

Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending January 24, 2026

Data current as of February 2, 2026

U.S. new-home sales rose 18.7% year-over-year in October, reaching a seasonally adjusted annual rate of 737,000 units, according to long-awaited data from the U.S. Census Bureau. On a monthly basis, sales were essentially flat, dipping just 0.1% from September's 738,000 units. The median new-home sales price fell 3.3% month-over-month to \$392,300, down 8% from October 2024.

In the Asheville region, for the week ending January 24:

- New Listings decreased 14.7% to 163
- Pending Sales increased 30.2% to 220
- Inventory increased 30.4% to 3,834

For the month of December:

- Median Sales Price decreased 2.4% to \$415,000
- List to Close increased 7.3% to 118
- Percent of Original List Price Received decreased 2.2% to 91.3%
- Months Supply of Homes for Sale increased 28.9% to 4.9

Quick Facts

- 14.7%	+ 30.2%	+ 30.4%
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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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

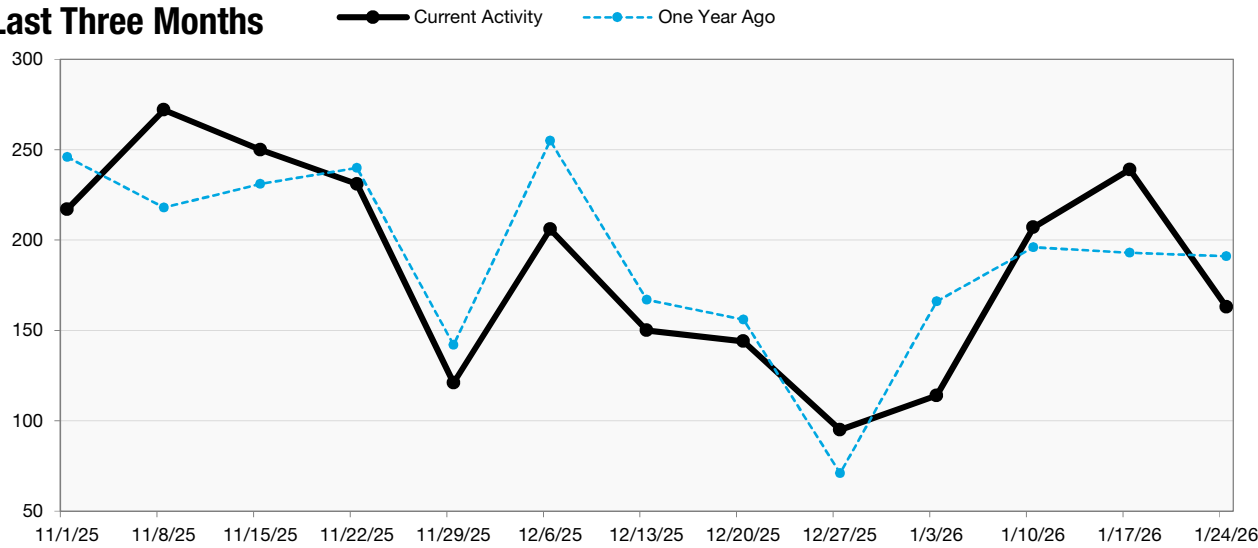


New Listings

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

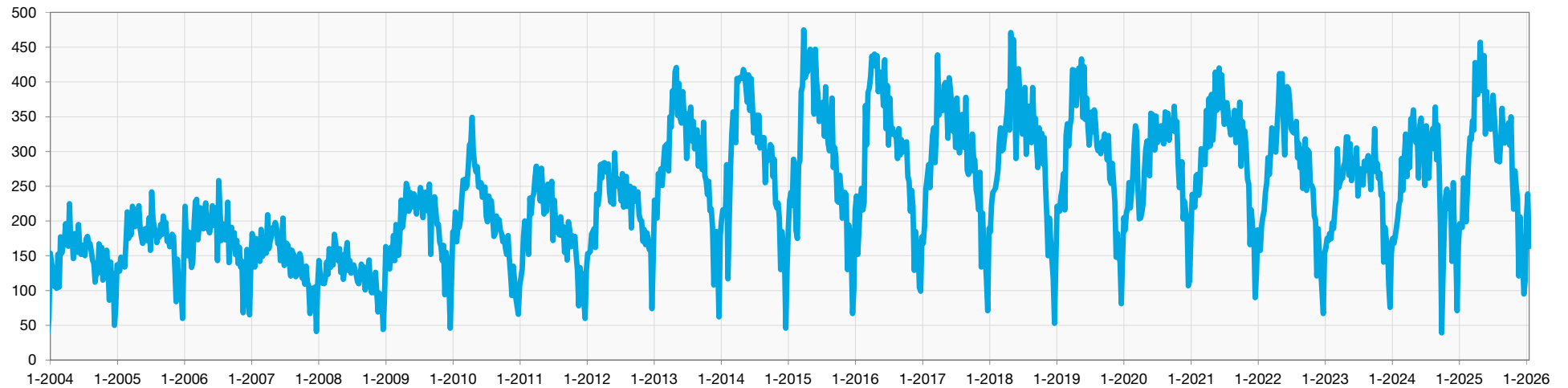


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/1/2025	217	246	- 11.8%
11/8/2025	272	218	+ 24.8%
11/15/2025	250	231	+ 8.2%
11/22/2025	231	240	- 3.8%
11/29/2025	121	142	- 14.8%
12/6/2025	206	255	- 19.2%
12/13/2025	150	167	- 10.2%
12/20/2025	144	156	- 7.7%
12/27/2025	95	71	+ 33.8%
1/3/2026	114	166	- 31.3%
1/10/2026	207	196	+ 5.6%
1/17/2026	239	193	+ 23.8%
1/24/2026	163	191	- 14.7%
3-Month Total	2,409	2,472	- 2.5%

