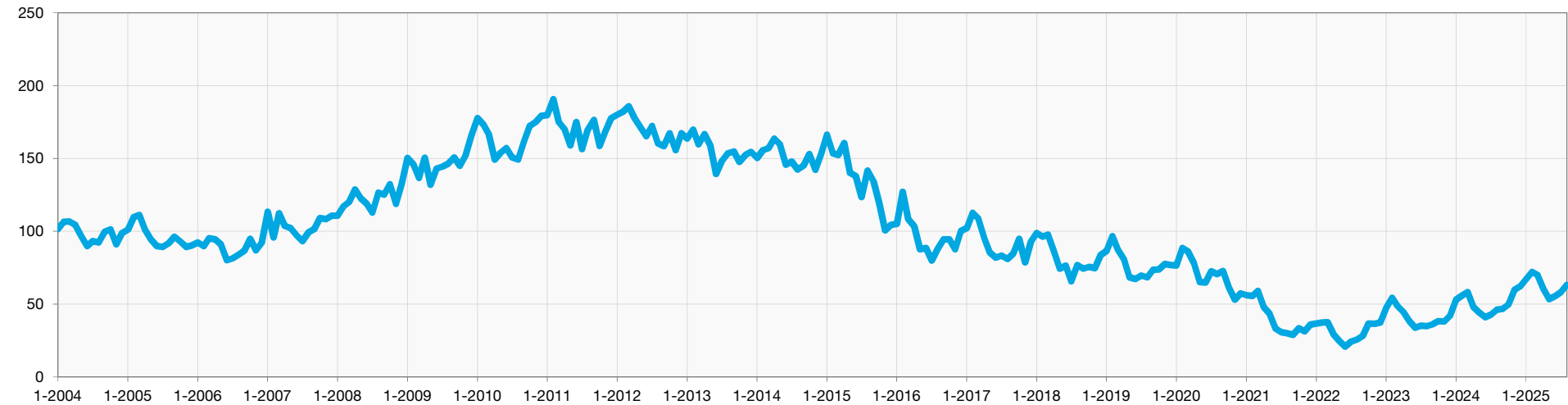


August



Month	Current Activity	One Year Previous	+/-
September 2024	47	36	+ 30.6%
October 2024	50	38	+ 31.6%
November 2024	60	38	+ 57.9%
December 2024	62	42	+ 47.6%
January 2025	67	53	+ 26.4%
February 2025	72	56	+ 28.6%
March 2025	70	58	+ 20.7%
April 2025	60	48	+ 25.0%
May 2025	53	44	+ 20.5%
June 2025	55	41	+ 34.1%
July 2025	58	43	+ 34.9%
August 2025	63	46	+ 37.0%
12-Month Avg	60	45	+ 33.3%

Historical Days on Market



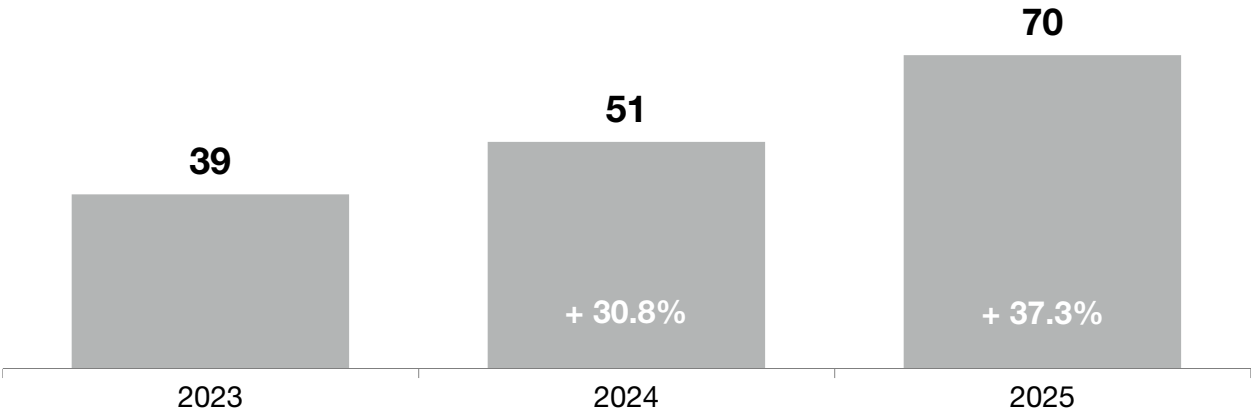
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Cumulative Days on Market

Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.

