

Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association

FOR MORE INFORMATION CONTACT A REALTOR®



For Week Ending January 31, 2026

Data current as of February 9, 2026

U.S. sales of existing homes totaled 4.06 million in 2025, essentially unchanged from 2024, according to data from the National Association of REALTORS®.

Sales have declined year-over-year since 2022 and have hovered around 4 million annually since 2023, constrained by elevated mortgage rates and high home prices.

In the Asheville region, for the week ending January 31:

- New Listings decreased 46.6% to 140
- Pending Sales decreased 33.1% to 121
- Inventory increased 29.2% to 3,758

For the month of January:

- Median Sales Price decreased 0.7% to \$418,500
- List to Close increased 17.6% to 140
- Percent of Original List Price Received decreased 3.2% to 90.9%
- Months Supply of Homes for Sale increased 15.8% to 4.4

Quick Facts

- 46.6% **- 33.1%** **+ 29.2%**

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.

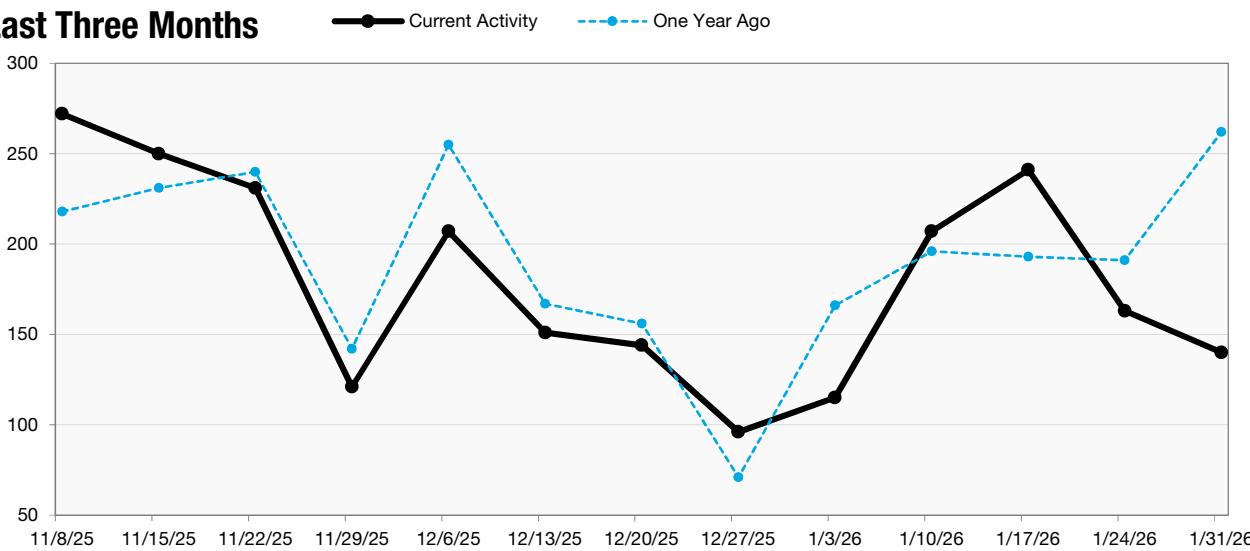


New Listings

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

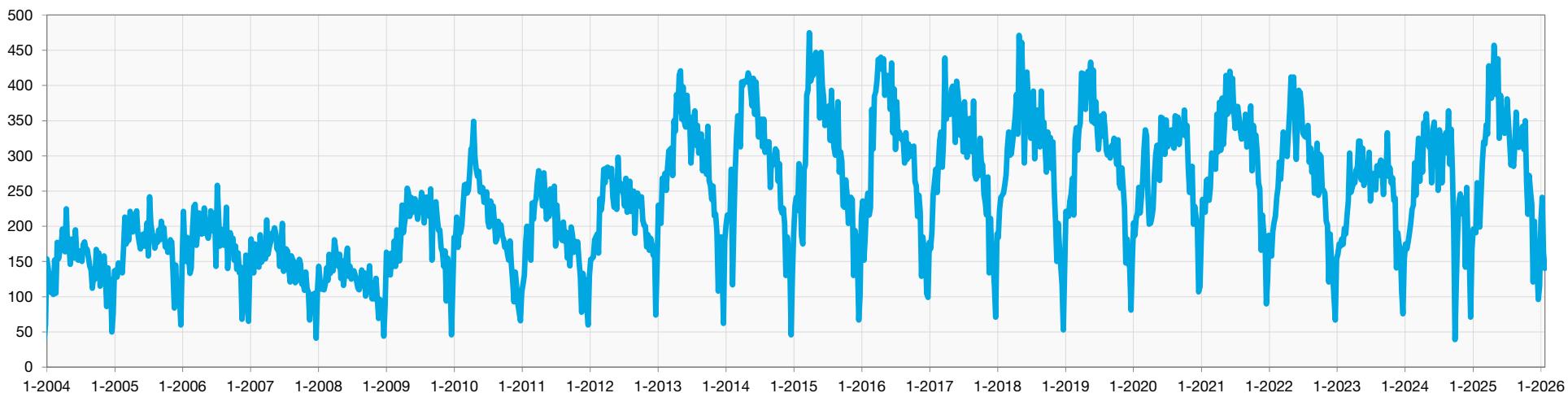


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	272	218	+ 24.8%
11/15/25	250	231	+ 8.2%
11/22/25	231	240	- 3.8%
11/29/25	121	142	- 14.8%
12/6/25	207	255	- 18.8%
12/13/25	151	167	- 9.6%
12/20/25	144	156	- 7.7%
12/27/25	96	71	+ 35.2%
1/3/26	115	166	- 30.7%
1/10/26	207	196	+ 5.6%
1/17/26	241	193	+ 24.9%
1/24/26	163	191	- 14.7%
1/31/26	140	262	- 46.6%
3-Month Total	2,338	2,488	- 6.0%

Historical New Listing Activity



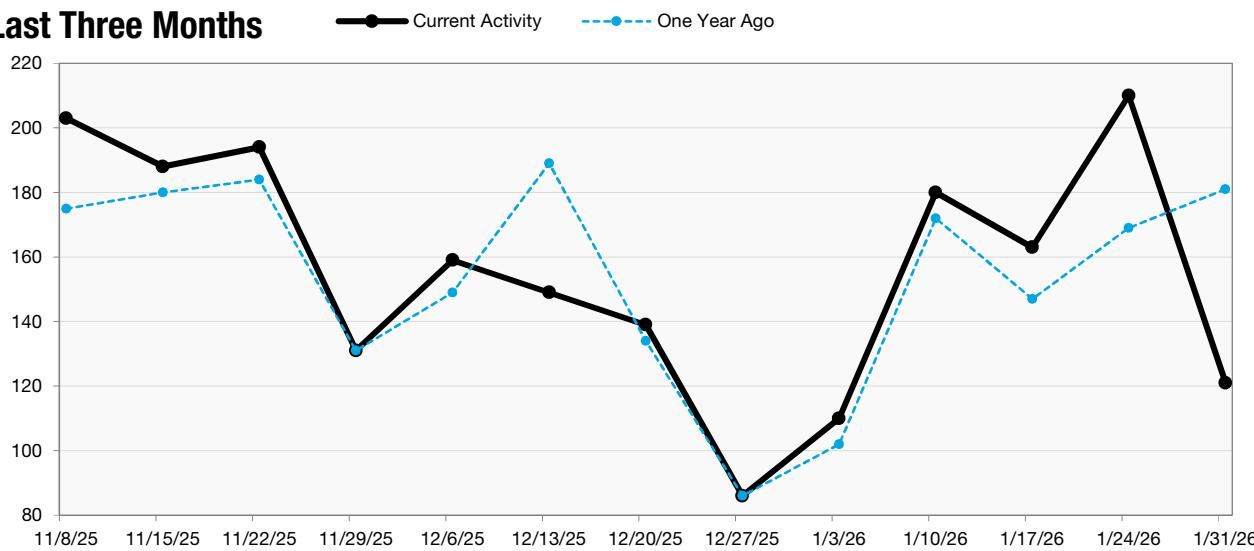
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.

