Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending December 6, 2025

Data current as of December 15, 2025

At last measure, 34% of older households (those led by someone age 65 or over) were cost burdened, according to Harvard University's Joint Center for Housing Studies' State of the Nation's Housing 2025 report. Over 12.4 million of these households spent more than 30% of their income on housing, and more than half of them (6.7 million) paid over 50% in 2023.

In the Asheville region, for the week ending December 6:

- New Listings decreased 21.2% to 201
- Pending Sales increased 12.8% to 168
- Inventory increased 40.6% to 4,600

For the month of November:

- Median Sales Price decreased 1.2% to $415,000
- List to Close decreased 2.7% to 110
- Percent of Original List Price Received decreased 2.0% to 91.5%
- Months Supply of Homes for Sale increased 33.3% to 5.6

Quick Facts

- 21.2%	+ 12.8%	+ 40.6%
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

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

List to Close	5
Days on Market Until Sale	6
Cumulative Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of Original List Price Received	10
Housing Affordability Index	11
Months Supply of Homes for Sale	12

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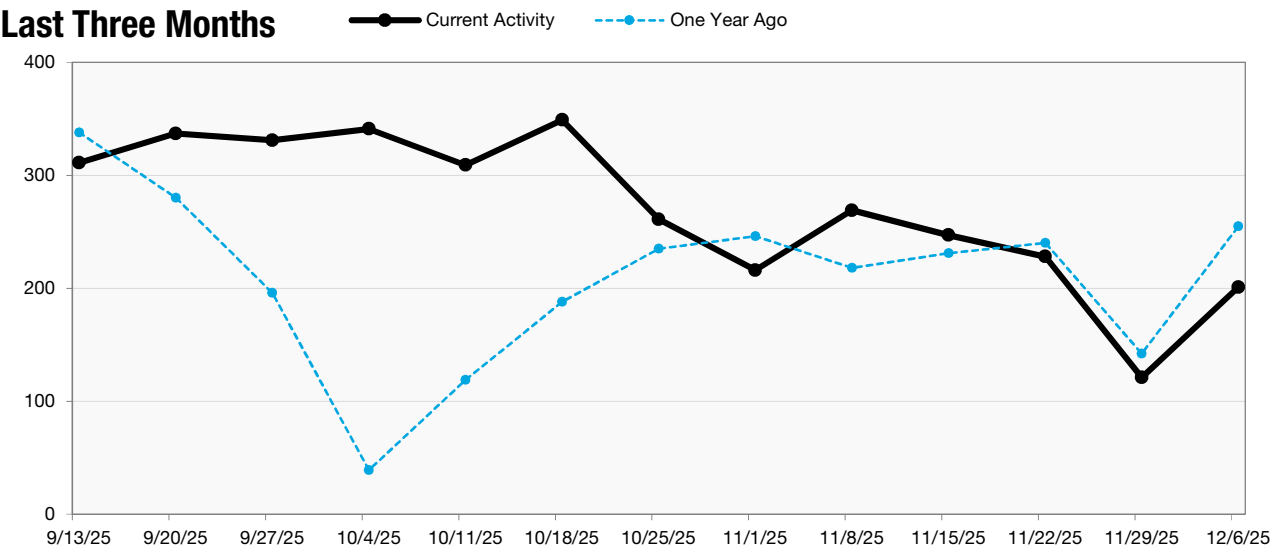
New Listings

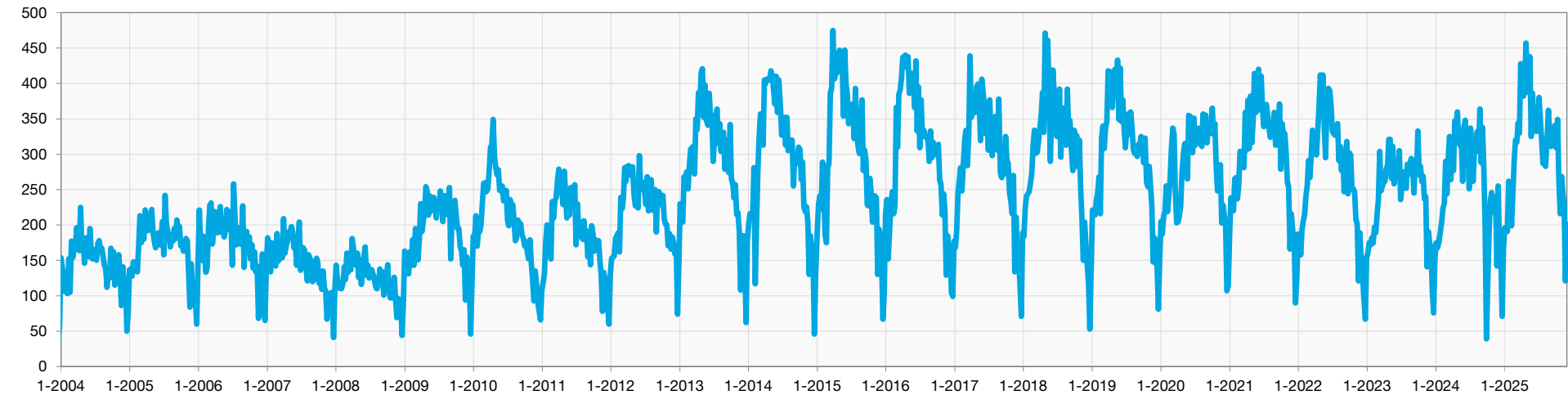A count of the properties that have been newly listed on the market in a given week.