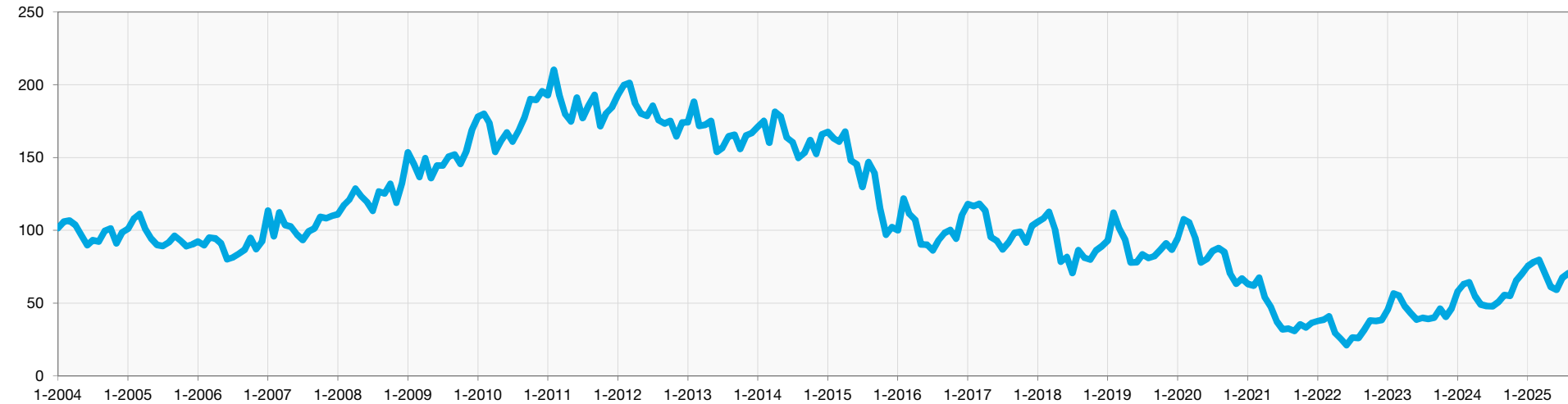


August



Month	Current Activity	One Year Previous	+/-
September 2024	56	40	+ 40.0%
October 2024	55	46	+ 19.6%
November 2024	65	41	+ 58.5%
December 2024	70	46	+ 52.2%
January 2025	75	58	+ 29.3%
February 2025	78	63	+ 23.8%
March 2025	80	64	+ 25.0%
April 2025	70	55	+ 27.3%
May 2025	61	49	+ 24.5%
June 2025	59	48	+ 22.9%
July 2025	67	48	+ 39.6%
August 2025	70	51	+ 37.3%
12-Month Avg	67	50	+ 34.0%

Historical Cumulative Days on Market



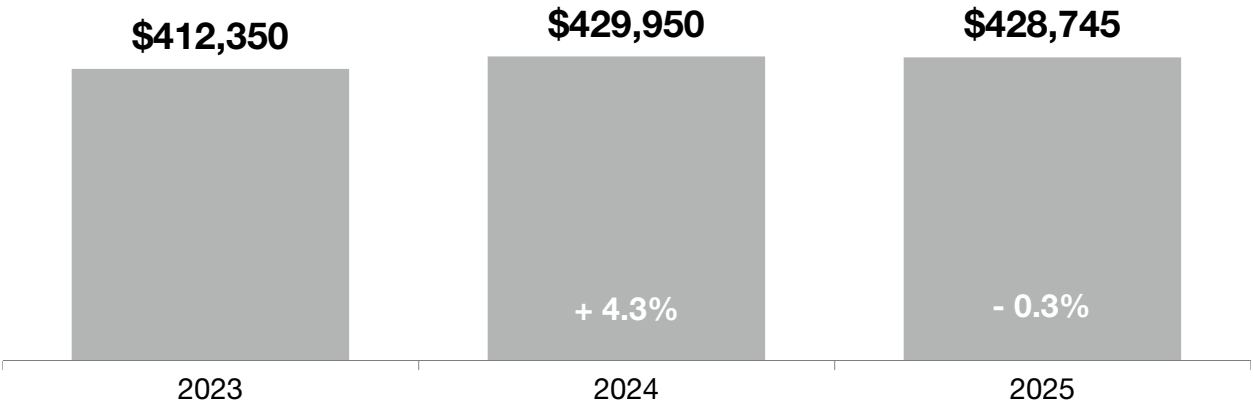
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Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