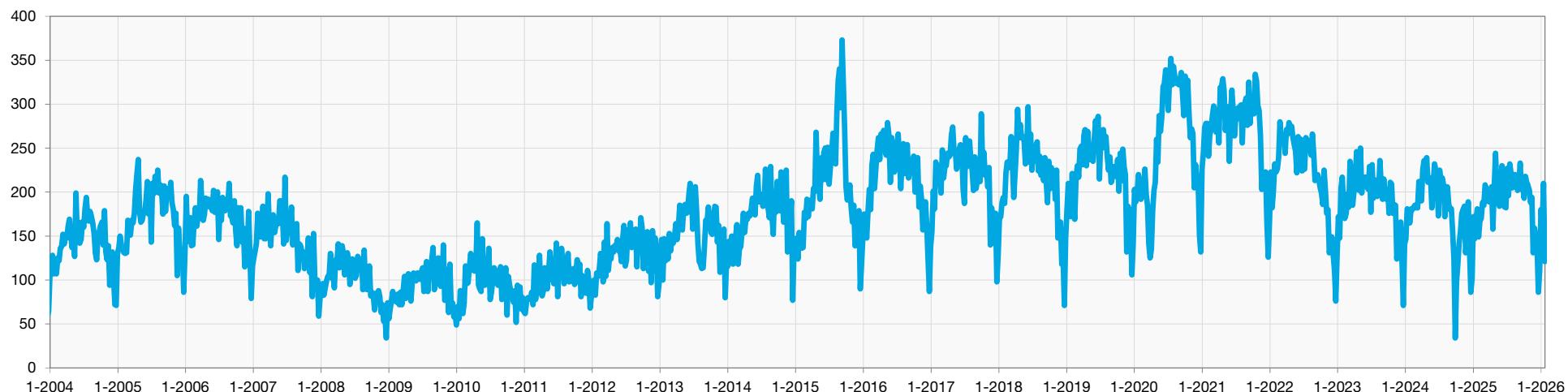


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	203	175	+ 16.0%
11/15/25	188	180	+ 4.4%
11/22/25	194	184	+ 5.4%
11/29/25	131	131	0.0%
12/6/25	159	149	+ 6.7%
12/13/25	149	189	- 21.2%
12/20/25	139	134	+ 3.7%
12/27/25	86	86	0.0%
1/3/26	110	102	+ 7.8%
1/10/26	180	172	+ 4.7%
1/17/26	163	147	+ 10.9%
1/24/26	210	169	+ 24.3%
1/31/26	121	181	- 33.1%
3-Month Total	2,033	1,999	+ 1.7%

Historical Pending Sales Activity



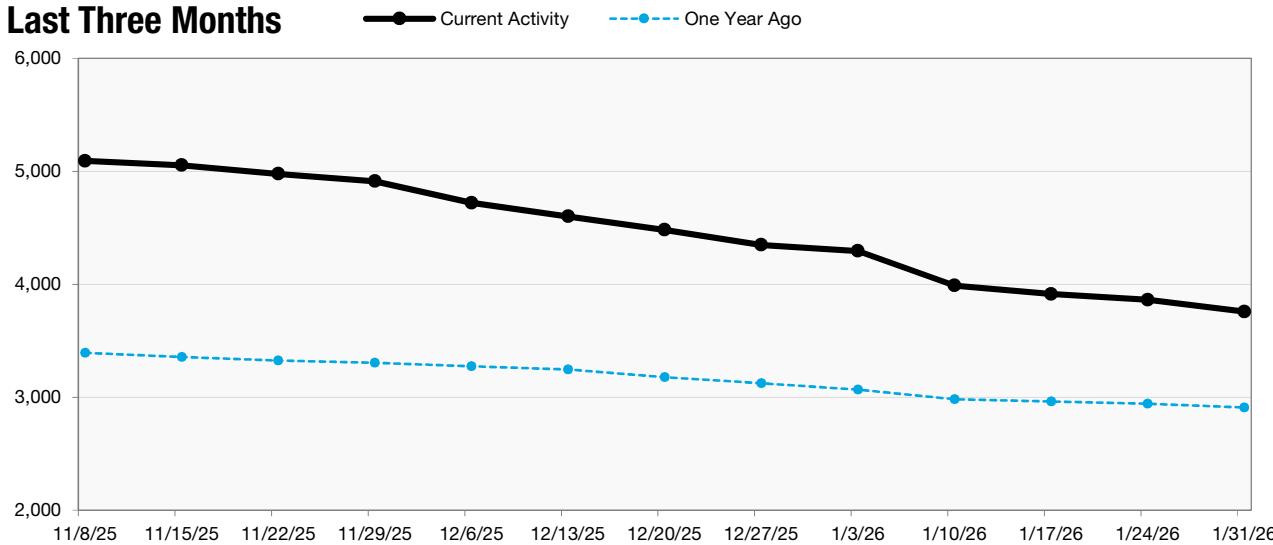
CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to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

