Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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canopy MLS

For Week Ending October 4, 2025

Data current as of October 13, 2025

Nationally, the best time to buy a home is the week of October 12–18, according to a recent report from Realtor.com. Historically, this week offers the most favorable conditions for buyers, with higher inventory levels, lower home prices, reduced competition, and a slower market pace. However, the optimal buying window varies across local markets. Some areas have already experienced peak buyer conditions, while others may not reach their ideal period until November or December.

In the Asheville region, for the week ending October 4:

- New Listings increased 761.5% to 336
- Pending Sales increased 567.6% to 227
- Inventory increased 42.9% to 5,149

For the month of September:

- Median Sales Price decreased 8.0% to $400,000
- List to Close increased 26.4% to 115
- Percent of Original List Price Received decreased 2.3% to 91.8%
- Months Supply of Homes for Sale increased 42.2% to 6.4

Quick Facts

+ 761.5%	+ 567.6%	+ 42.9%
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.

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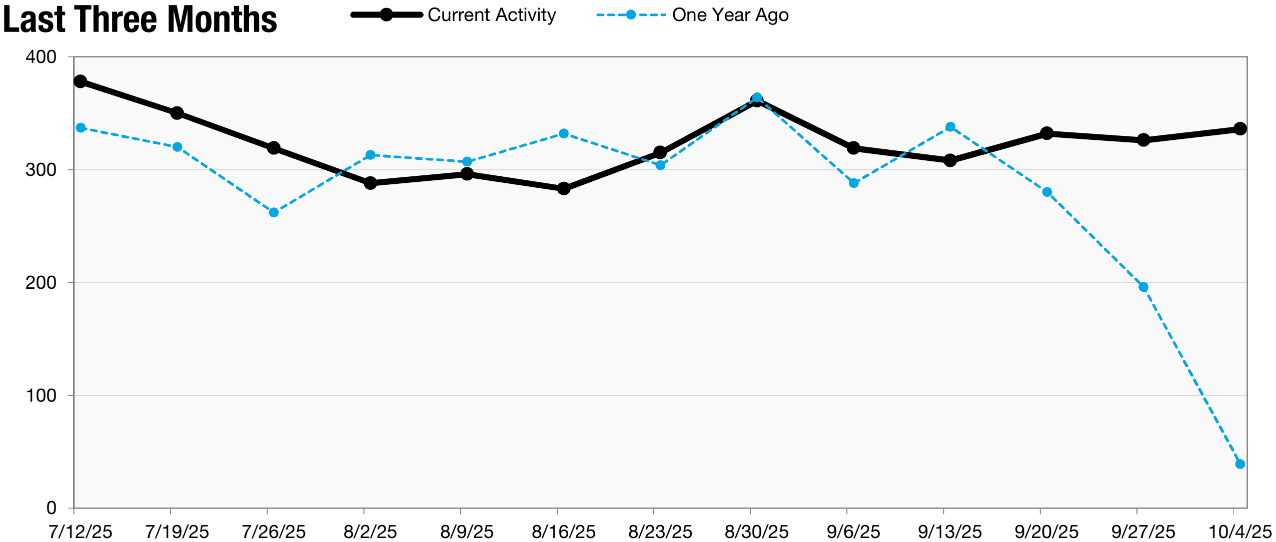
New Listings

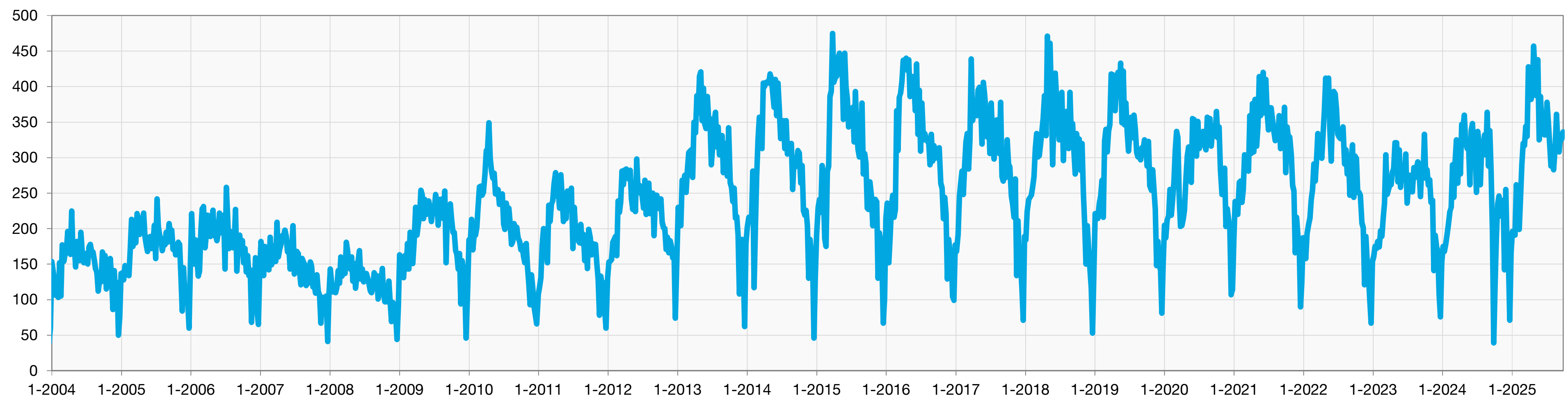
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/12/2025	378	337	+ 12.2%
7/19/2025	350	320	+ 9.4%
7/26/2025	319	262	+ 21.8%
8/2/2025	288	313	- 8.0%
8/9/2025	296	307	- 3.6%
8/16/2025	283	332	- 14.8%
8/23/2025	315	304	+ 3.6%
8/30/2025	361	364	- 0.8%
9/6/2025	319	288	+ 10.8%
9/13/2025	308	338	- 8.9%
9/20/2025	332	280	+ 18.6%
9/27/2025	326	196	+ 66.3%
10/4/2025	**336**	**39**	**+ 761.5%**
3-Month Total	4,211	3,680	+ 14.4%