Last Three Months

Legend: ● Current Activity ┄○┄ One Year Ago

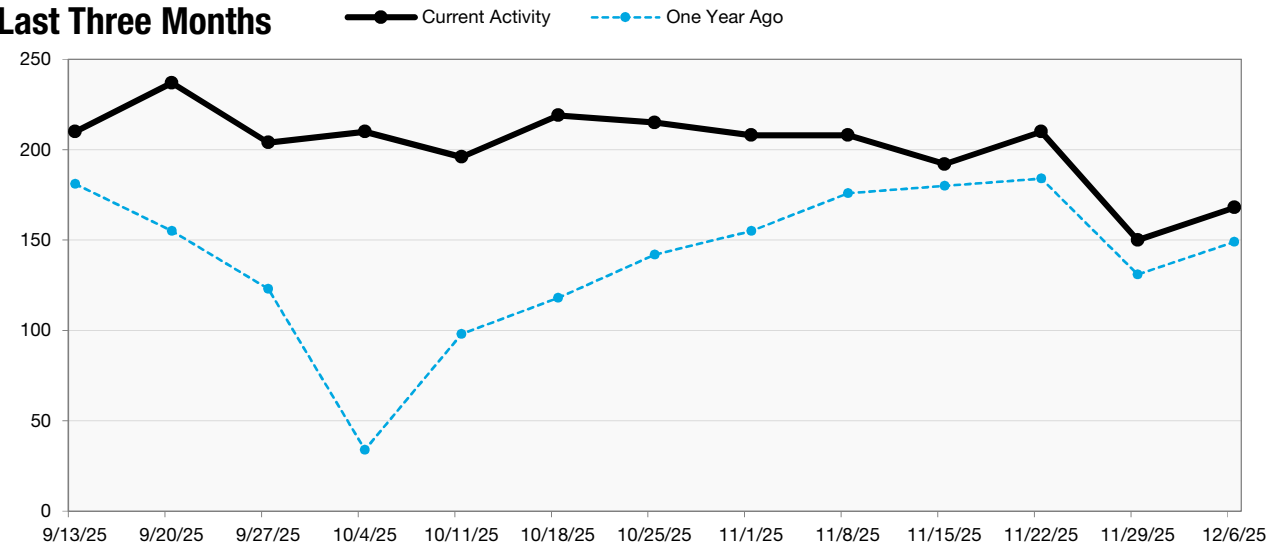| For the Week Ending	Current Activity	One Year Ago	+ / −
9/13/2025	311	338	- 8.0%
9/20/2025	337	280	+ 20.4%
9/27/2025	331	196	+ 68.9%
10/4/2025	341	39	+ 774.4%
10/11/2025	309	119	+ 159.7%
10/18/2025	349	188	+ 85.6%
10/25/2025	261	235	+ 11.1%
11/1/2025	216	246	- 12.2%
11/8/2025	269	218	+ 23.4%
11/15/2025	247	231	+ 6.9%
11/22/2025	228	240	- 5.0%
11/29/2025	121	142	- 14.8%
12/6/2025	**201**	**255**	**- 21.2%**
3-Month Total	3,521	2,727	+ 29.1%

Historical New Listing Activity

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

Pending Sales

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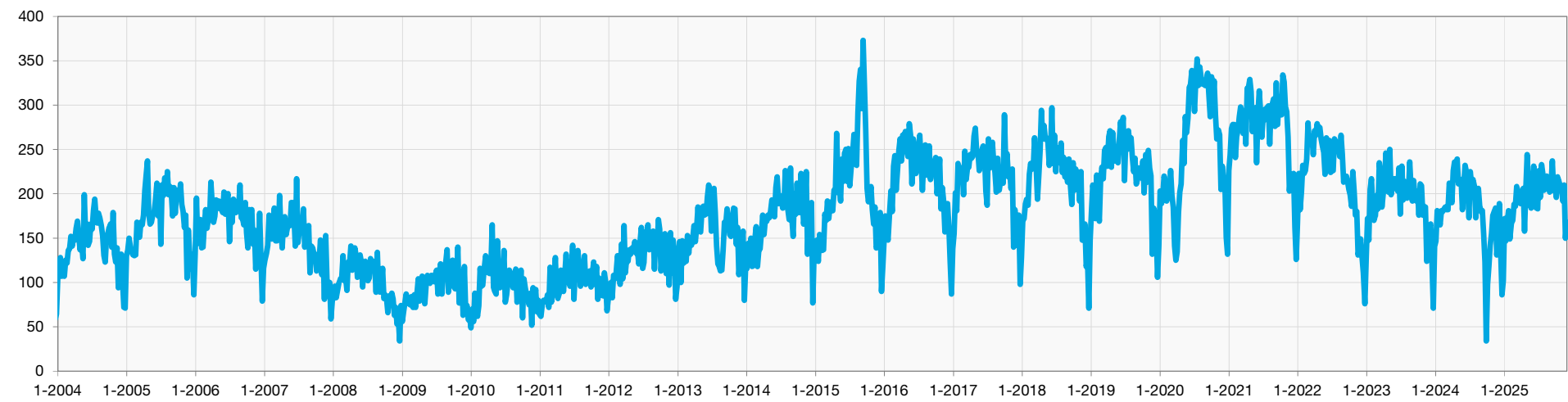Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months

For the Week Ending	Current Activity	One Year Ago	+ / –
9/13/2025	210	181	+ 16.0%
9/20/2025	237	155	+ 52.9%
9/27/2025	204	123	+ 65.9%
10/4/2025	210	34	+ 517.6%
10/11/2025	196	98	+ 100.0%
10/18/2025	219	118	+ 85.6%
10/25/2025	215	142	+ 51.4%
11/1/2025	208	155	+ 34.2%
11/8/2025	208	176	+ 18.2%
11/15/2025	192	180	+ 6.7%
11/22/2025	210	184	+ 14.1%
11/29/2025	150	131	+ 14.5%
12/6/2025	**168**	**149**	**+ 12.8%**
3-Month Total	2,627	1,826	+ 43.9%