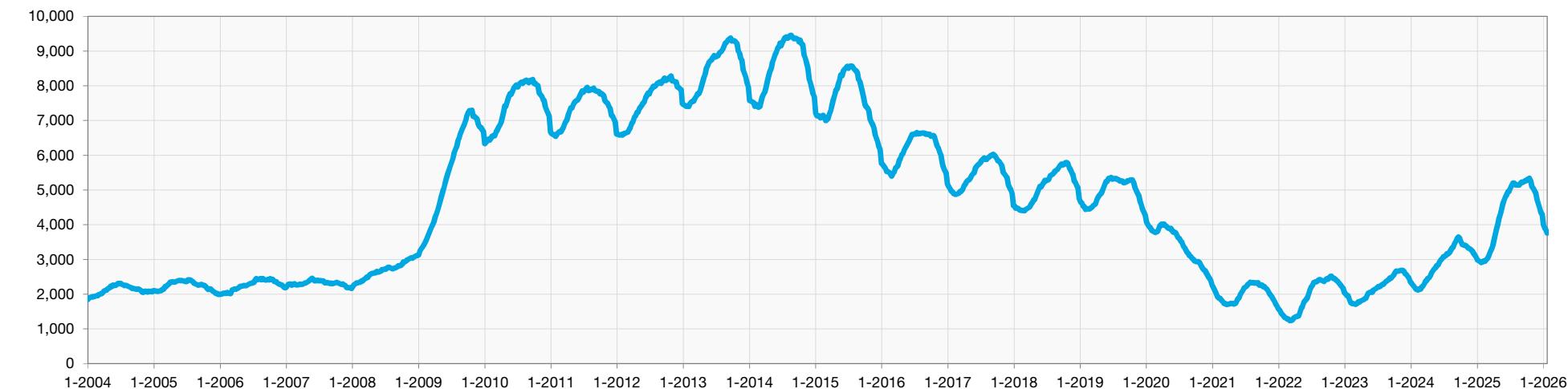


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/2025	5,092	3,393	+ 50.1%
11/15/2025	5,054	3,356	+ 50.6%
11/22/2025	4,977	3,325	+ 49.7%
11/29/2025	4,912	3,306	+ 48.6%
12/6/2025	4,721	3,275	+ 44.2%
12/13/2025	4,600	3,244	+ 41.8%
12/20/2025	4,482	3,176	+ 41.1%
12/27/2025	4,348	3,124	+ 39.2%
1/3/2026	4,294	3,067	+ 40.0%
1/10/2026	3,989	2,982	+ 33.8%
1/17/2026	3,914	2,962	+ 32.1%
1/24/2026	3,863	2,941	+ 31.3%
1/31/2026	3,758	2,909	+ 29.2%
3-Month Avg	4,462	3,158	+ 41.3%

Historical Inventory Activity



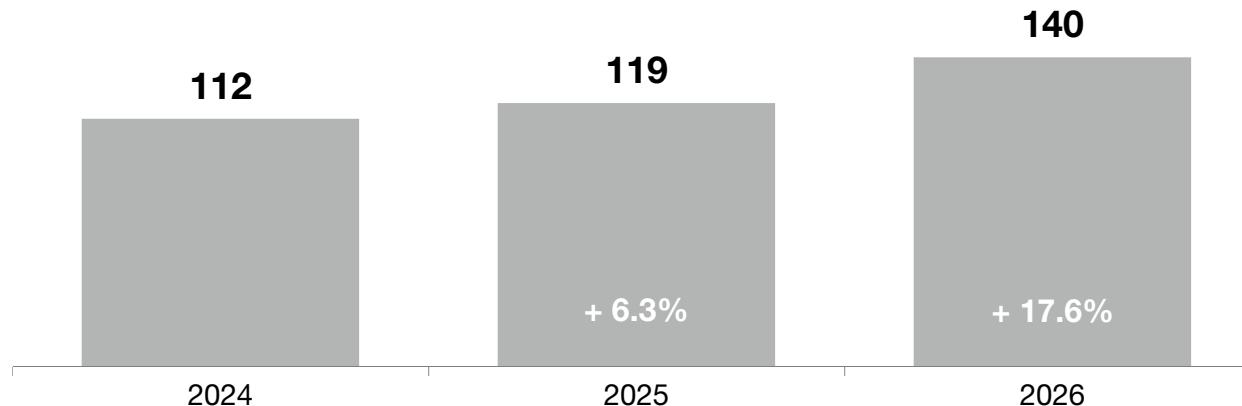
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

List to Close

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



January



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	140	119	+ 17.6%
12-Month Avg	112	100	+ 12.0%