Historical New Listing Activity



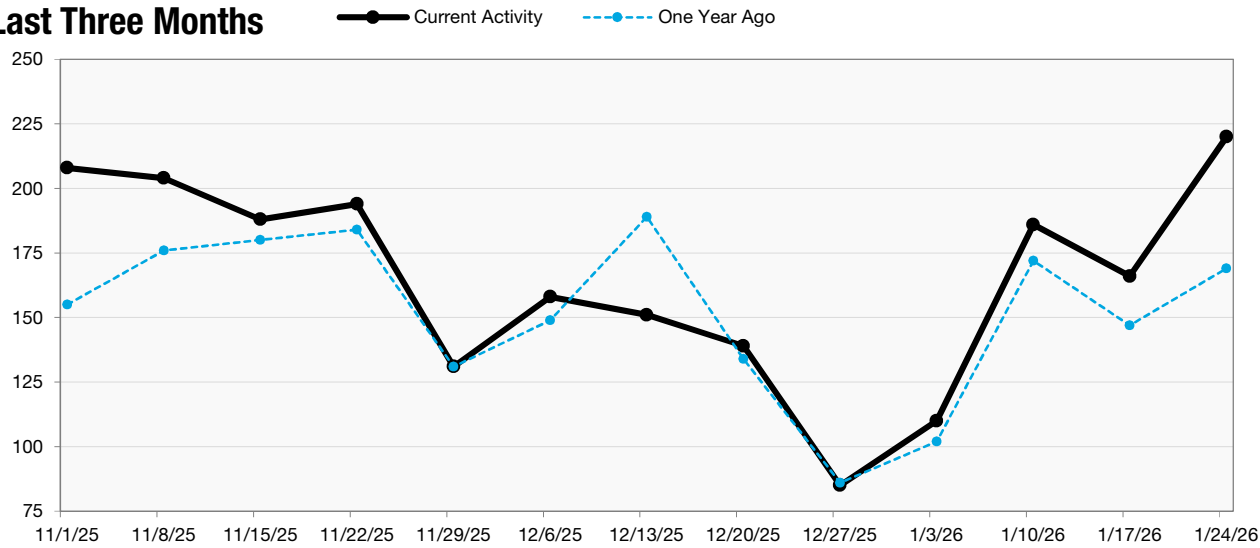
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Pending Sales

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.

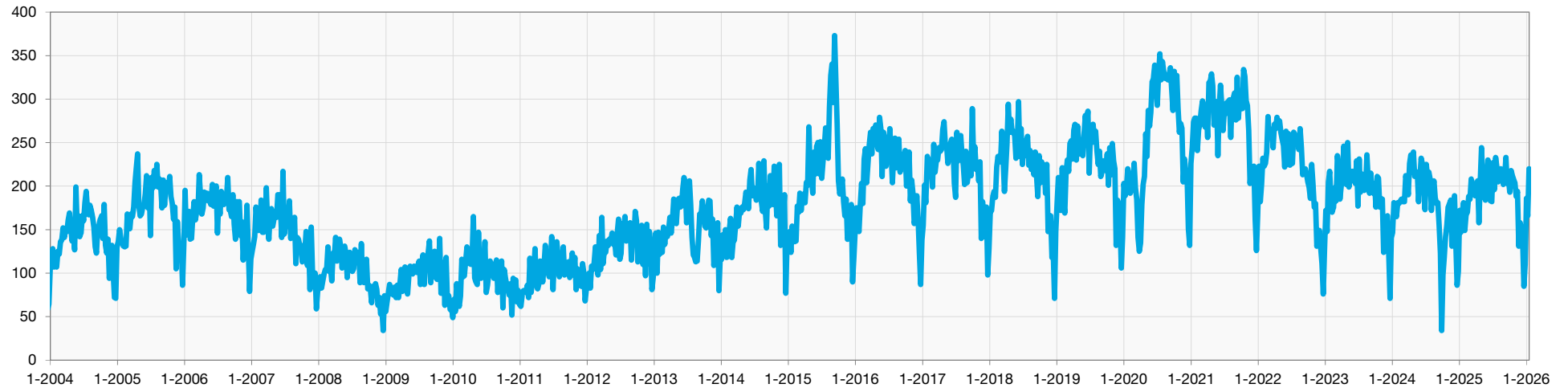


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/1/2025	208	155	+ 34.2%
11/8/2025	204	176	+ 15.9%
11/15/2025	188	180	+ 4.4%
11/22/2025	194	184	+ 5.4%
11/29/2025	131	131	0.0%
12/6/2025	158	149	+ 6.0%
12/13/2025	151	189	- 20.1%
12/20/2025	139	134	+ 3.7%
12/27/2025	85	86	- 1.2%
1/3/2026	110	102	+ 7.8%
1/10/2026	186	172	+ 8.1%
1/17/2026	166	147	+ 12.9%
1/24/2026	220	169	+ 30.2%
3-Month Total	2,140	1,974	+ 8.4%