## 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

Legend: — Current Activity   - - - One Year Ago
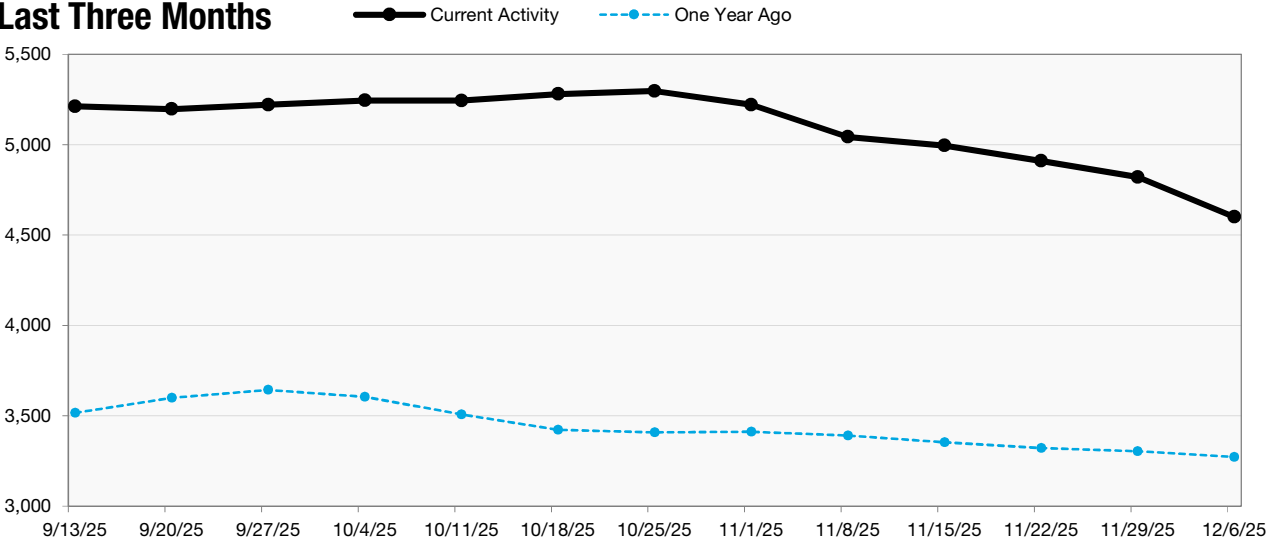
| For the Week Ending	Current Activity	One Year Ago	+ / −
9/13/2025	5,212	3,517	+ 48.2%
9/20/2025	5,197	3,600	+ 44.4%
9/27/2025	5,221	3,643	+ 43.3%
10/4/2025	5,245	3,605	+ 45.5%
10/11/2025	5,244	3,508	+ 49.5%
10/18/2025	5,280	3,422	+ 54.3%
10/25/2025	5,297	3,408	+ 55.4%
11/1/2025	5,221	3,411	+ 53.1%
11/8/2025	5,043	3,390	+ 48.8%
11/15/2025	4,995	3,353	+ 49.0%
11/22/2025	4,910	3,322	+ 47.8%
11/29/2025	4,821	3,303	+ 46.0%
12/6/2025	**4,600**	**3,272**	**+ 40.6%**
3-Month Avg	5,099	3,443	+ 48.1%

Historical Inventory Activity
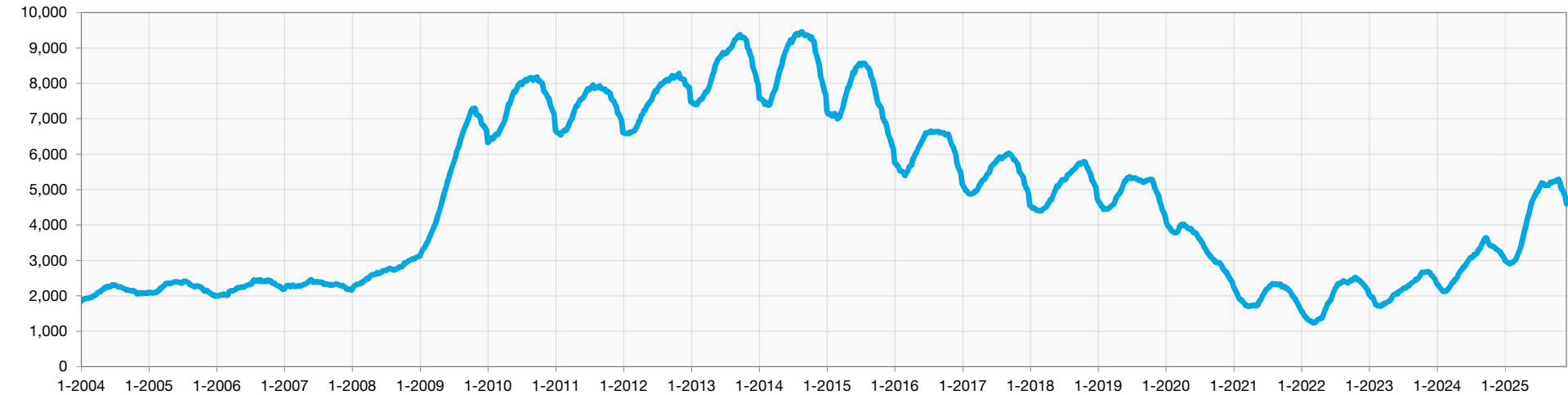
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List to Close

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

November

Bar	Value	Change
2023	88	
2024	113	+ 28.4%
2025	110	- 2.7%
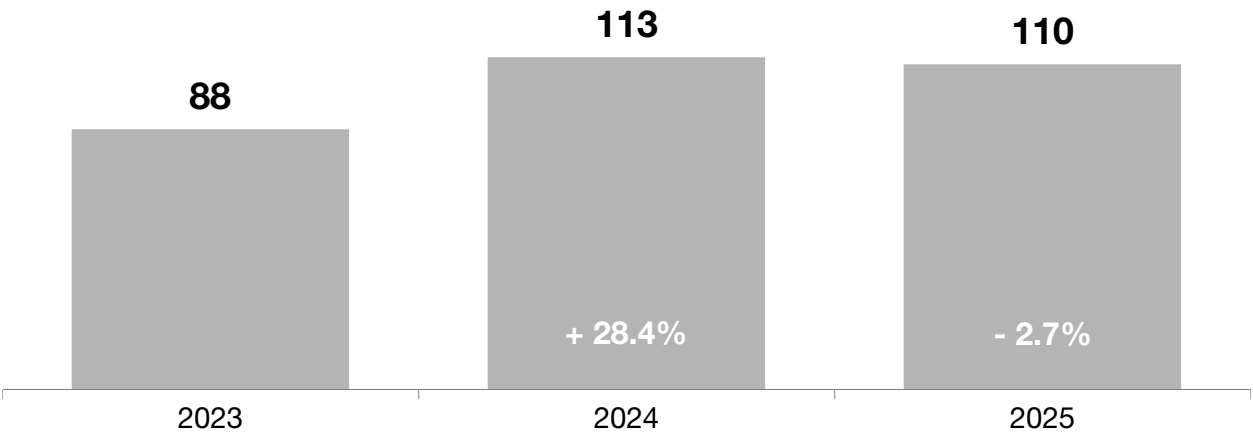
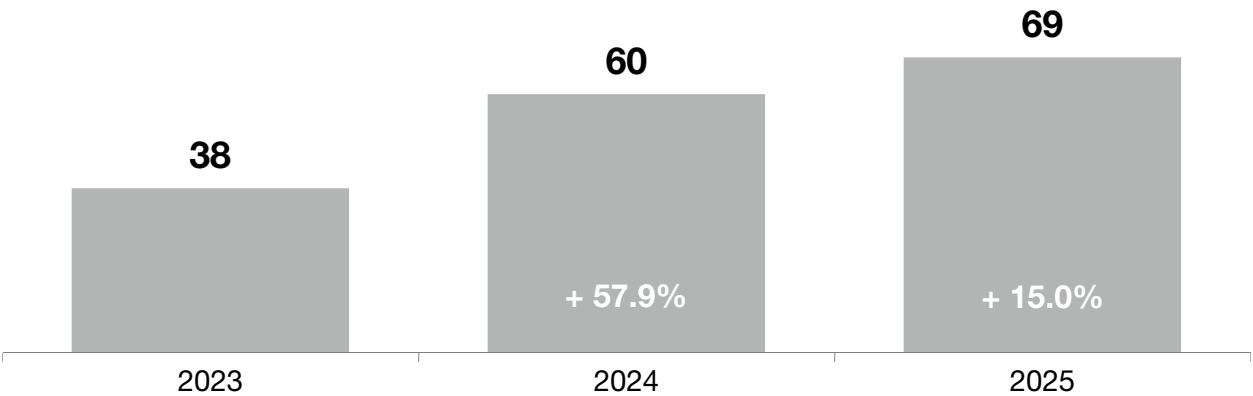| Month	Current Activity	One Year Previous	+ / −
December 2024	110	89	+ 23.6%
January 2025	119	112	+ 6.3%
February 2025	120	103	+ 16.5%
March 2025	118	108	+ 9.3%
April 2025	107	94	+ 13.8%
May 2025	99	87	+ 13.8%
June 2025	100	86	+ 16.3%
July 2025	100	88	+ 13.6%
August 2025	109	92	+ 18.5%
September 2025	114	91	+ 25.3%
October 2025	112	106	+ 5.7%
November 2025	**110**	**113**	**- 2.7%**
12-Month Avg	110	97	+ 13.4%