Historical List to Close



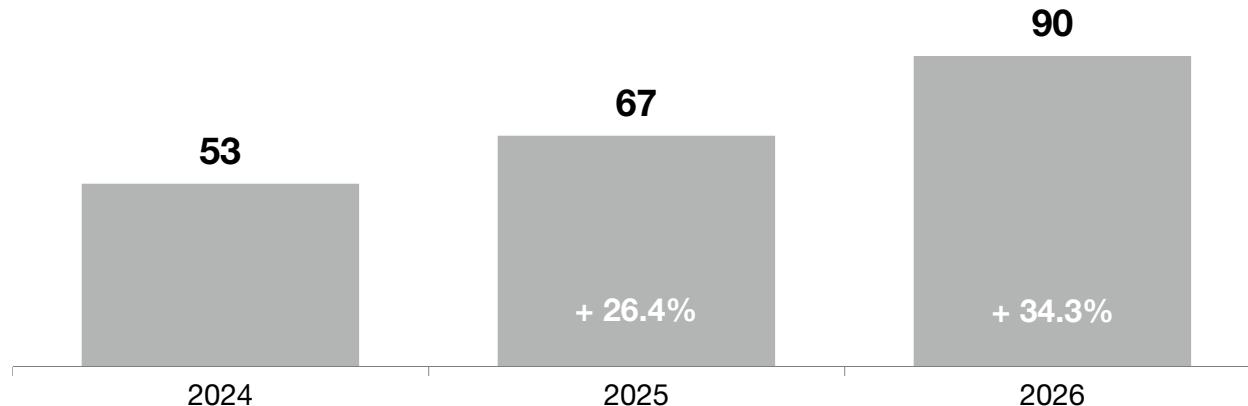
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.



January



Month	Current Activity	One Year Previous	+/-
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%
January 2026	90	67	+ 34.3%
12-Month Avg	66	51	+ 29.4%

Historical Days on Market



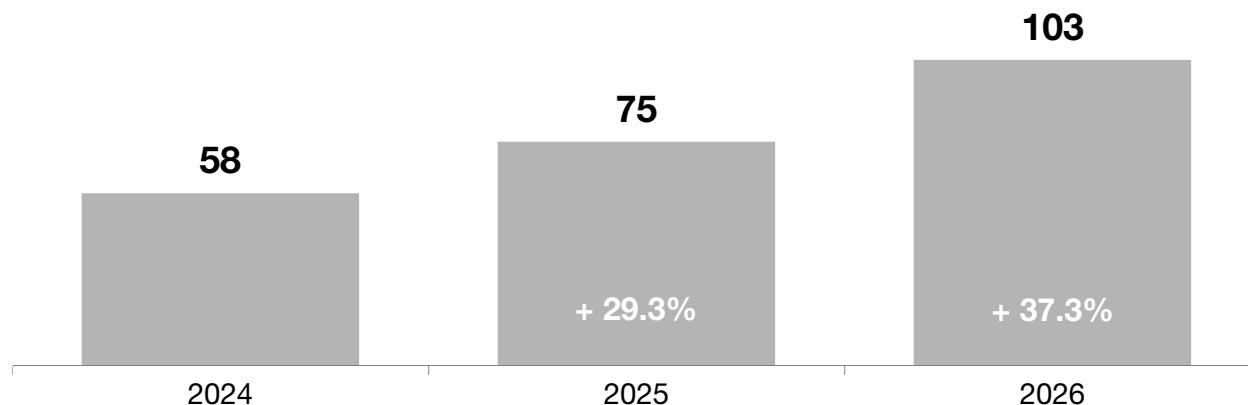
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.



January



Month	Current Activity	One Year Previous	+/-
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%
January 2026	103	75	+ 37.3%
12-Month Avg	76	57	+ 33.3%

