

# Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association  
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## For Week Ending May 30, 2026

Data current as of June 8, 2026

U.S. housing starts fell 2.8% from the previous month to a seasonally adjusted annual rate of 1,465,000 units in April, the U.S. Census Bureau reported. Despite the monthly decline, starts were up 4.6% from one year earlier. Building permits rose 5.8% month-over-month to a seasonally adjusted annual rate of 1,442,000, while housing completions grew 4.8% to 1,449,000.

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

- New Listings decreased 9.8% to 295
- Pending Sales increased 14.5% to 213
- Inventory increased 8.6% to 5,008

For the month of May:

- Median Sales Price decreased 1.1% to \$418,500
- List to Close increased 10.1% to 109
- Percent of Original List Price Received decreased 1.3% to 93.9%
- Months Supply of Homes for Sale decreased 6.5% to 5.8

## Quick Facts

<b>- 9.8%</b>	<b>+ 14.5%</b>	<b>+ 8.6%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

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	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

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

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

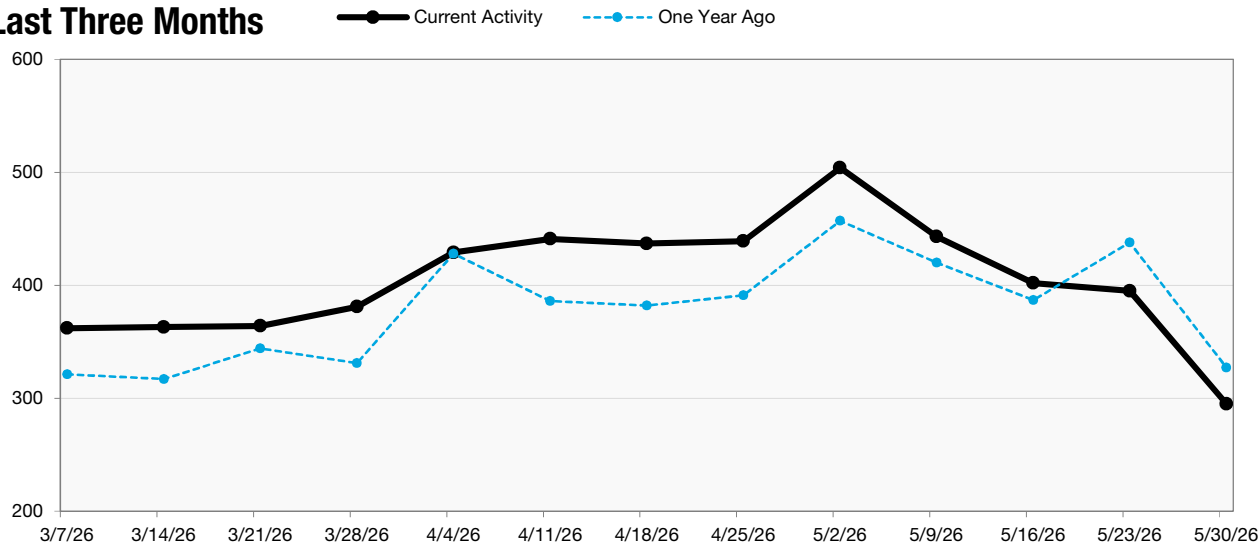


# New Listings

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

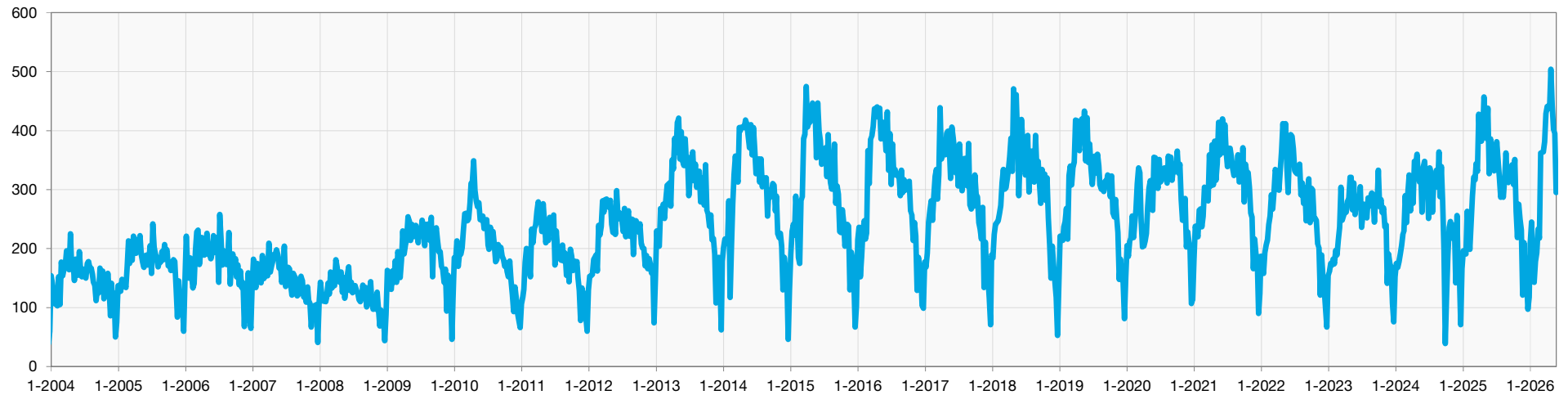


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	362	321	+ 12.8%
3/14/2026	363	317	+ 14.5%
3/21/2026	364	344	+ 5.8%
3/28/2026	381	331	+ 15.1%
4/4/2026	429	428	+ 0.2%
4/11/2026	441	386	+ 14.2%
4/18/2026	437	382	+ 14.4%
4/25/2026	439	391	+ 12.3%
5/2/2026	504	457	+ 10.3%
5/9/2026	443	420	+ 5.5%
5/16/2026	402	387	+ 3.9%
5/23/2026	395	438	- 9.8%
<b>5/30/2026</b>	<b>295</b>	<b>327</b>	<b>- 9.8%</b>
3-Month Total	5,255	4,929	+ 6.6%