Historical List to Close
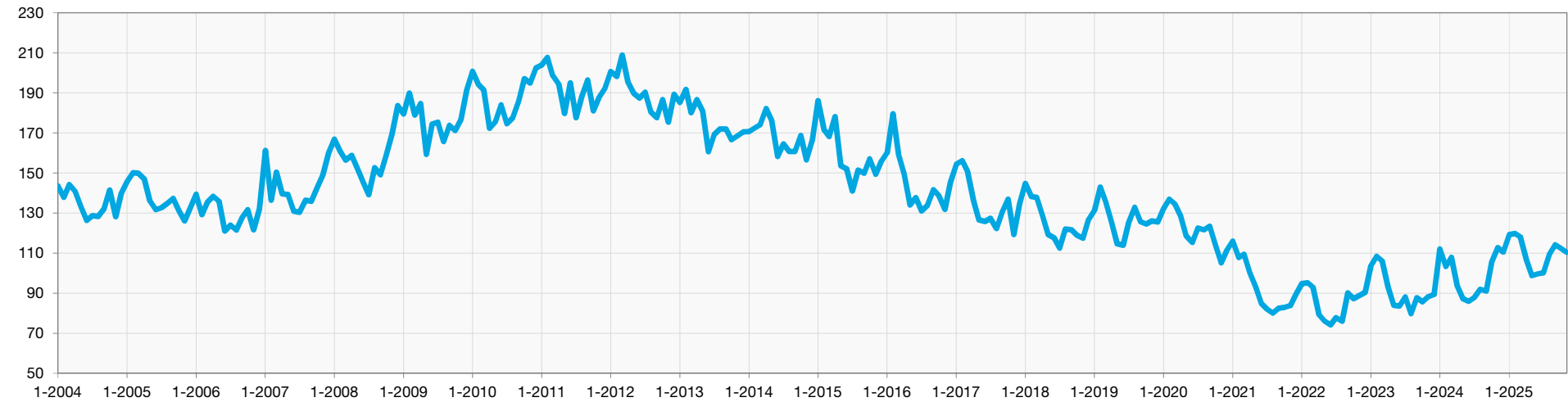
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Days on Market

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.
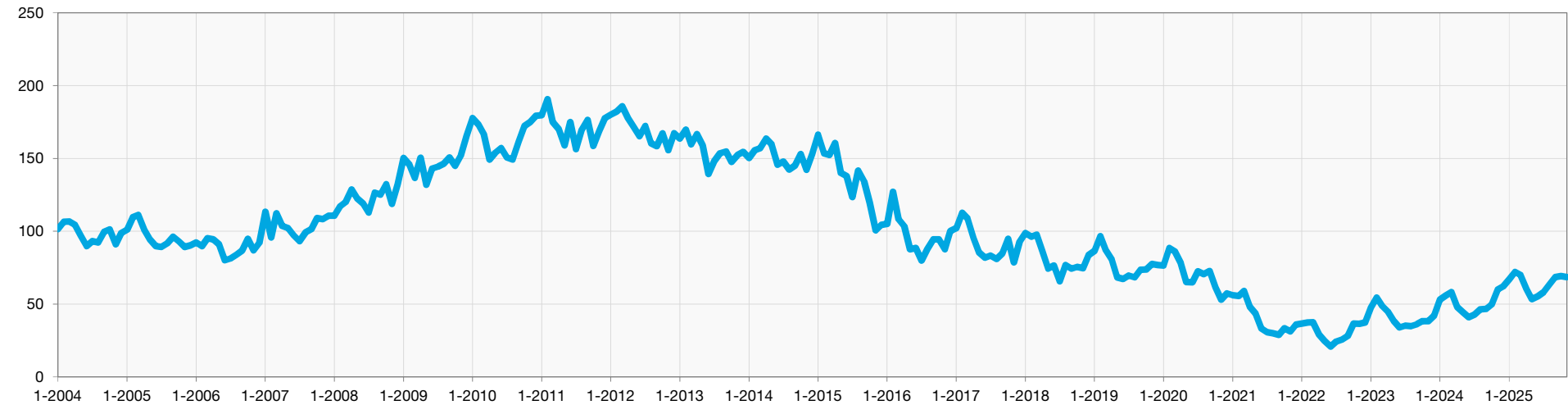
November