Historical Pending Sales Activity



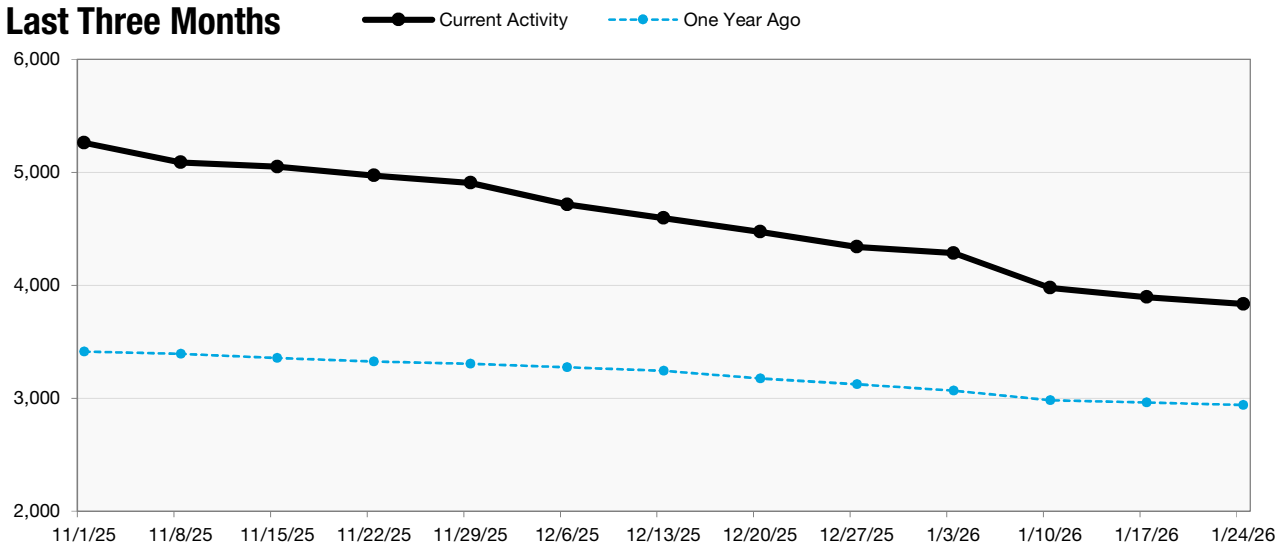
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

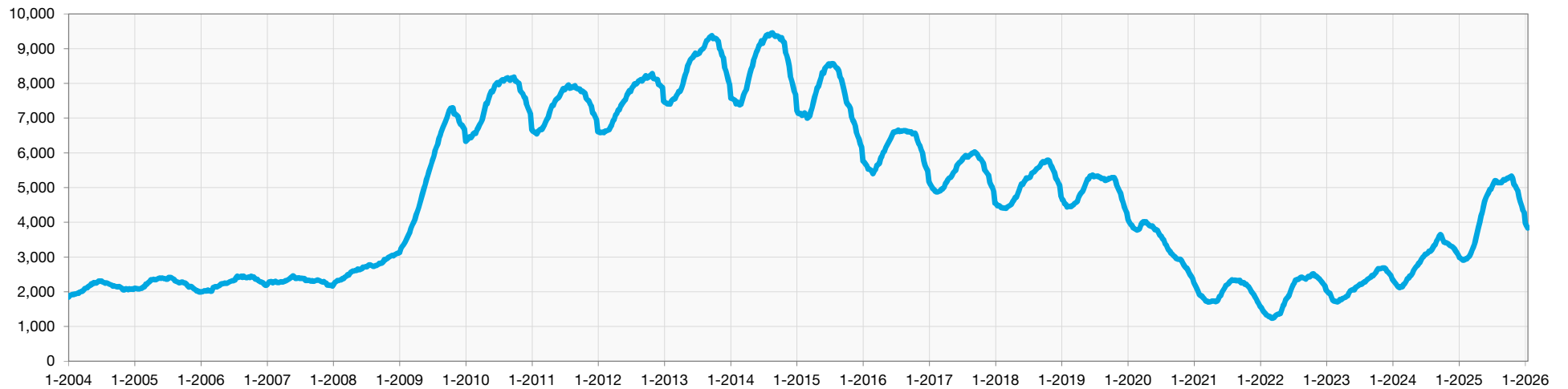


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/1/2025	5,262	3,413	+ 54.2%
11/8/2025	5,087	3,392	+ 50.0%
11/15/2025	5,049	3,355	+ 50.5%
11/22/2025	4,972	3,324	+ 49.6%
11/29/2025	4,907	3,305	+ 48.5%
12/6/2025	4,715	3,274	+ 44.0%
12/13/2025	4,594	3,243	+ 41.7%
12/20/2025	4,473	3,175	+ 40.9%
12/27/2025	4,339	3,123	+ 38.9%
1/3/2026	4,285	3,066	+ 39.8%
1/10/2026	3,977	2,981	+ 33.4%
1/17/2026	3,895	2,961	+ 31.5%
1/24/2026	3,834	2,940	+ 30.4%
3-Month Avg	4,568	3,196	+ 42.9%

Historical Inventory Activity



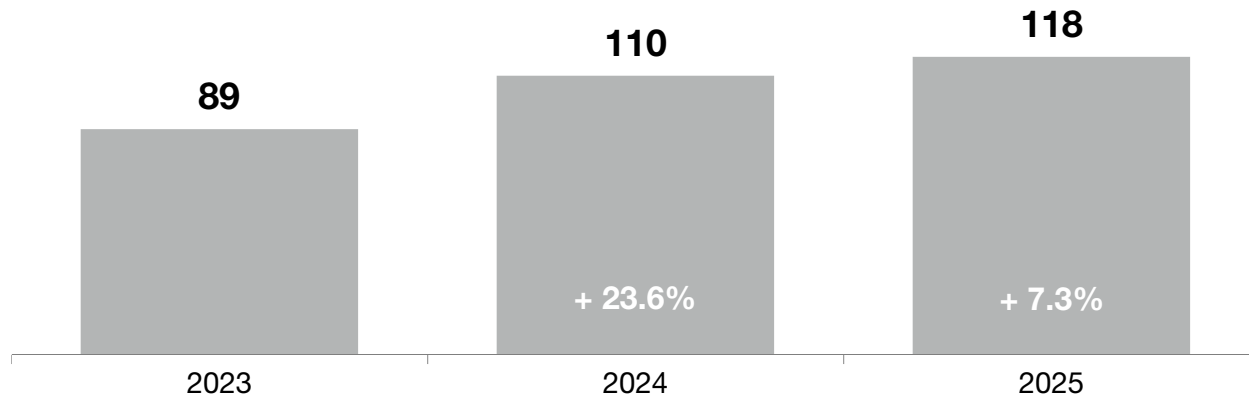
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List to Close