Historical New Listing Activity



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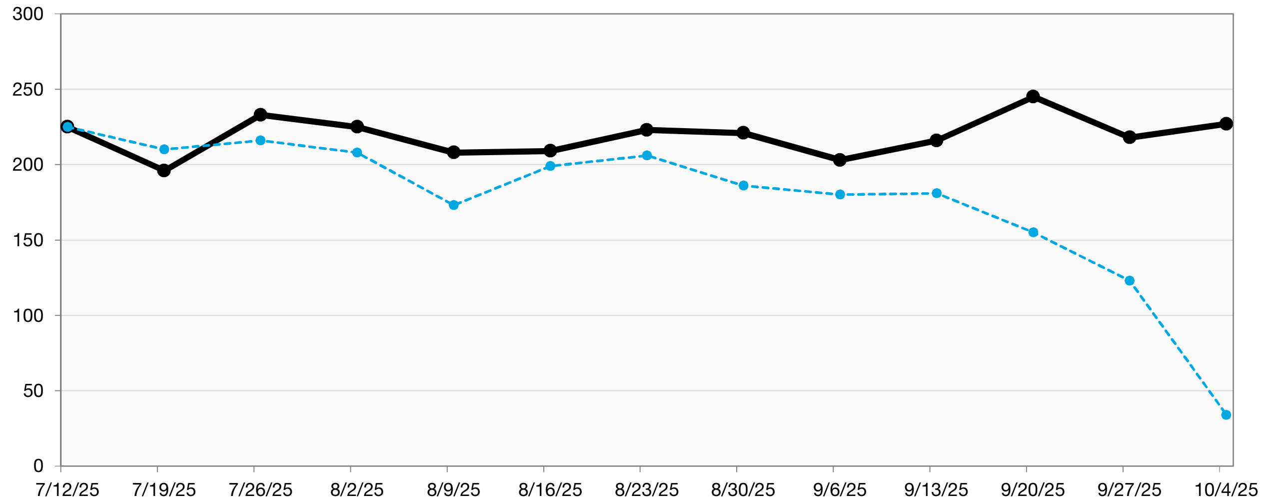
Pending Sales

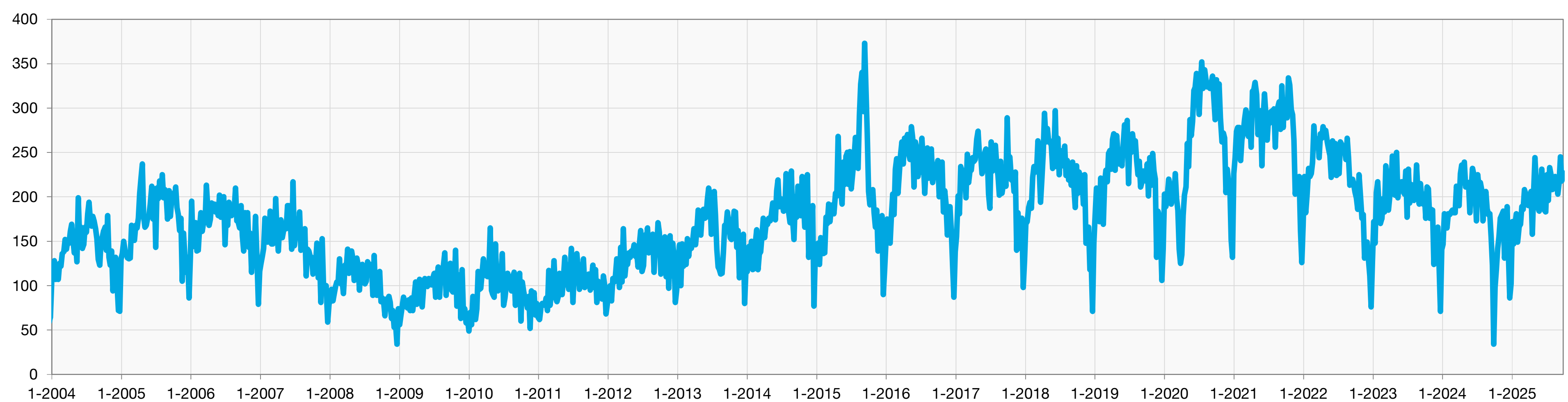
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/12/2025	225	225	0.0%
7/19/2025	196	210	- 6.7%
7/26/2025	233	216	+ 7.9%
8/2/2025	225	208	+ 8.2%
8/9/2025	208	173	+ 20.2%
8/16/2025	209	199	+ 5.0%
8/23/2025	223	206	+ 8.3%
8/30/2025	221	186	+ 18.8%
9/6/2025	203	180	+ 12.8%
9/13/2025	216	181	+ 19.3%
9/20/2025	245	155	+ 58.1%
9/27/2025	218	123	+ 77.2%
10/4/2025	**227**	**34**	**+ 567.6%**
3-Month Total	2,849	2,296	+ 24.1%