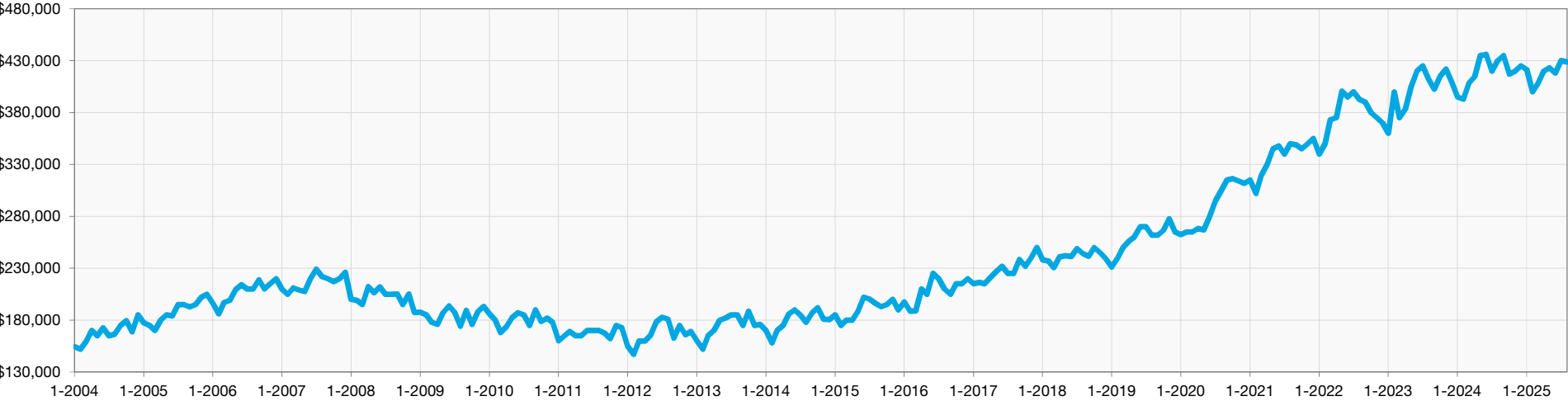


August



Month	Current Activity	One Year Previous	+ / -
September 2024	\$435,000	\$402,500	+ 8.1%
October 2024	\$417,000	\$415,000	+ 0.5%
November 2024	\$419,950	\$422,000	- 0.5%
December 2024	\$425,000	\$410,000	+ 3.7%
January 2025	\$421,375	\$395,000	+ 6.7%
February 2025	\$400,000	\$392,900	+ 1.8%
March 2025	\$407,995	\$408,500	- 0.1%
April 2025	\$420,000	\$414,845	+ 1.2%
May 2025	\$423,148	\$435,000	- 2.7%
June 2025	\$418,000	\$436,108	- 4.2%
July 2025	\$429,950	\$420,000	+ 2.4%
August 2025	\$428,745	\$429,950	- 0.3%
12-Month Avg	\$420,000	\$415,000	+ 1.2%