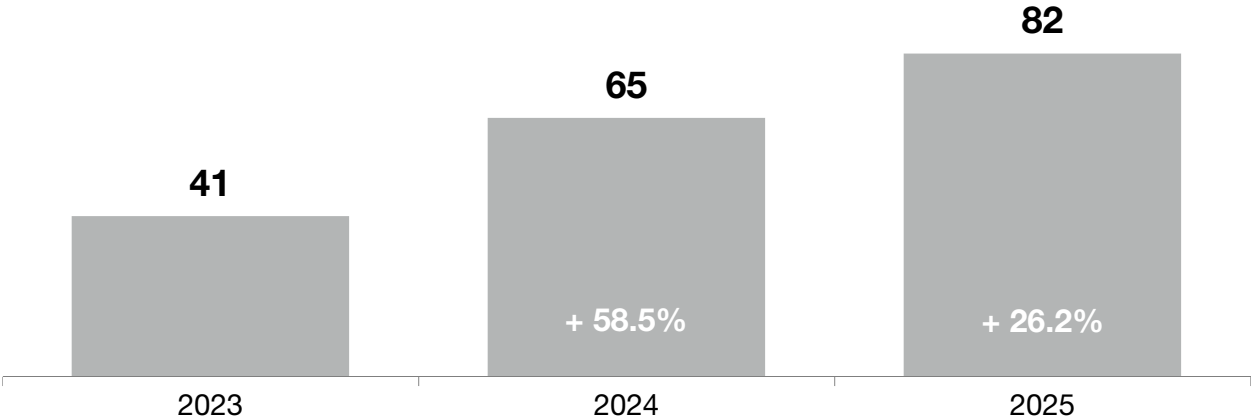| Month	Current Activity	One Year Previous	+/-
December 2024	62	42	+ 47.6%
January 2025	67	53	+ 26.4%
February 2025	72	56	+ 28.6%
March 2025	70	58	+ 20.7%
April 2025	60	48	+ 25.0%
May 2025	53	44	+ 20.5%
June 2025	55	41	+ 34.1%
July 2025	58	43	+ 34.9%
August 2025	64	46	+ 39.1%
September 2025	68	47	+ 44.7%
October 2025	69	50	+ 38.0%
November 2025	**69**	**60**	**+ 15.0%**
12-Month Avg	64	48	+ 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.

November

Year	Value	+/-
2023	41	
2024	65	+ 58.5%
2025	82	+ 26.2%

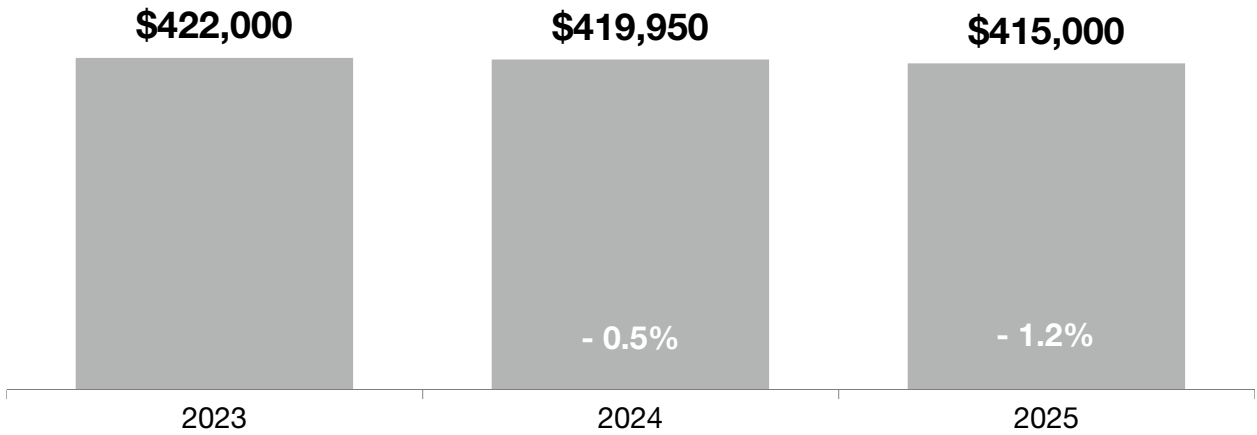| Month	Current Activity	One Year Previous	+/-
December 2024	70	46	+ 52.2%
January 2025	75	58	+ 29.3%
February 2025	78	63	+ 23.8%
March 2025	80	64	+ 25.0%
April 2025	70	55	+ 27.3%
May 2025	61	49	+ 24.5%
June 2025	59	48	+ 22.9%
July 2025	67	48	+ 39.6%
August 2025	71	51	+ 39.2%
September 2025	78	56	+ 39.3%
October 2025	81	55	+ 47.3%
November 2025	**82**	**65**	**+ 26.2%**
12-Month Avg	72	54	+ 33.3%

Historical Cumulative Days on Market
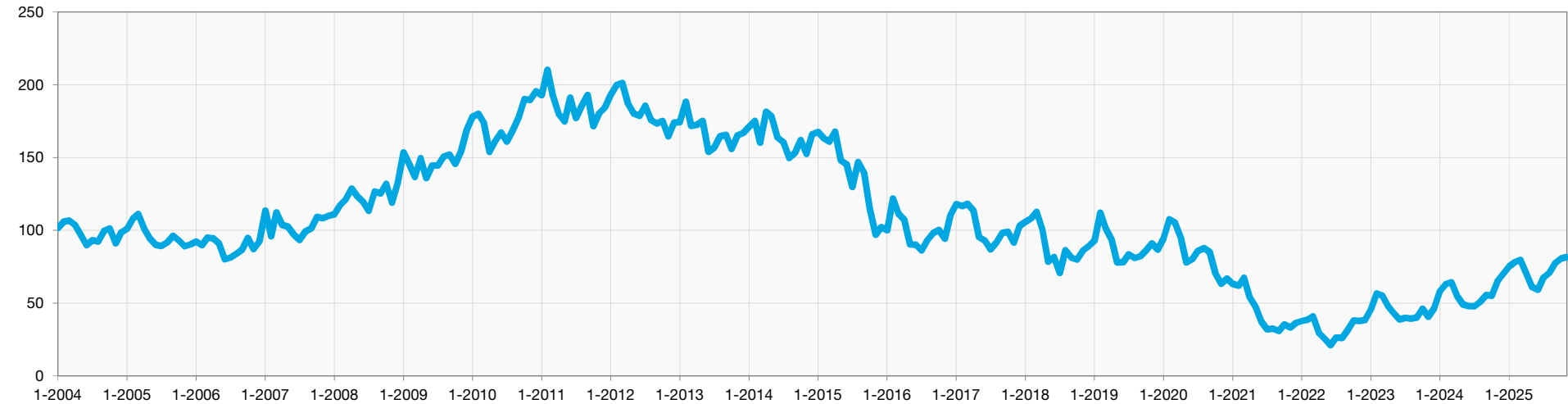
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Median Sales Price