Historical Pending Sales Activity

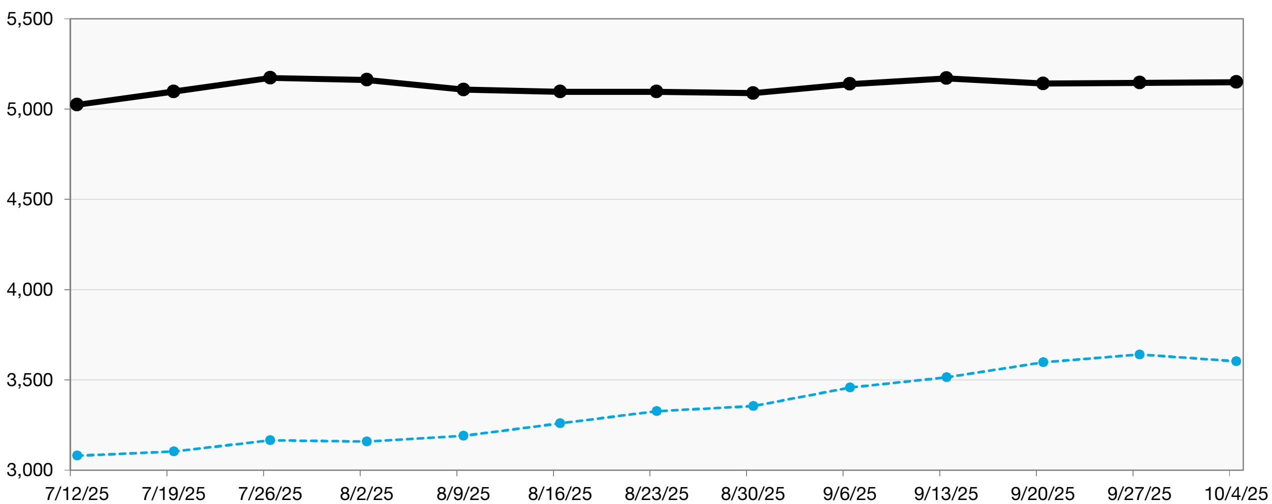


CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to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

Inventory of Homes for Sale

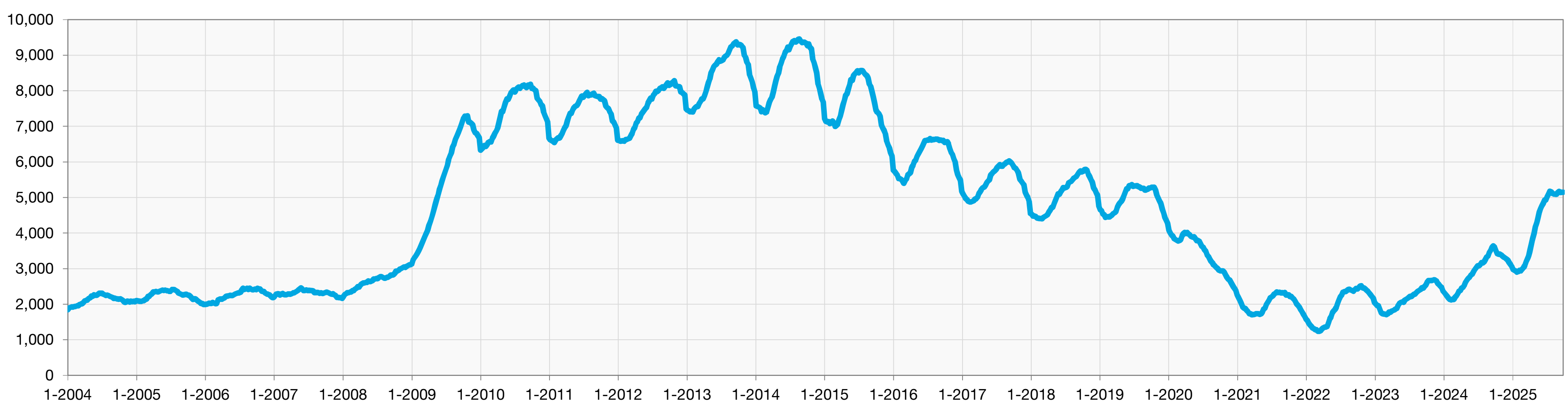
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/12/2025	5,024	3,080	+ 63.1%
7/19/2025	5,097	3,104	+ 64.2%
7/26/2025	5,173	3,165	+ 63.4%
8/2/2025	5,162	3,158	+ 63.5%
8/9/2025	5,108	3,191	+ 60.1%
8/16/2025	5,096	3,259	+ 56.4%
8/23/2025	5,096	3,327	+ 53.2%
8/30/2025	5,088	3,355	+ 51.7%
9/6/2025	5,139	3,457	+ 48.7%
9/13/2025	5,171	3,515	+ 47.1%
9/20/2025	5,141	3,598	+ 42.9%
9/27/2025	5,146	3,641	+ 41.3%
10/4/2025	**5,149**	**3,603**	**+ 42.9%**
3-Month Avg	5,122	3,343	+ 53.2%

Historical Inventory Activity



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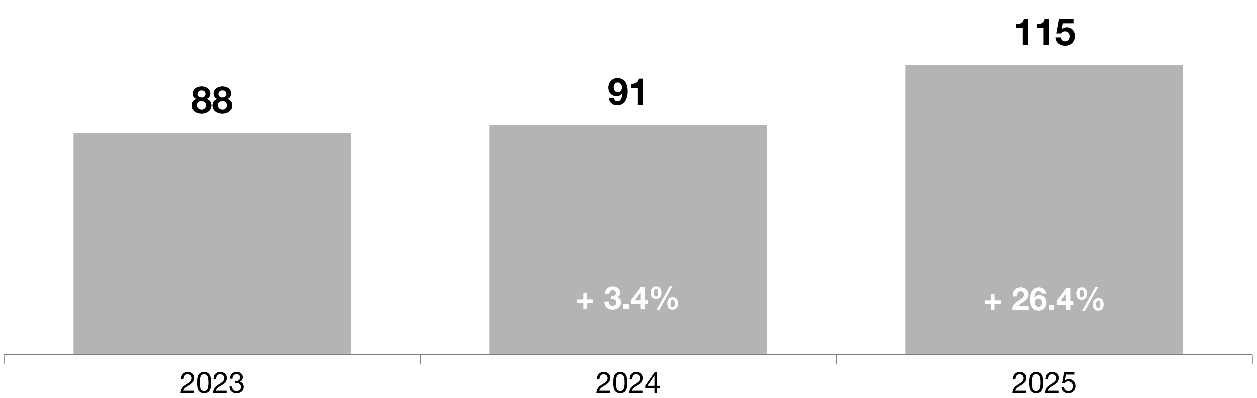
List to Close