Historical Median Sales Price



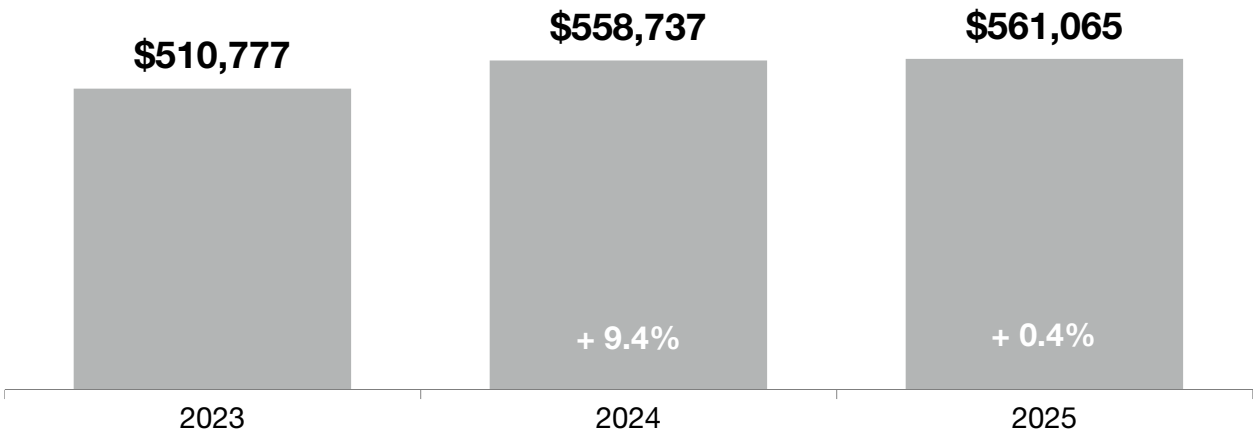
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Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

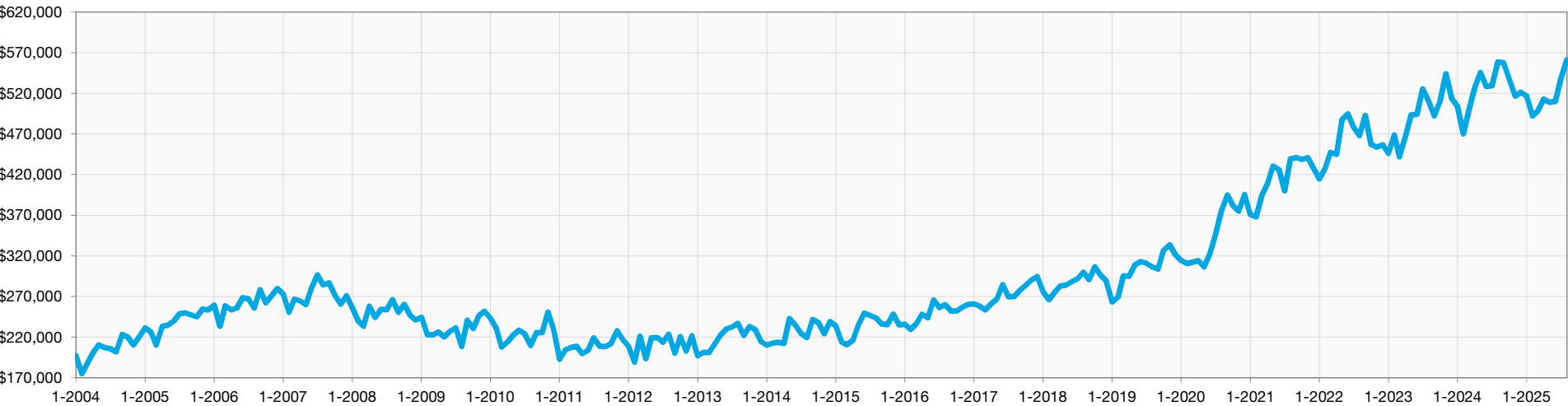


August



Month	Current Activity	One Year Previous	+ / -
September 2024	\$557,619	\$492,171	+ 13.3%
October 2024	\$537,048	\$510,621	+ 5.2%
November 2024	\$516,321	\$544,024	- 5.1%
December 2024	\$521,346	\$513,531	+ 1.5%
January 2025	\$516,621	\$504,164	+ 2.5%
February 2025	\$492,008	\$470,117	+ 4.7%
March 2025	\$498,391	\$498,901	- 0.1%
April 2025	\$513,052	\$526,389	- 2.5%
May 2025	\$508,939	\$545,748	- 6.7%
June 2025	\$509,855	\$528,454	- 3.5%
July 2025	\$538,677	\$529,424	+ 1.7%
August 2025	\$561,065	\$558,737	+ 0.4%
12-Month Avg	\$523,571	\$520,509	+ 0.6%