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



December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	118	110	+ 7.3%
12-Month Avg	111	99	+ 12.1%

Historical List to Close



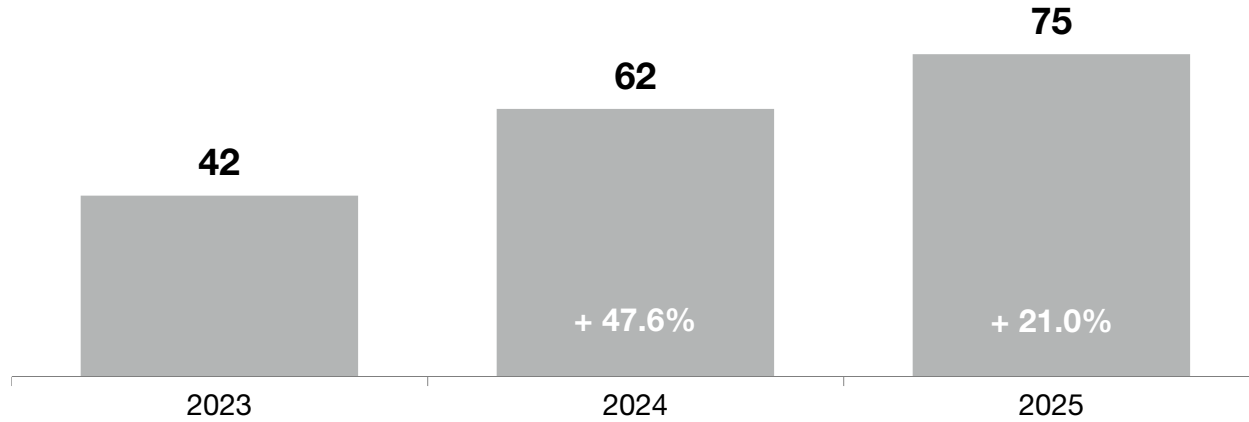
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Days on Market



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.

December



Month	Current Activity	One Year Previous	+/-
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%
December 2025	75	62	+ 21.0%
12-Month Avg	65	50	+ 30.0%

Historical Days on Market



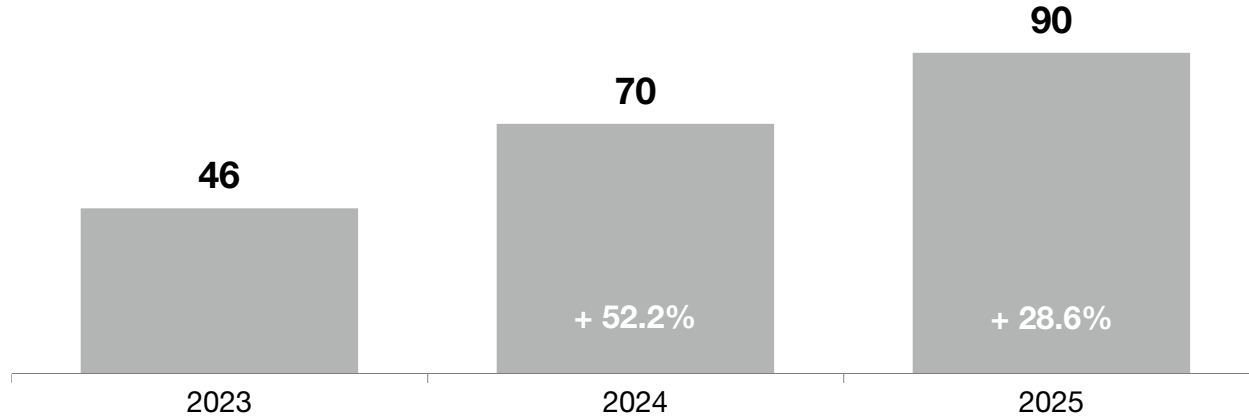
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Cumulative Days on Market