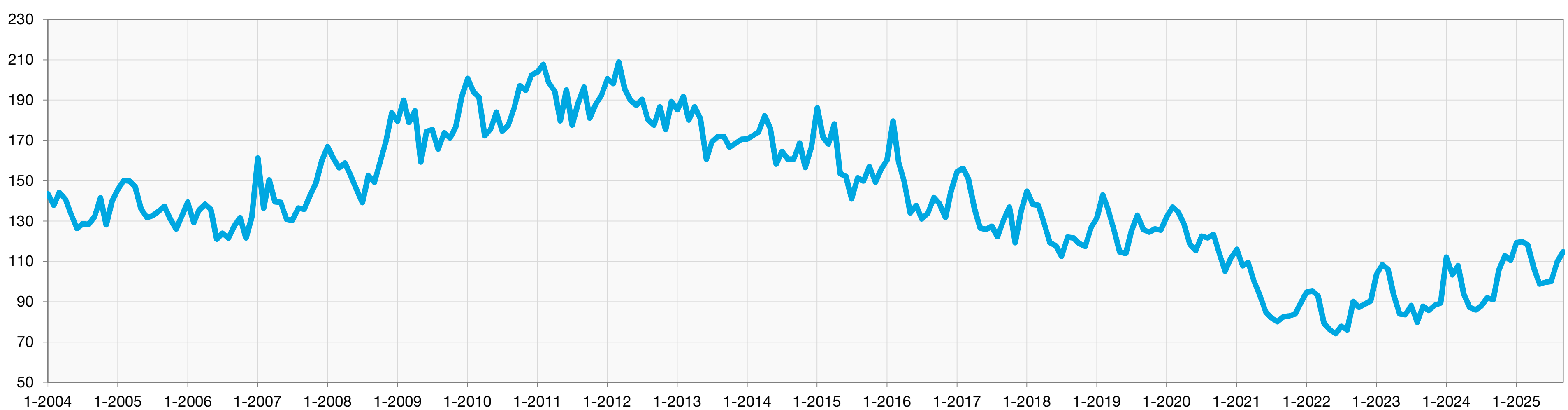
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

September



Month	Current Activity	One Year Previous	+ / –
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	109	92	+ 18.5%
September 2025	**115**	**91**	**+ 26.4%**
12-Month Avg	110	94	+ 17.0%

Historical List to Close



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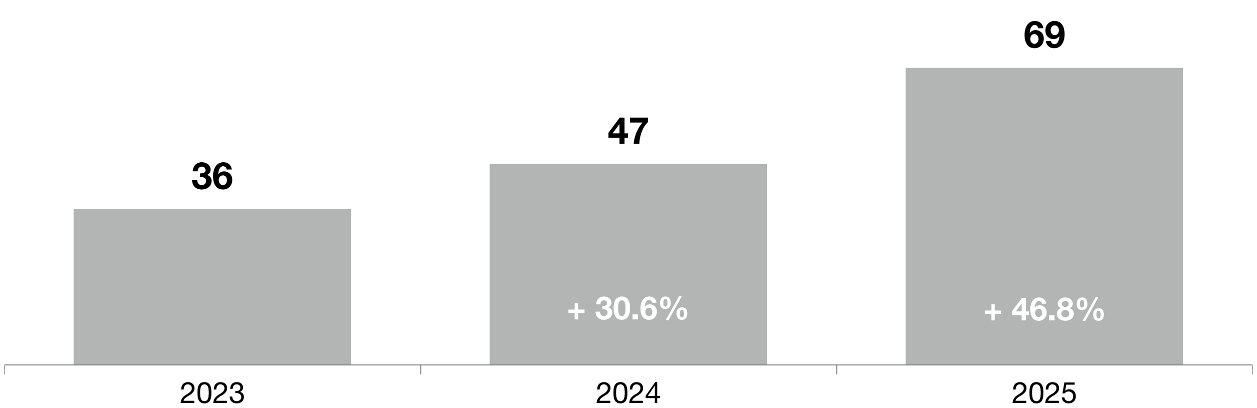
Days on Market

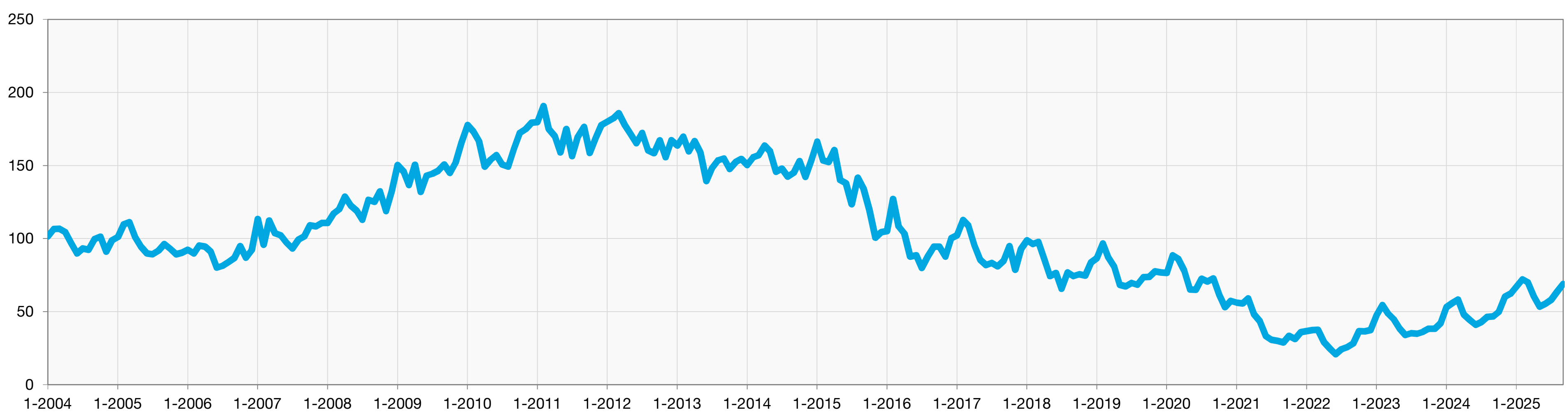
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