Historical Average Sales Price



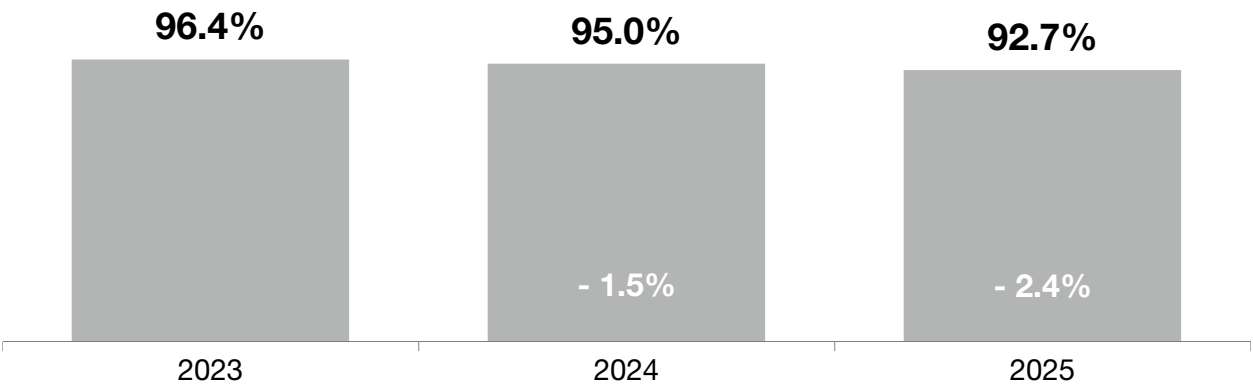
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Percent of Original List Price Received

Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



Month	Current Activity	One Year Previous	+ / -
September 2024	94.0%	96.3%	- 2.4%
October 2024	94.4%	94.7%	- 0.3%
November 2024	93.4%	95.2%	- 1.9%
December 2024	93.4%	94.4%	- 1.1%
January 2025	93.9%	93.2%	+ 0.8%
February 2025	92.9%	93.3%	- 0.4%
March 2025	94.5%	94.9%	- 0.4%
April 2025	95.2%	95.4%	- 0.2%
May 2025	95.1%	96.2%	- 1.1%
June 2025	94.3%	95.9%	- 1.7%
July 2025	93.1%	95.3%	- 2.3%
August 2025	92.7%	95.0%	- 2.4%
12-Month Avg	93.9%	95.1%	- 1.3%

Historical Percent of Original List Price Received



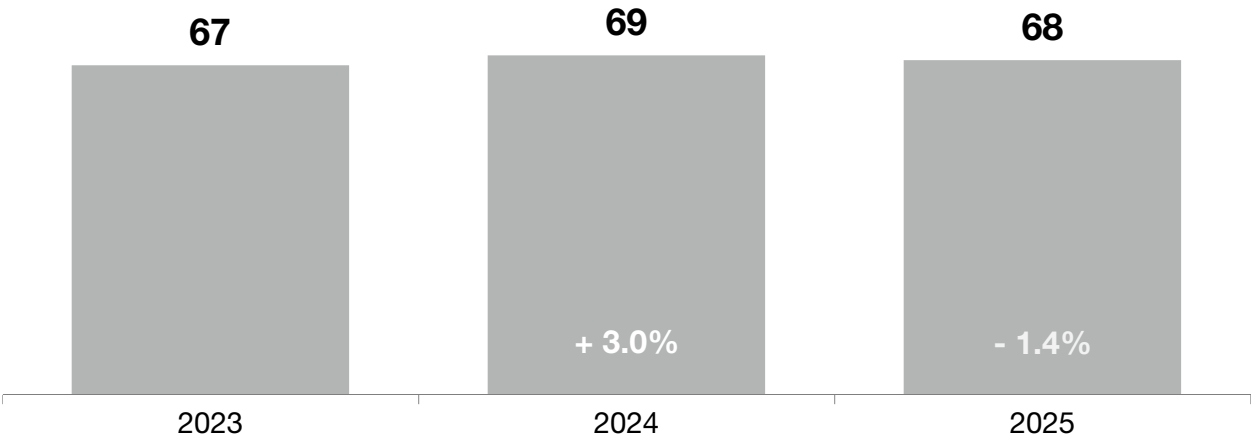
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Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