Historical Cumulative Days on Market



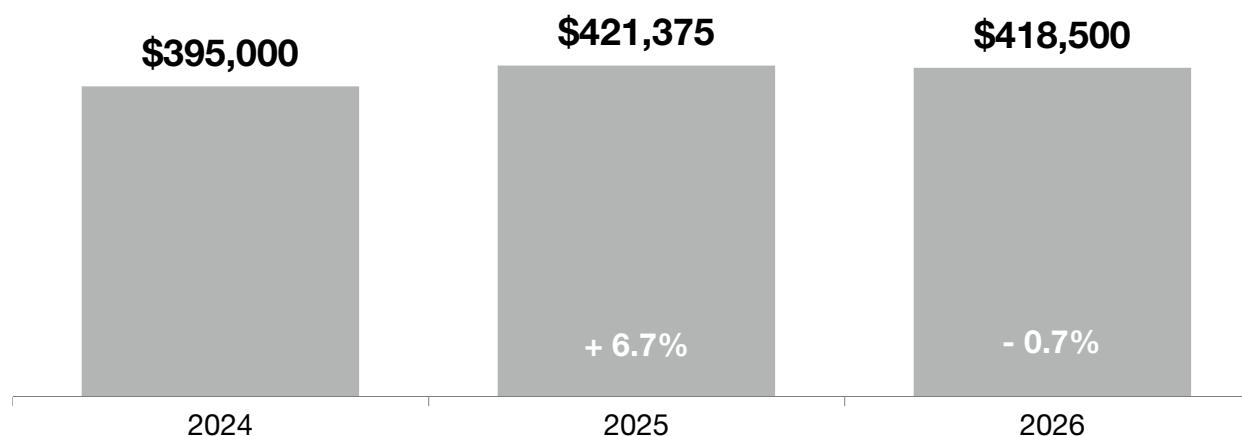
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Median Sales Price

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



January



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	\$418,500	\$421,375	- 0.7%
12-Month Avg	\$415,000	\$421,582	- 1.6%

Historical Median Sales Price



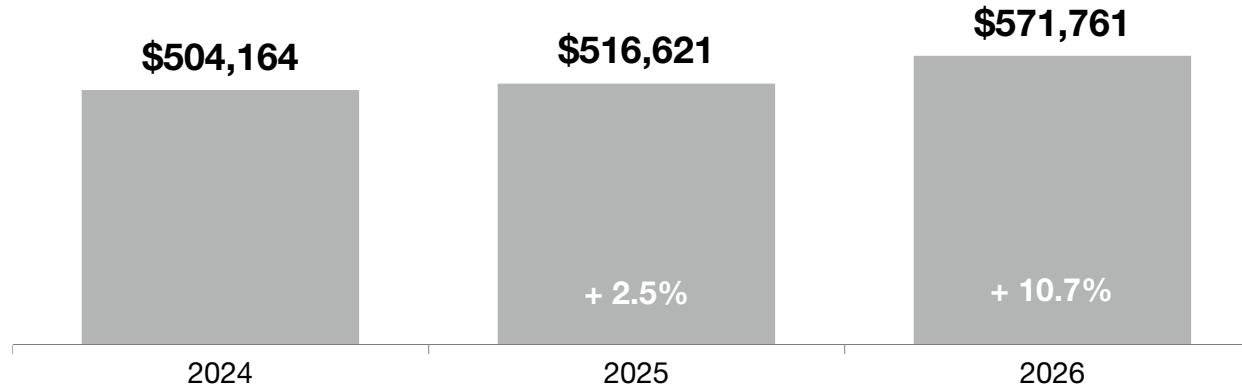
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Average Sales Price