September



Month	Current Activity	One Year Previous	+/-
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	64	46	+ 39.1%
September 2025	**69**	**47**	**+ 46.8%**
12-Month Avg	62	46	+ 34.8%

Historical Days on Market



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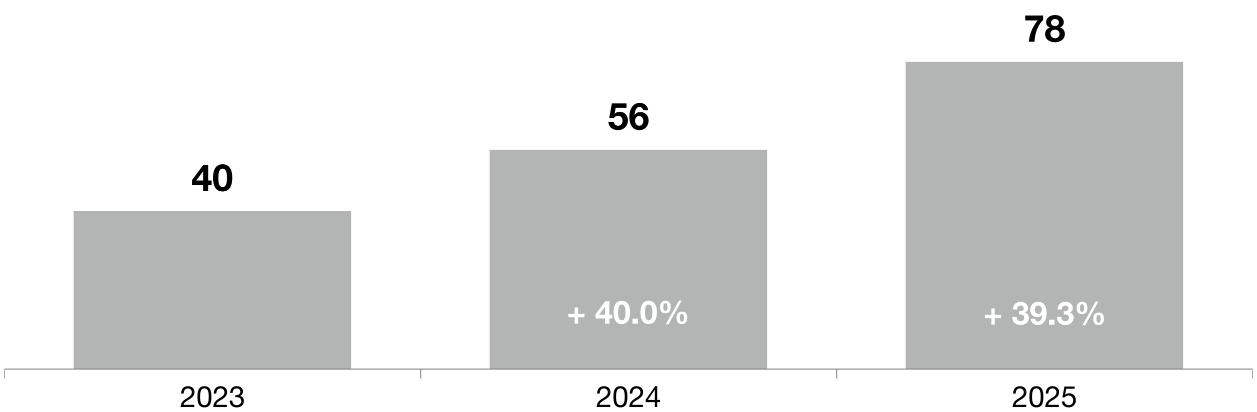
Cumulative Days on Market

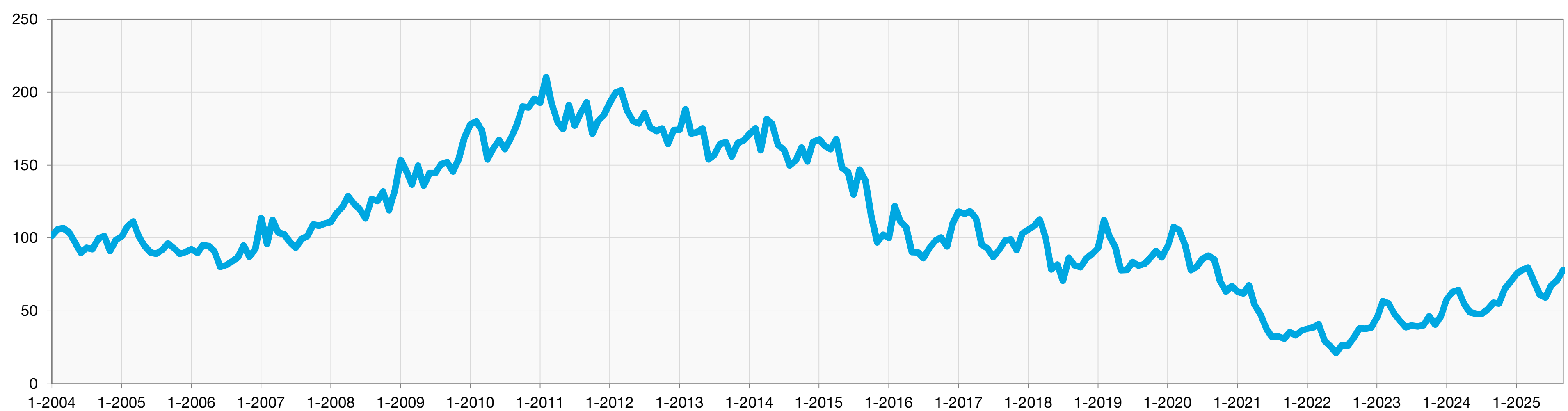
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

September



Month	Current Activity	One Year Previous	+/-
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	71	51	+ 39.2%
September 2025	**78**	**56**	**+ 39.3%**
12-Month Avg	69	52	+ 32.7%

Historical Cumulative Days on Market



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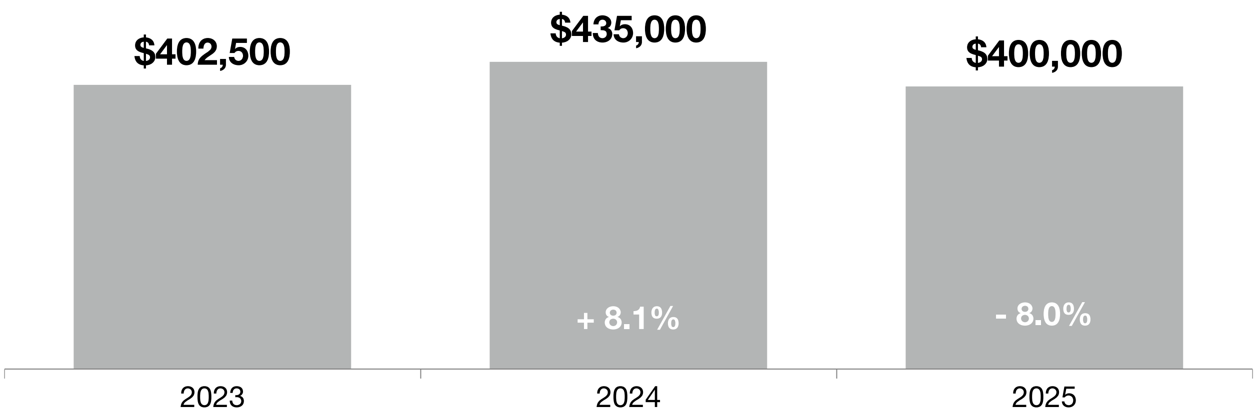
Median Sales Price