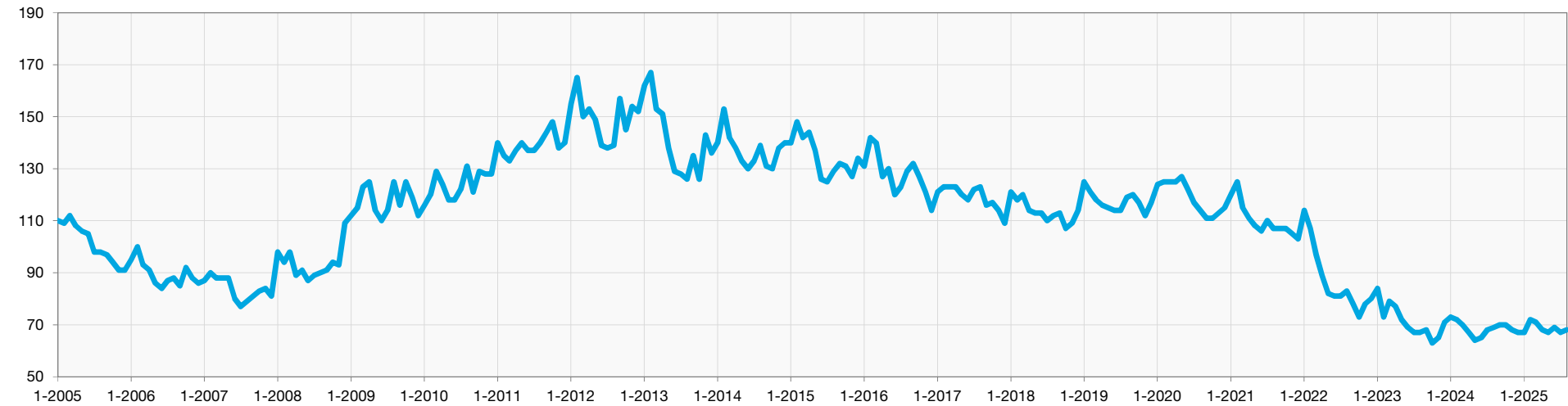


August



Month	Current Activity	One Year Previous	+ / -
September 2024	70	68	+ 2.9%
October 2024	70	63	+ 11.1%
November 2024	68	65	+ 4.6%
December 2024	67	71	- 5.6%
January 2025	67	73	- 8.2%
February 2025	72	72	0.0%
March 2025	71	70	+ 1.4%
April 2025	68	67	+ 1.5%
May 2025	67	64	+ 4.7%
June 2025	69	65	+ 6.2%
July 2025	67	68	- 1.5%
August 2025	68	69	- 1.4%
12-Month Avg	69	68	+ 1.1%