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

Canopy MLS

November

2023	2024	2025
$422,000	$419,950	$415,000
	- 0.5%	- 1.2%

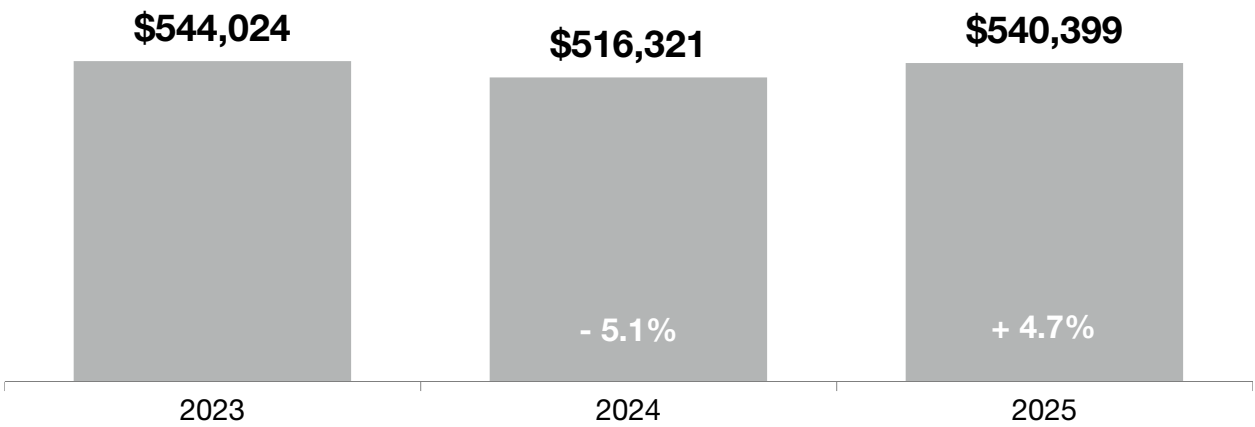| Month	Current Activity	One Year Previous	+ / -
December 2024	$425,000	$410,000	+ 3.7%
January 2025	$421,375	$395,000	+ 6.7%
February 2025	$400,000	$392,900	+ 1.8%
March 2025	$407,995	$408,500	- 0.1%
April 2025	$420,000	$414,845	+ 1.2%
May 2025	$423,148	$435,000	- 2.7%
June 2025	$418,000	$436,108	- 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%
October 2025	$415,000	$417,000	- 0.5%
November 2025	**$415,000**	**$419,950**	**- 1.2%**
12-Month Avg	$416,725	$417,500	- 0.2%

Historical Median Sales Price
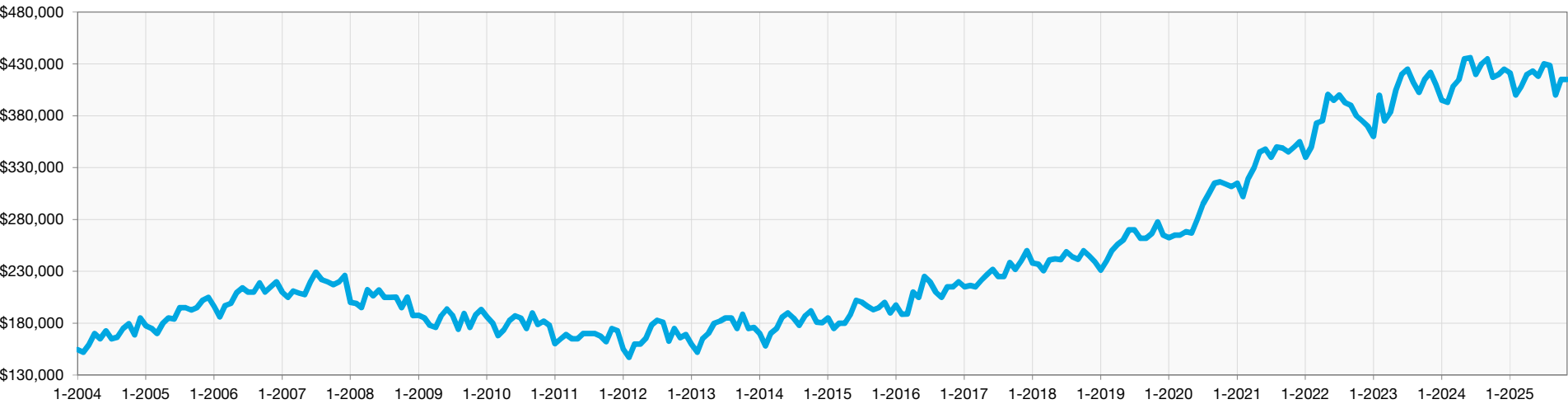
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Average Sales Price

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

November

$544,024	**$516,321**	**$540,399**
	- 5.1%	+ 4.7%
2023	2024	2025

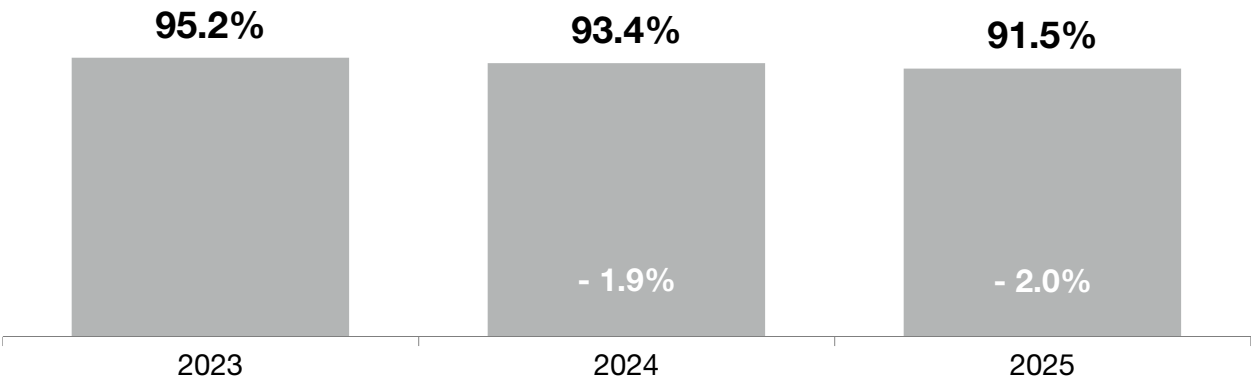| Month	Current Activity	One Year Previous	+ / –
December 2024	$521,346	$513,531	+ 1.5%
January 2025	$516,621	$504,164	+ 2.5%
February 2025	$492,008	$470,117	+ 4.7%
March 2025	$498,391	$498,901	- 0.1%
April 2025	$513,052	$526,389	- 2.5%
May 2025	$508,939	$545,748	- 6.7%
June 2025	$509,855	$528,454	- 3.5%
July 2025	$538,309	$529,424	+ 1.7%
August 2025	$557,569	$558,737	- 0.2%
September 2025	$517,134	$557,619	- 7.3%
October 2025	$526,492	$537,048	- 2.0%
November 2025	**$540,399**	**$516,321**	**+ 4.7%**
12-Month Avg	$521,279	$525,947	- 0.9%