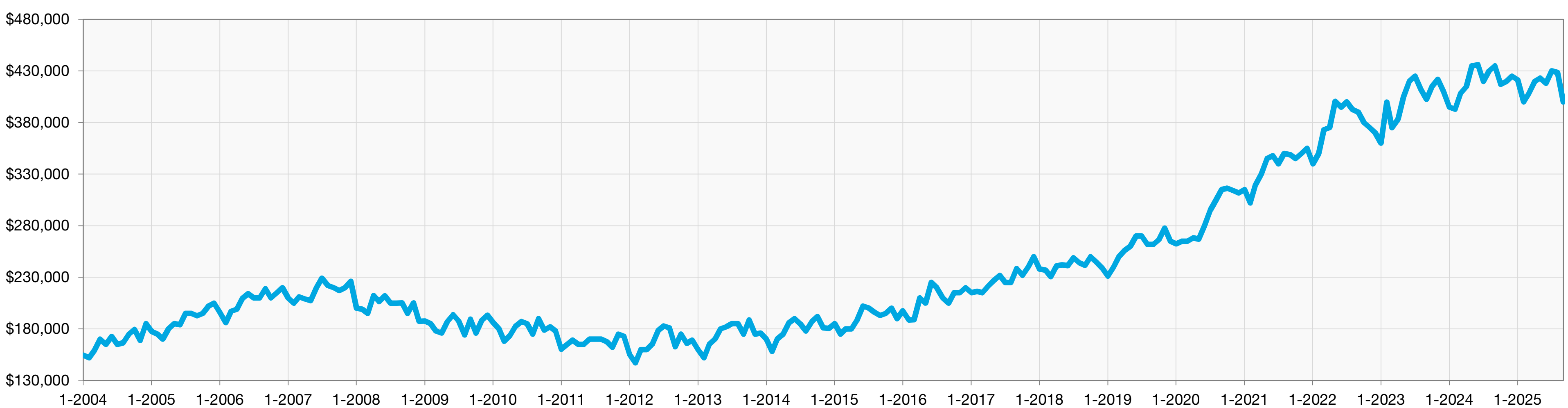
Median price point for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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	$428,490	$429,950	- 0.3%
September 2025	**$400,000**	**$435,000**	**- 8.0%**
12-Month Avg	$418,015	$417,500	+ 0.1%

Historical Median Sales Price



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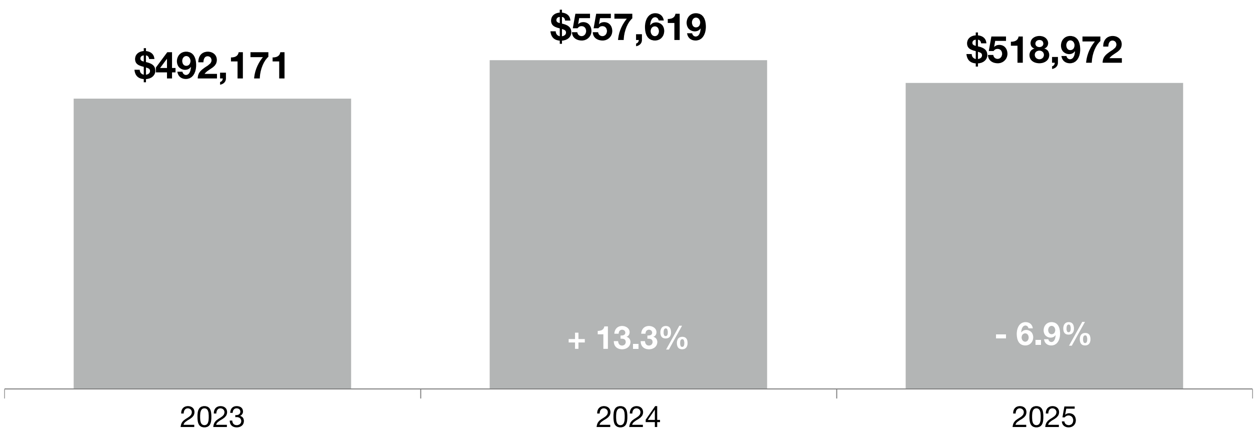
Average Sales Price

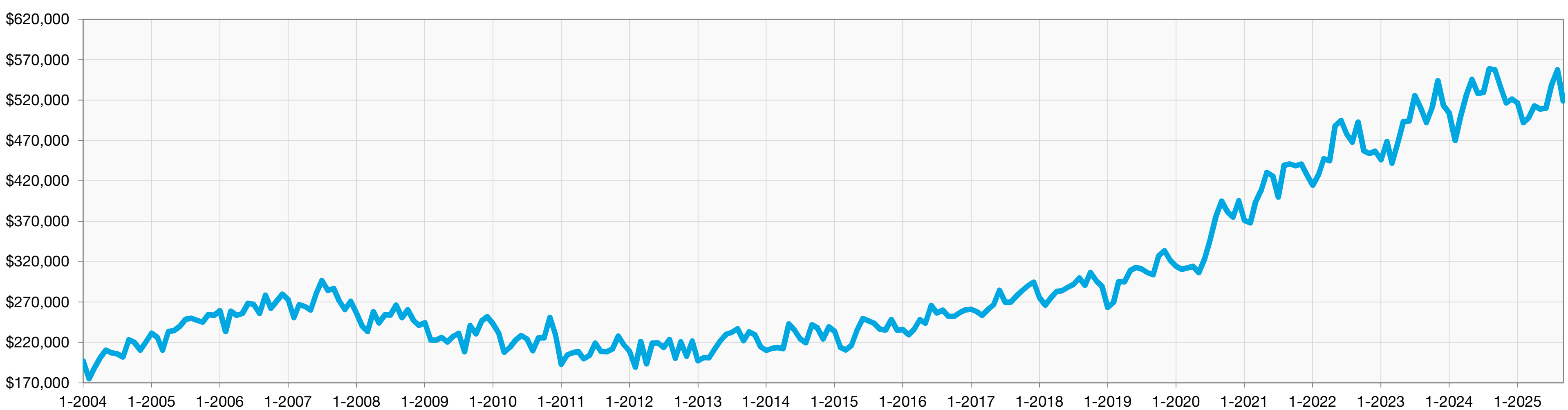
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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	$538,309	$529,424	+ 1.7%
August 2025	$557,569	$558,737	- 0.2%
September 2025	**$518,972**	**$557,619**	**- 6.9%**
12-Month Avg	$520,190	$525,851	- 1.1%