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

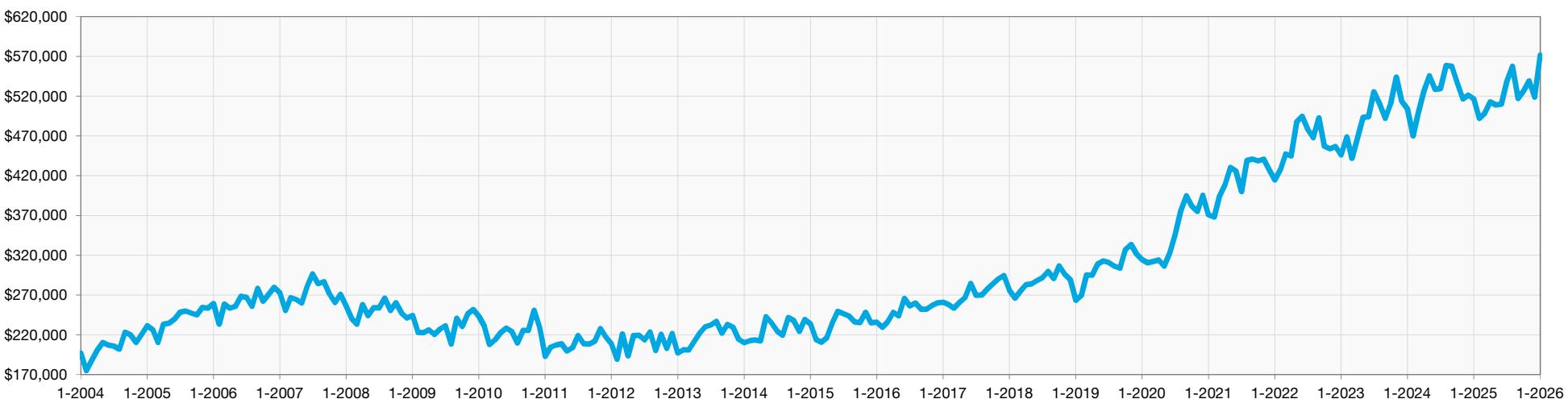


January



Month	Current Activity	One Year Previous	+ / -
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	\$518,605	\$521,346	- 0.5%
January 2026	\$571,761	\$516,621	+ 10.7%
12-Month Avg	\$524,377	\$527,404	- 0.6%

Historical Average Sales Price



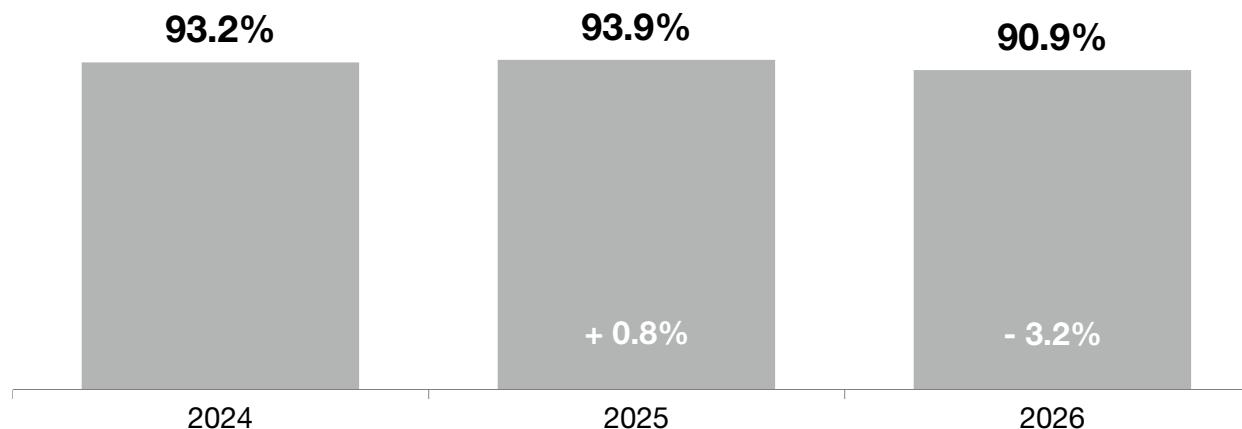
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.



January



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	90.9%	93.9%	- 3.2%
12-Month Avg	92.9%	94.7%	- 1.9%

Historical Percent of Original List Price Received



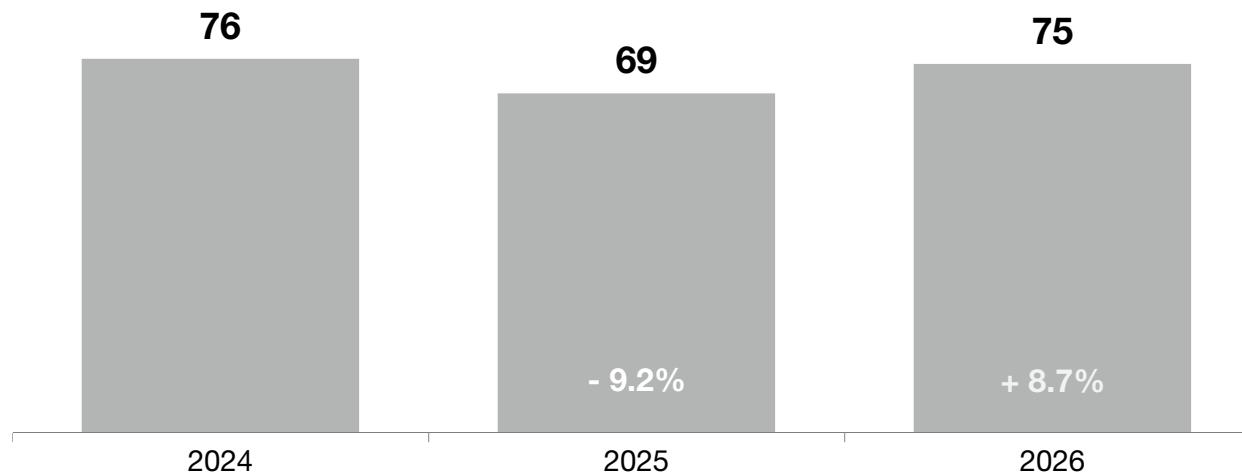
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.**