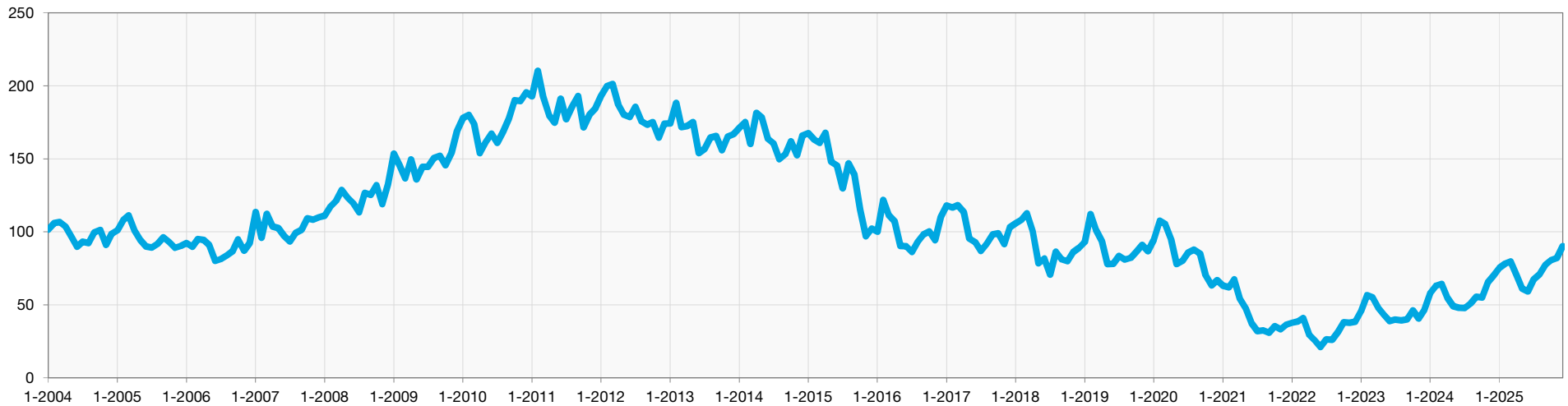
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

December



Month	Current Activity	One Year Previous	+/-
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%
December 2025	90	70	+ 28.6%
12-Month Avg	74	56	+ 32.1%

Historical Cumulative Days on Market



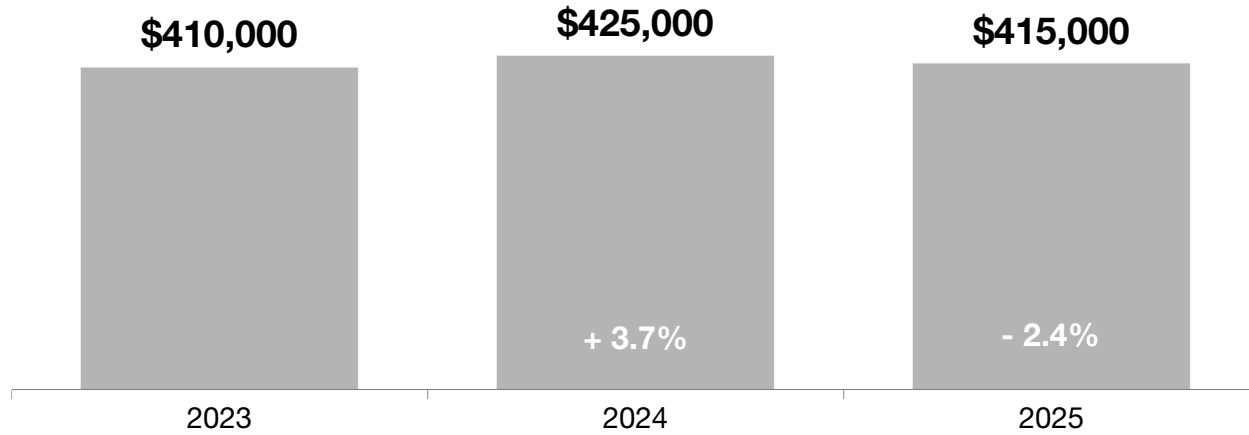
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Median Sales Price

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

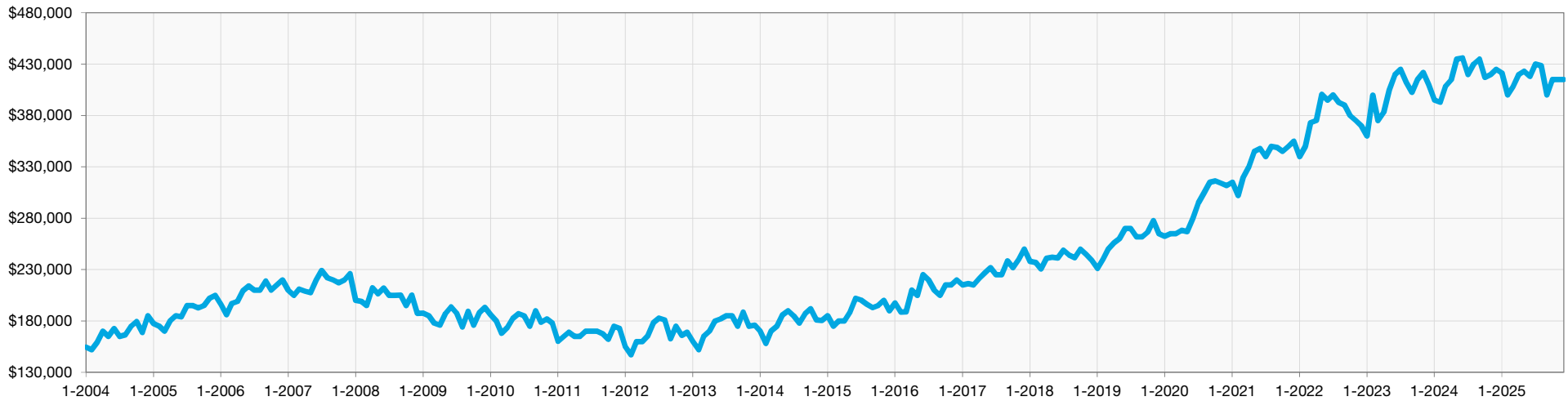


December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	\$415,000	\$425,000	- 2.4%
12-Month Avg	\$415,000	\$420,000	- 1.2%