Historical Average Sales Price



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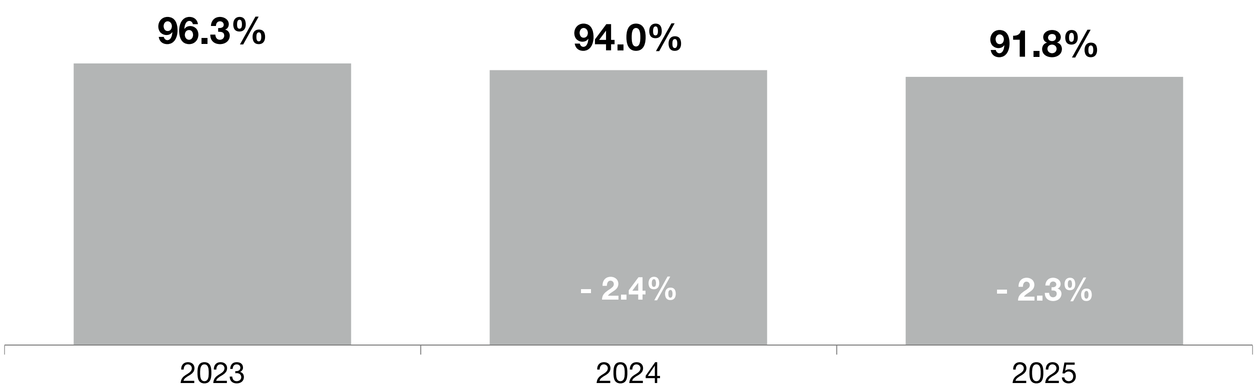
Percent of Original List Price Received

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.

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**91.8%**	**94.0%**	**- 2.3%**
12-Month Avg	93.7%	94.9%	- 1.3%

Historical Percent of Original List Price Received

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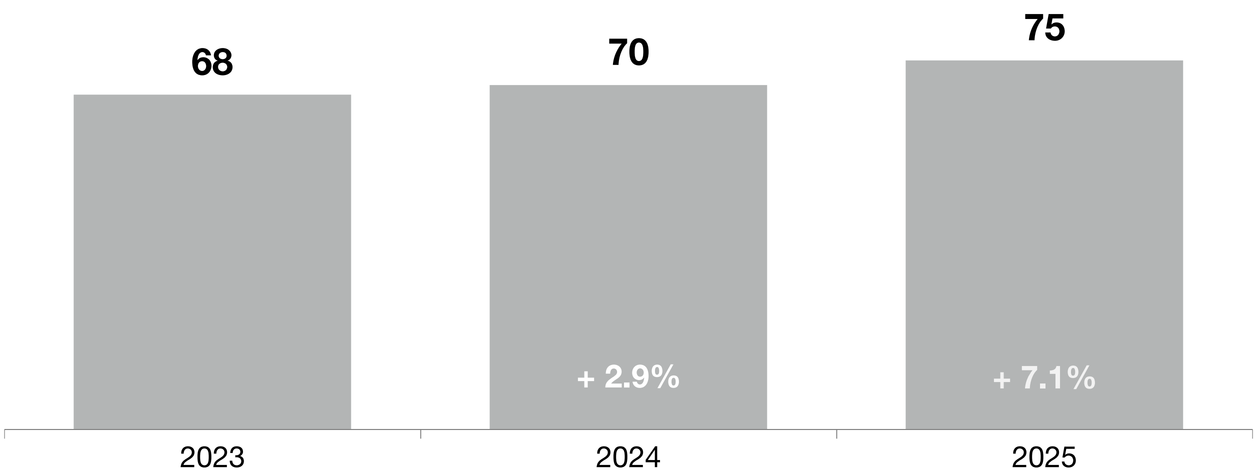
Housing Affordability Index