January



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	75	69	+8.7%
12-Month Avg	73	71	+3.2%

Historical Housing Affordability Index



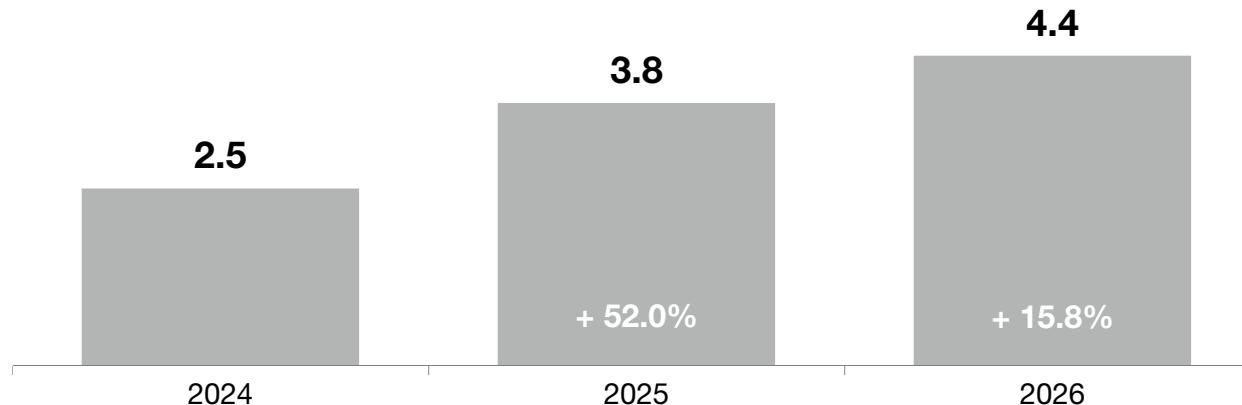
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.

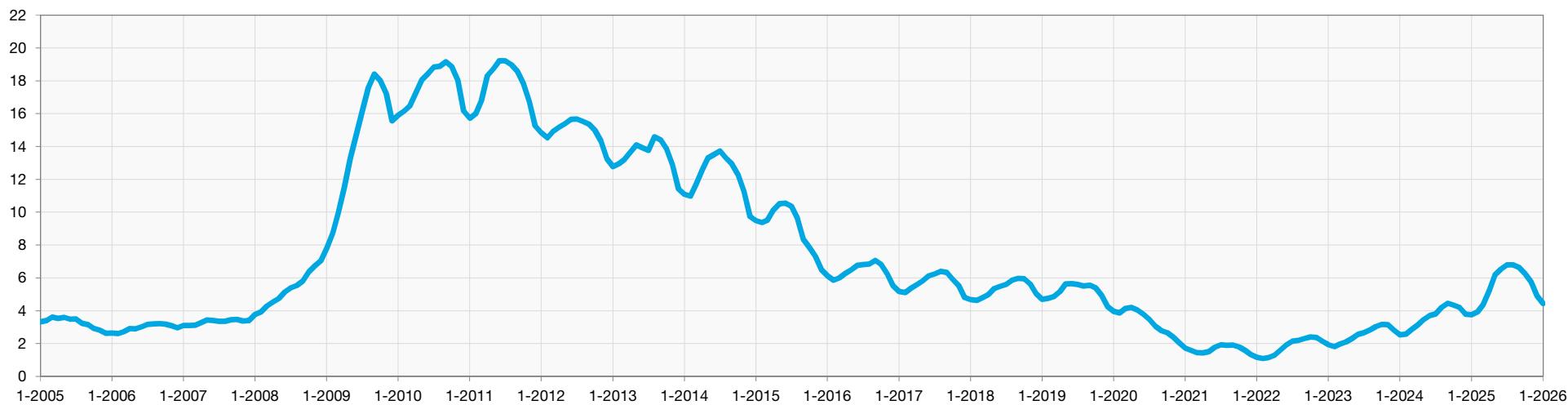


January



Month	Current Activity	One Year Previous	+ / -
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	6.3	4.3	+ 46.5%
November 2025	5.8	4.2	+ 38.1%
December 2025	4.9	3.8	+ 28.9%
January 2026	4.4	3.8	+ 15.8%
12-Month Avg	5.7	3.7	+ 54.1%

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.