Historical Median Sales Price



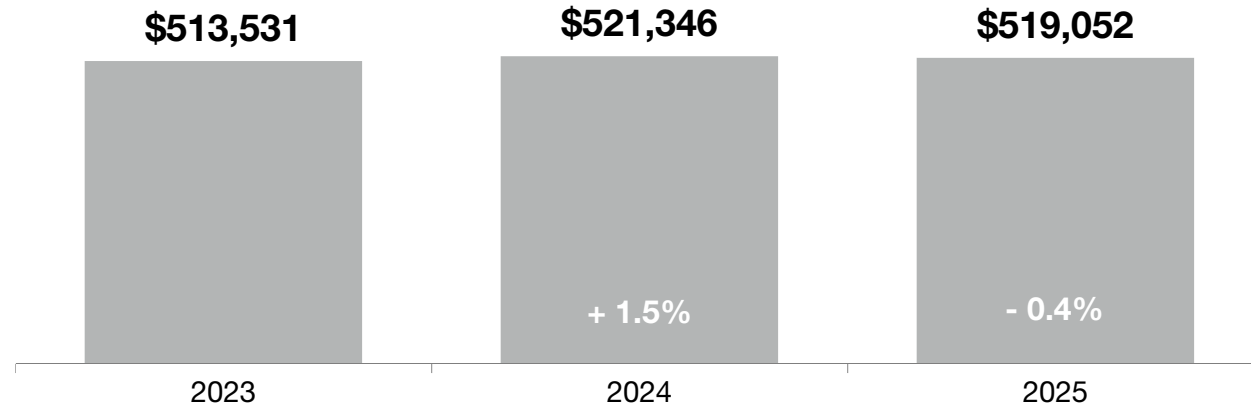
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Average Sales Price

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

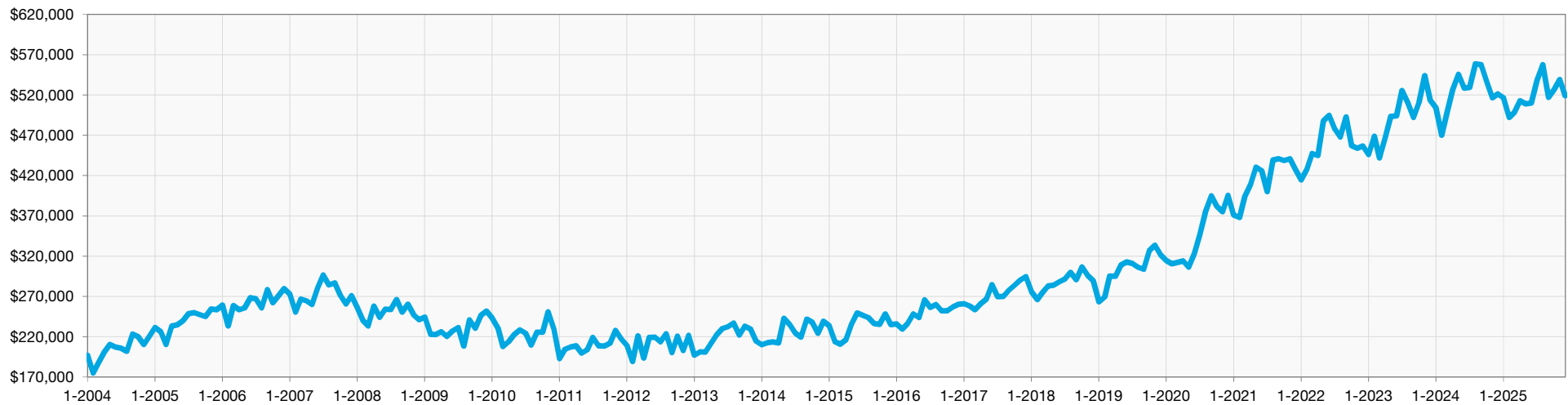


December



Month	Current Activity	One Year Previous	+ / -
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	\$539,161	\$516,321	+ 4.4%
December 2025	\$519,052	\$521,346	- 0.4%
12-Month Avg	\$520,993	\$526,574	- 1.1%

Historical Average Sales Price



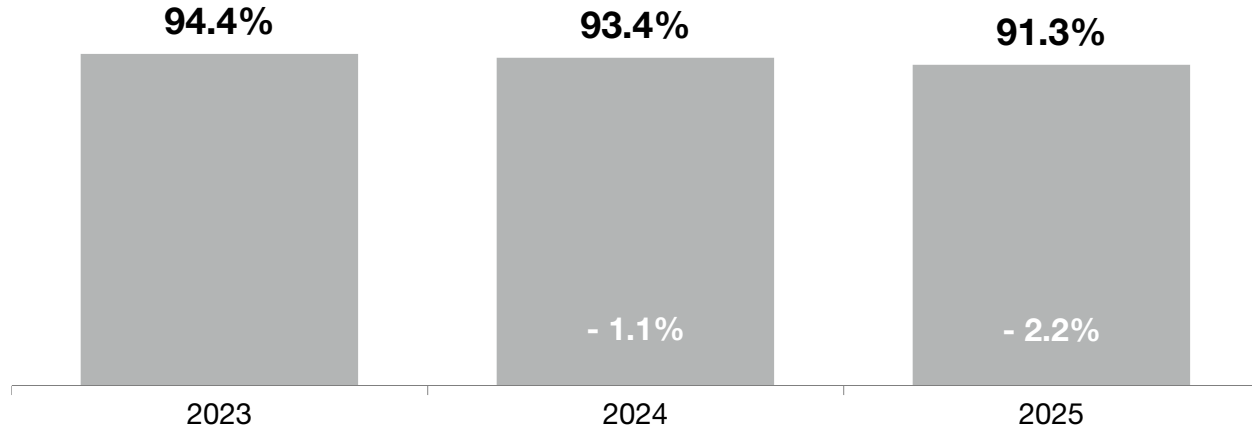
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Percent of Original List Price Received