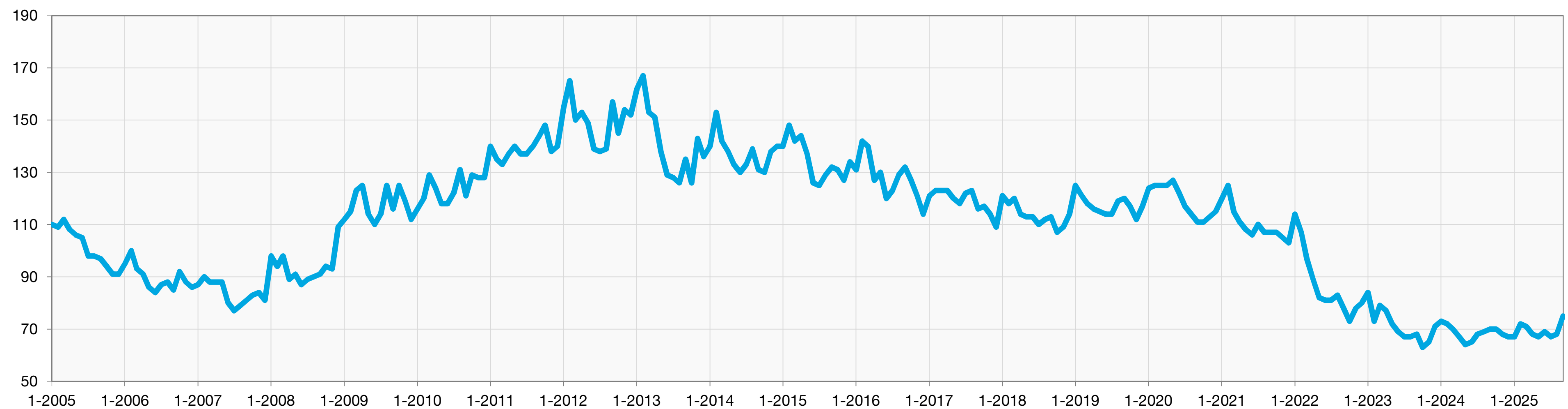
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**75**	**70**	**+ 7.1%**
12-Month Avg	69	68	+ 1.5%

Historical Housing Affordability Index



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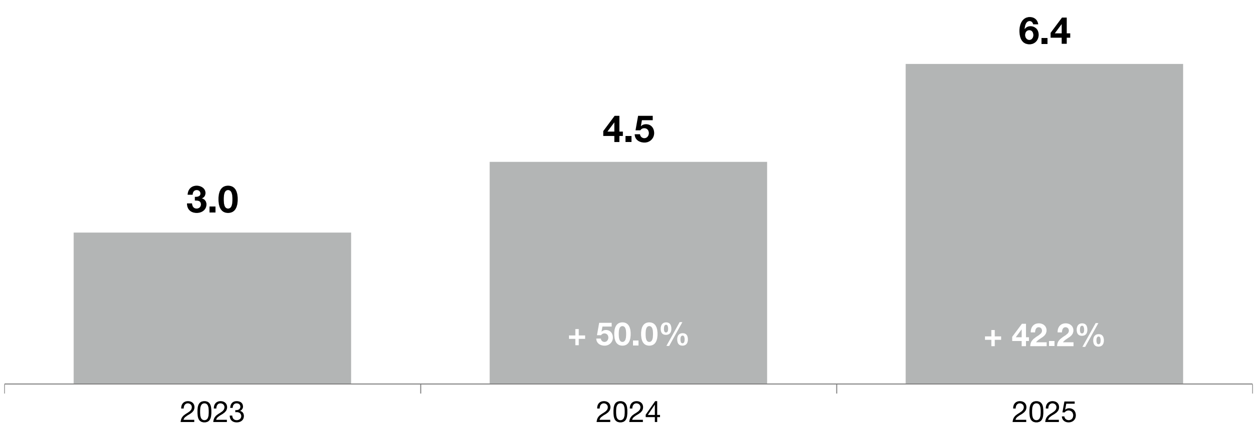
Months Supply of Homes for Sale

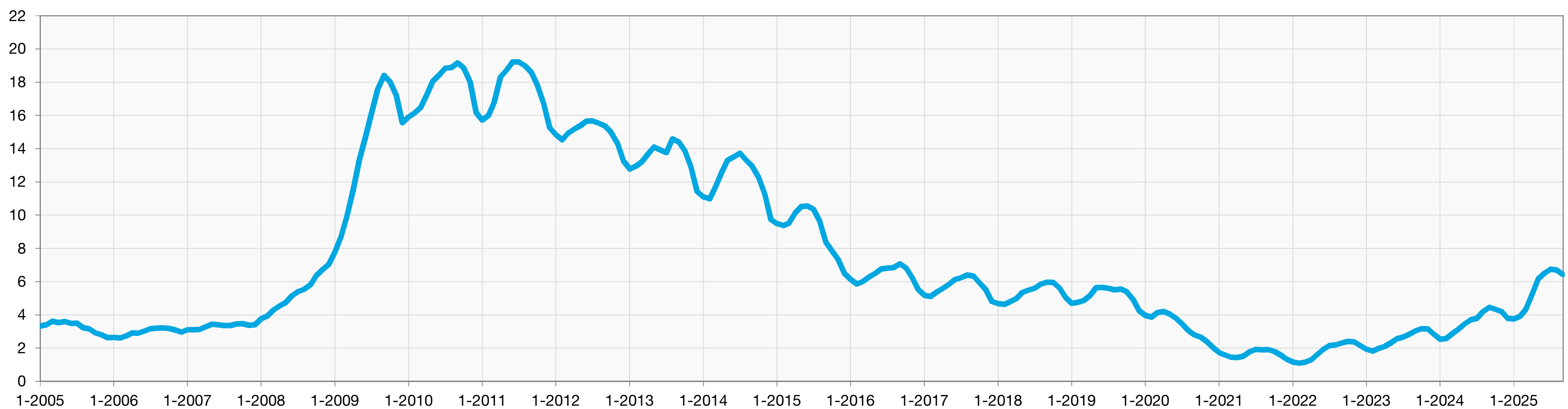
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

September



Month	Current Activity	One Year Previous	+ / –
October 2024	4.3	3.2	+ 34.4%
November 2024	4.2	3.2	+ 31.3%
December 2024	3.8	2.8	+ 35.7%
January 2025	3.8	2.5	+ 52.0%
February 2025	3.9	2.6	+ 50.0%
March 2025	4.4	2.9	+ 51.7%
April 2025	5.2	3.1	+ 67.7%
May 2025	6.2	3.4	+ 82.4%
June 2025	6.5	3.7	+ 75.7%
July 2025	6.7	3.8	+ 76.3%
August 2025	6.7	4.2	+ 59.5%
September 2025	**6.4**	**4.5**	**+ 42.2%**
12-Month Avg	5.2	3.3	+ 57.6%

Historical Months Supply of Inventory



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