Historical Average Sales Price
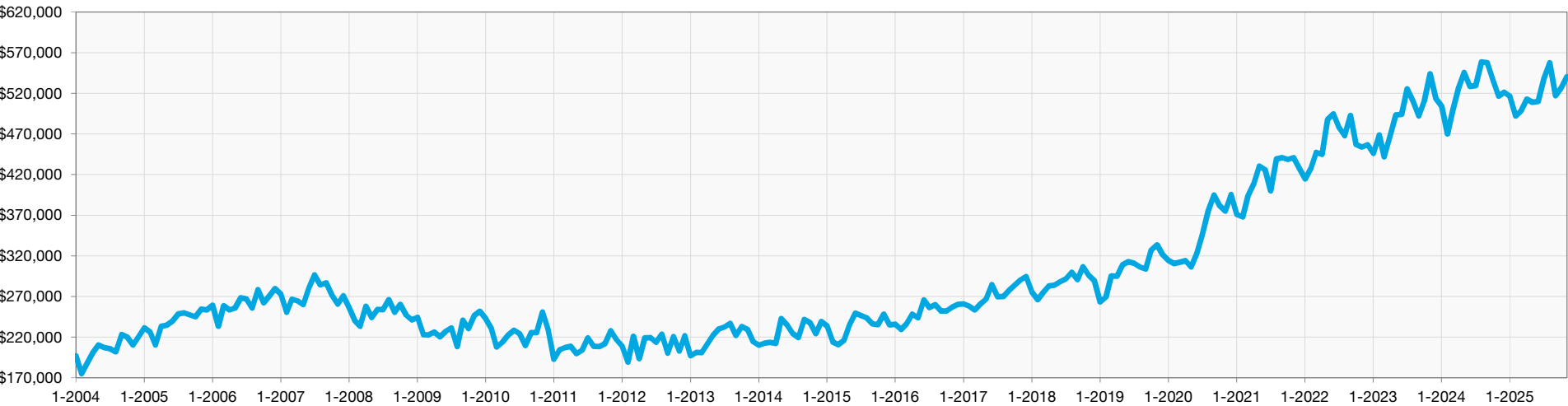
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Percent of Original List Price Received

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.

November

	2023	2024	2025
	95.2%	93.4%	91.5%
		- 1.9%	- 2.0%

Month	Current Activity	One Year Previous	+ / -
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%
October 2025	91.9%	94.4%	- 2.6%
November 2025	**91.5%**	**93.4%**	**- 2.0%**
12-Month Avg	93.3%	94.8%	- 1.6%

## Historical Percent of Original List Price Received
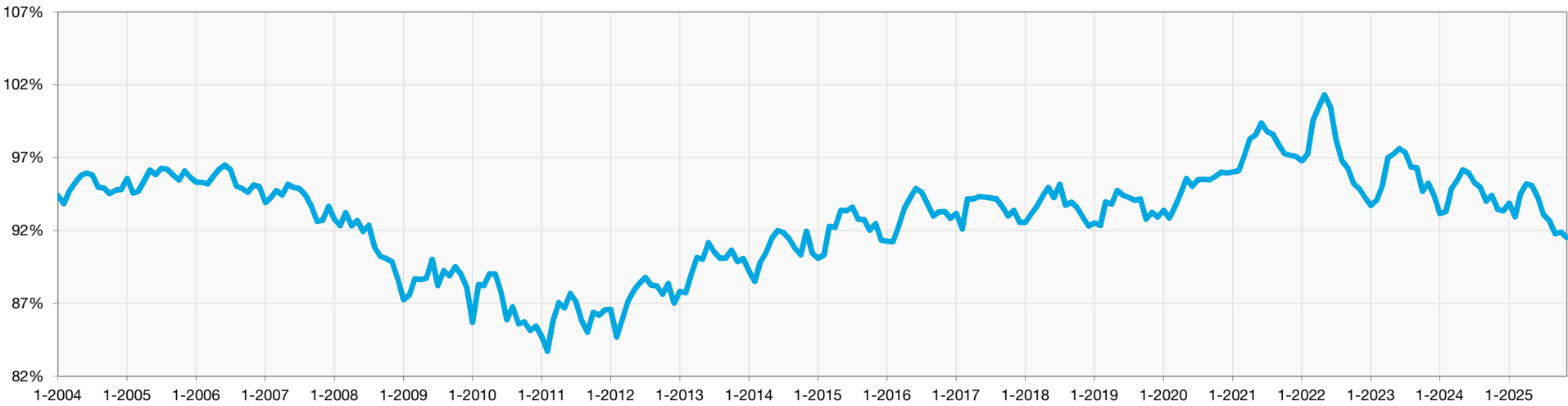
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Housing Affordability Index