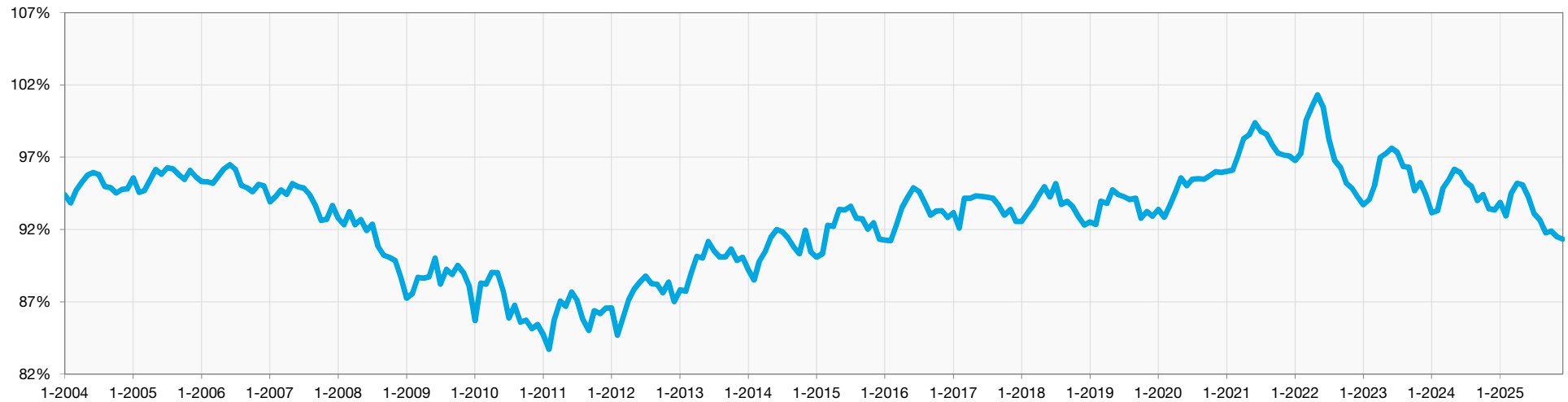
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	91.3%	93.4%	- 2.2%
12-Month Avg	93.1%	94.7%	- 1.7%

Historical Percent of Original List Price Received



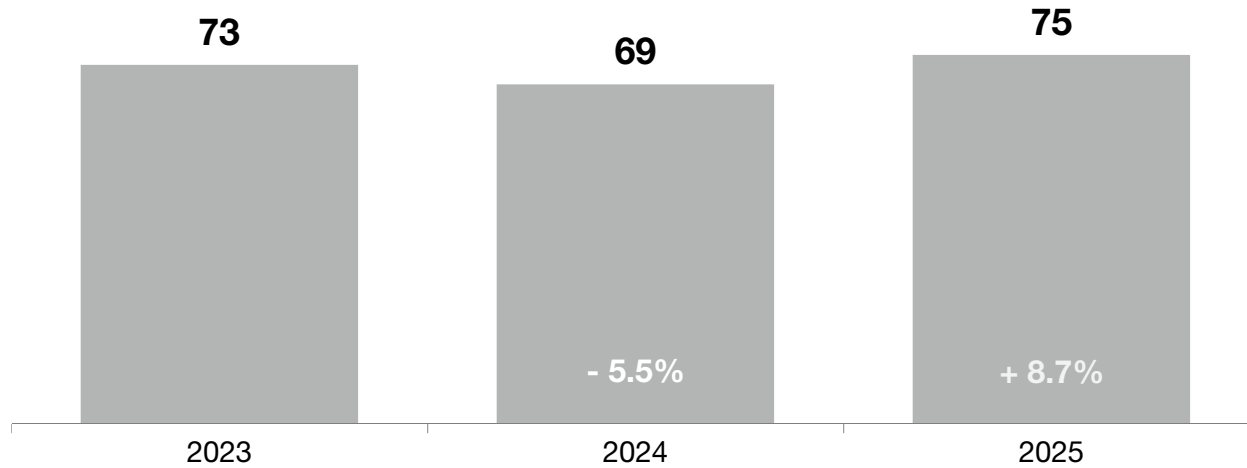
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Housing Affordability Index



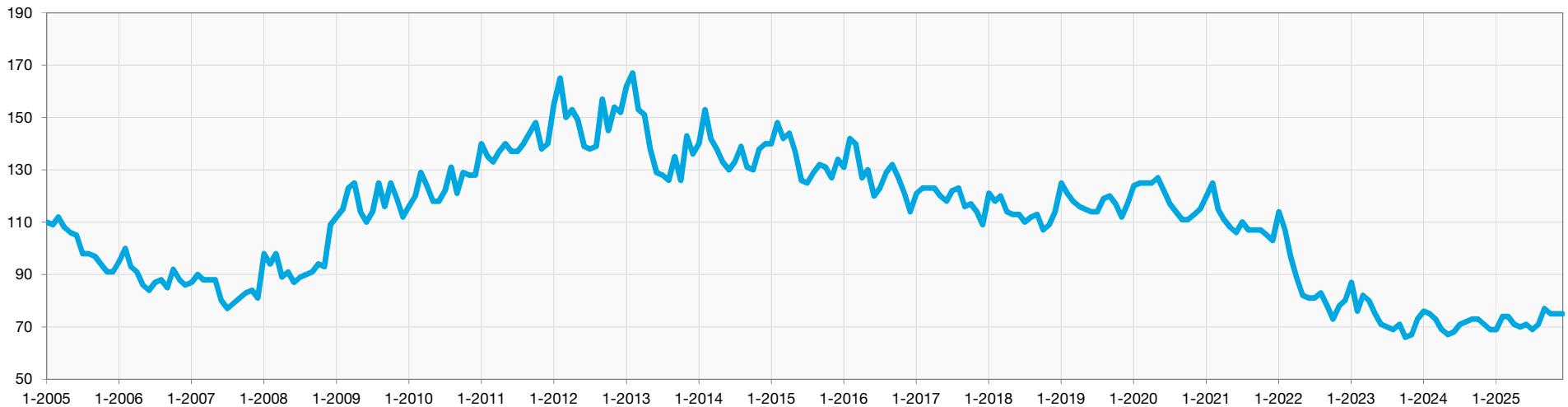
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