Historical Housing Affordability Index



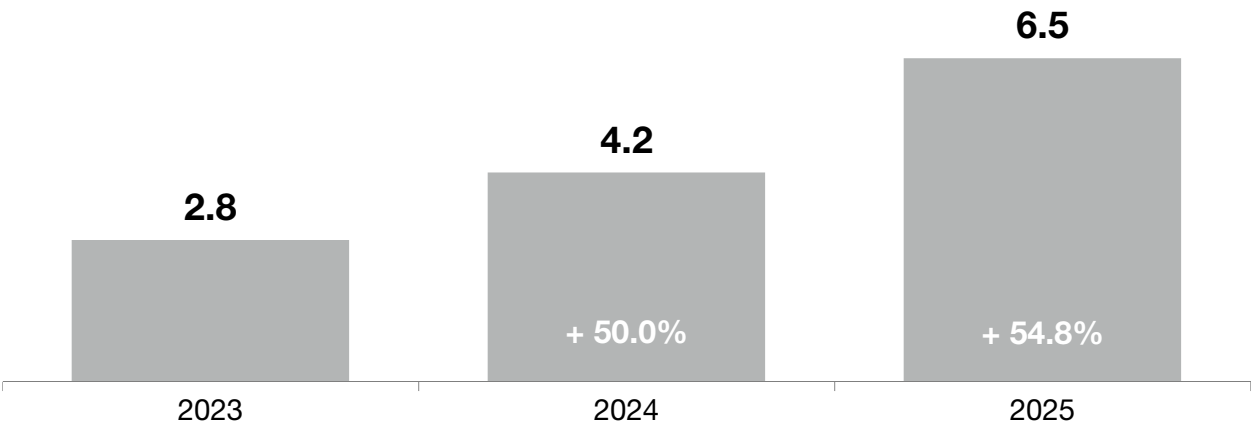
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Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

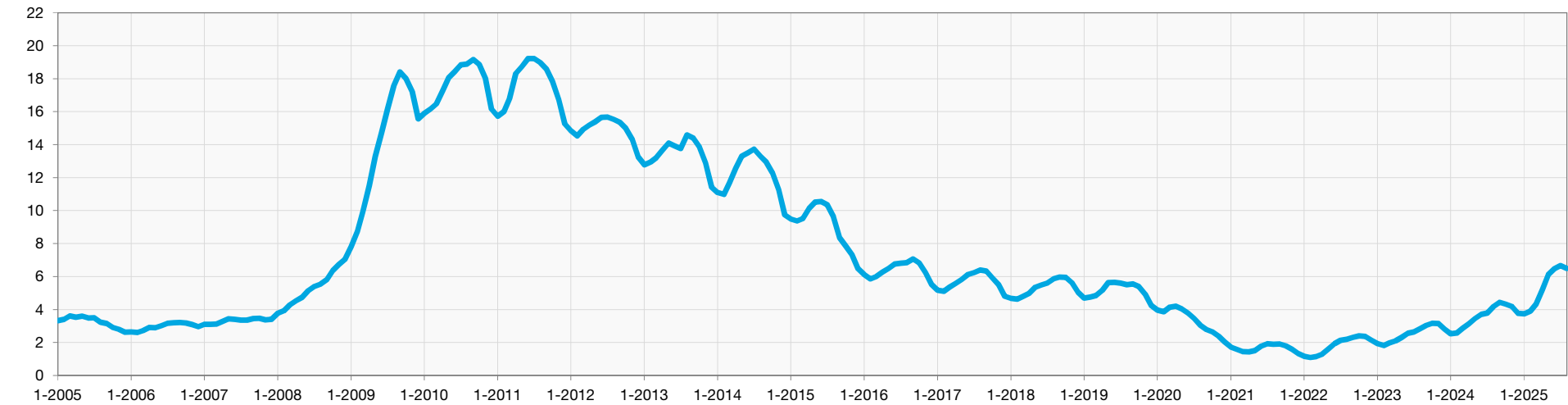


August



Month	Current Activity	One Year Previous	+ / -
September 2024	4.4	3.0	+ 46.7%
October 2024	4.3	3.2	+ 34.4%
November 2024	4.2	3.1	+ 35.5%
December 2024	3.8	2.8	+ 35.7%
January 2025	3.7	2.5	+ 48.0%
February 2025	3.9	2.6	+ 50.0%
March 2025	4.3	2.9	+ 48.3%
April 2025	5.2	3.1	+ 67.7%
May 2025	6.1	3.4	+ 79.4%
June 2025	6.5	3.7	+ 75.7%
July 2025	6.7	3.8	+ 76.3%
August 2025	6.5	4.2	+ 54.8%
12-Month Avg	5.0	3.2	+ 56.3%

Historical Months Supply of Inventory



CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.