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.**

November
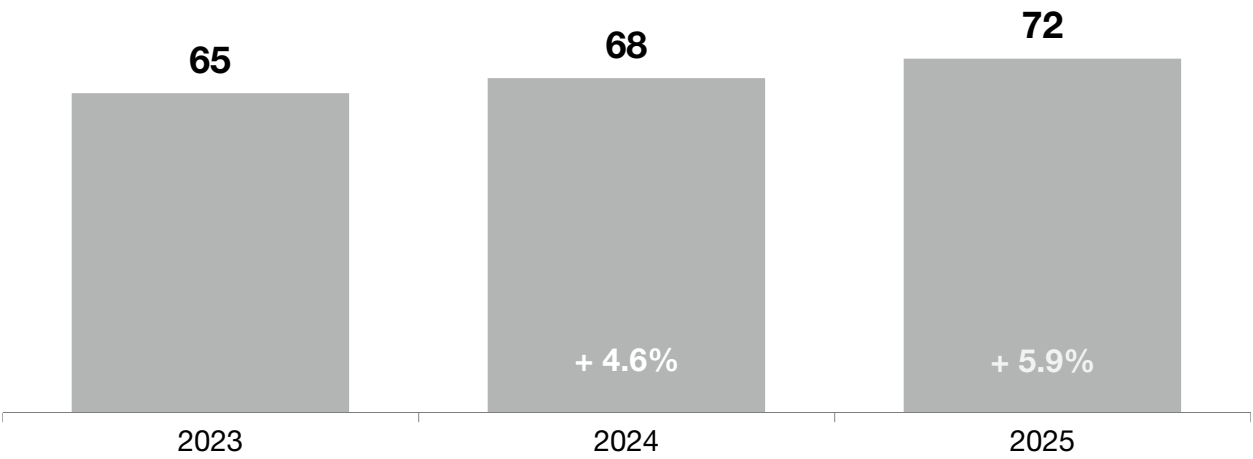
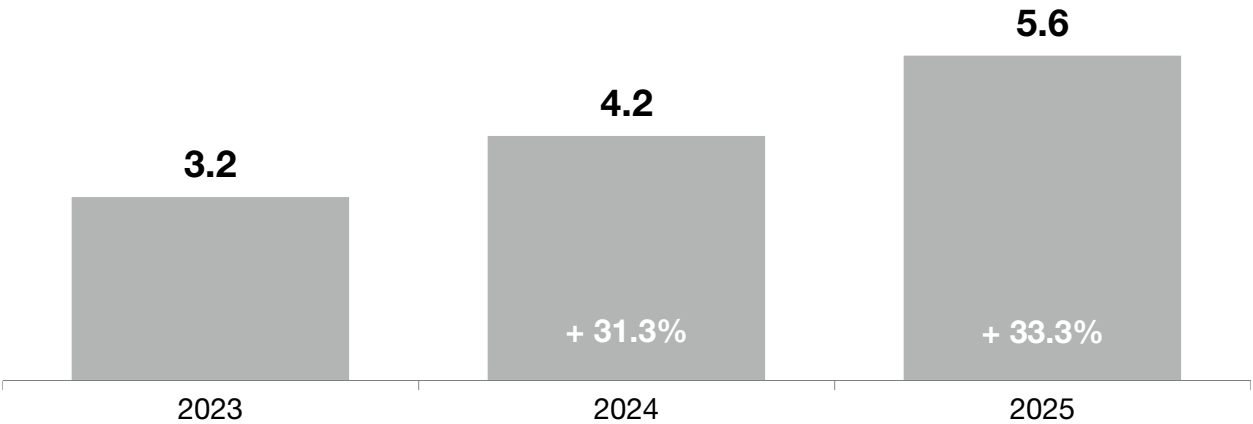| Month	Current Activity	One Year Previous	+ / −
December 2024	67	71	− 5.6%
January 2025	67	73	− 8.2%
February 2025	72	72	0.0%
March 2025	71	70	+ 1.4%
April 2025	68	67	+ 1.5%
May 2025	67	64	+ 4.7%
June 2025	69	65	+ 6.2%
July 2025	67	68	− 1.5%
August 2025	68	69	− 1.4%
September 2025	75	70	+ 7.1%
October 2025	73	70	+ 4.3%
November 2025	**72**	**68**	**+ 5.9%**
12-Month Avg	70	69	+ 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.

November

		5.6
	4.2	
3.2	+ 31.3%	+ 33.3%
2023	2024	2025

Month	Current Activity	One Year Previous	+ / –
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	6.8	3.8	+ 78.9%
August 2025	6.8	4.2	+ 61.9%
September 2025	6.6	4.5	+ 46.7%
October 2025	6.2	4.3	+ 44.2%
November 2025	**5.6**	**4.2**	**+ 33.3%**
12-Month Avg	5.5	3.5	+ 57.1%

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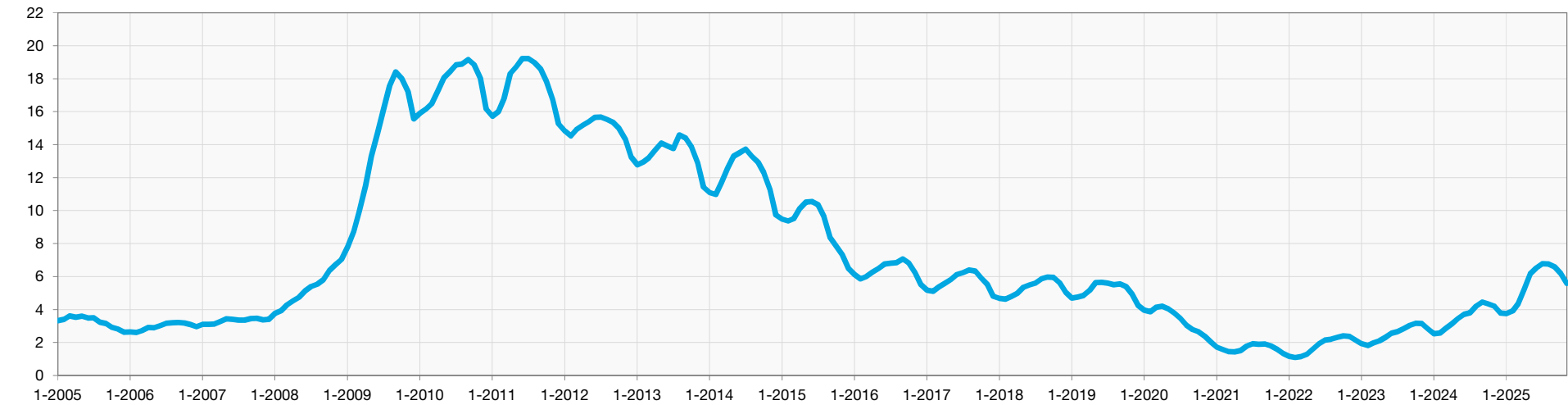
CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Months Supply of Homes for Sale** stats trend lower since July 2012. | Data is refreshed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