December



Month	Current Activity	One Year Previous	+ / -
January 2025	69	76	- 9.2%
February 2025	74	75	- 1.3%
March 2025	74	73	+ 1.4%
April 2025	71	69	+ 2.9%
May 2025	70	67	+ 4.5%
June 2025	71	68	+ 4.4%
July 2025	69	71	- 2.8%
August 2025	71	72	- 1.4%
September 2025	77	73	+ 5.5%
October 2025	75	73	+ 2.7%
November 2025	75	71	+ 5.6%
December 2025	75	69	+ 8.7%
12-Month Avg	73	71	+ 1.6%

Historical Housing Affordability Index



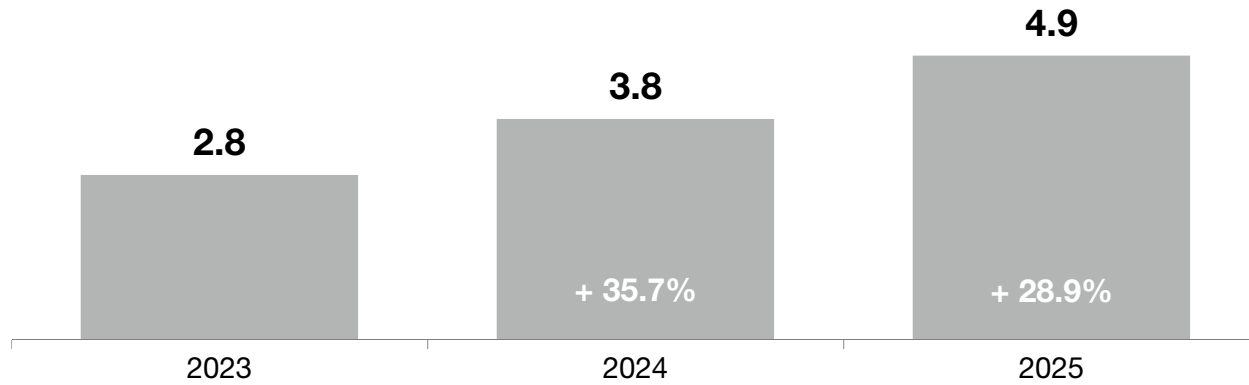
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Months Supply of Homes for Sale

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.

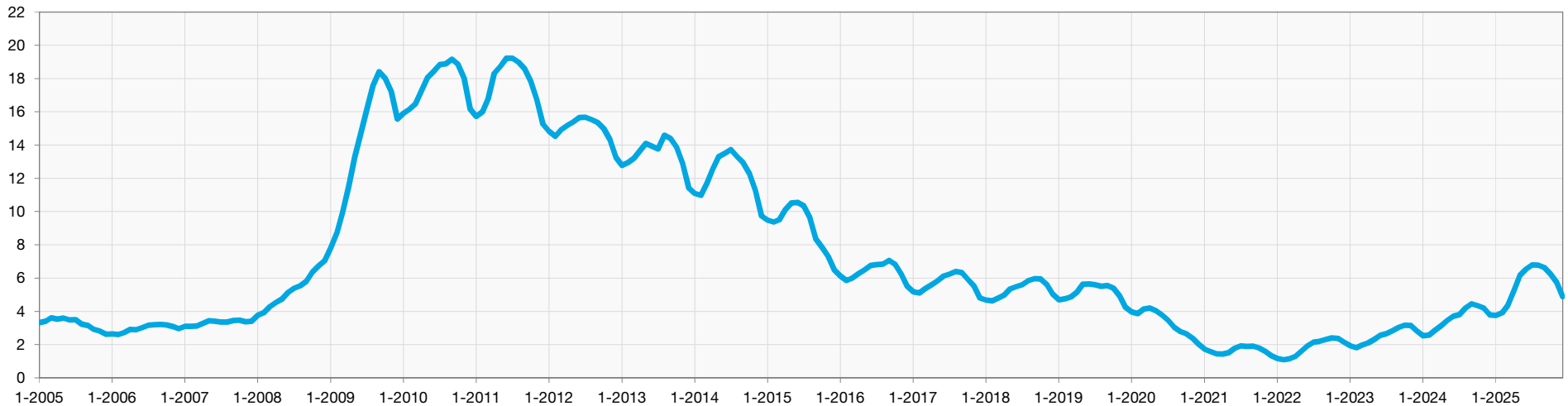


December



Month	Current Activity	One Year Previous	+ / -
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	3.5	+ 77.1%
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	5.8	4.2	+ 38.1%
December 2025	4.9	3.8	+ 28.9%
12-Month Avg	5.6	3.6	+ 55.6%

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.