## Historical New Listing Activity



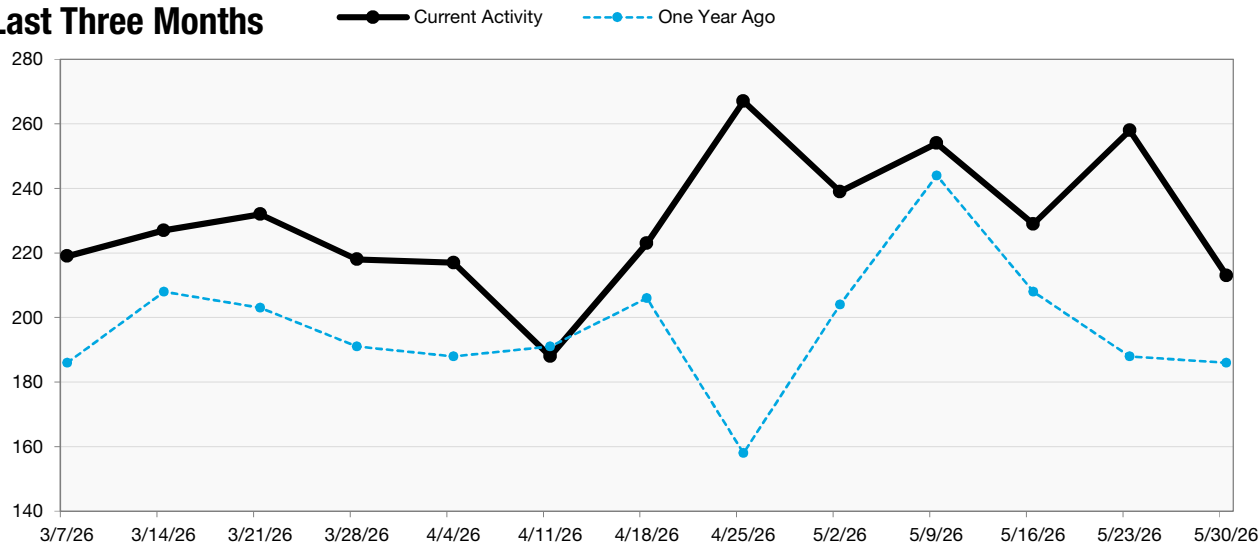
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# Pending Sales

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.

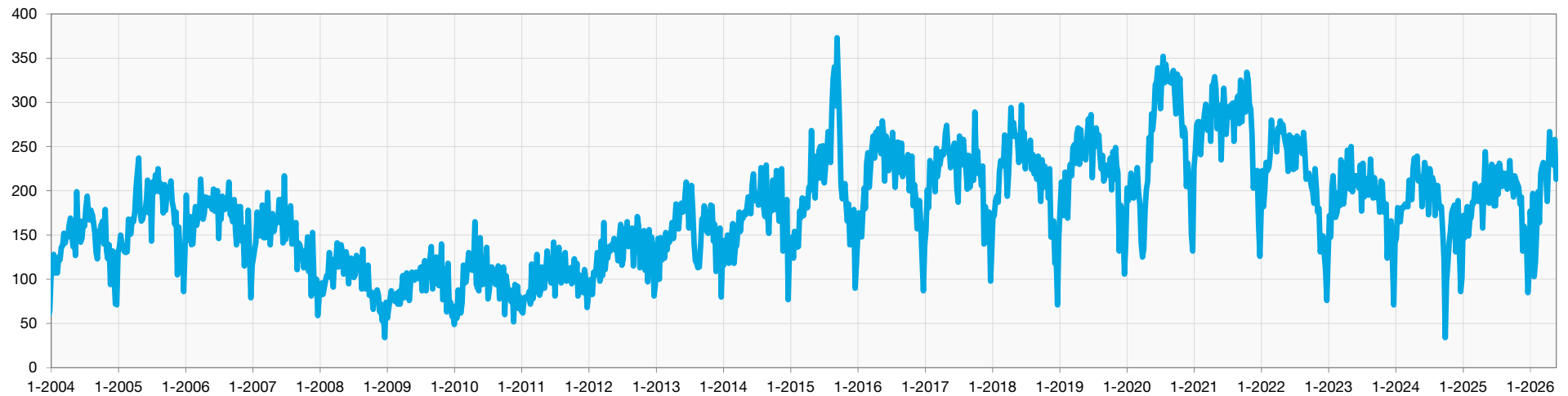


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	219	186	+ 17.7%
3/14/2026	227	208	+ 9.1%
3/21/2026	232	203	+ 14.3%
3/28/2026	218	191	+ 14.1%
4/4/2026	217	188	+ 15.4%
4/11/2026	188	191	- 1.6%
4/18/2026	223	206	+ 8.3%
4/25/2026	267	158	+ 69.0%
5/2/2026	239	204	+ 17.2%
5/9/2026	254	244	+ 4.1%
5/16/2026	229	208	+ 10.1%
5/23/2026	258	188	+ 37.2%
<b>5/30/2026</b>	<b>213</b>	<b>186</b>	<b>+ 14.5%</b>
3-Month Total	2,984	2,561	+ 16.5%

## Historical Pending Sales Activity



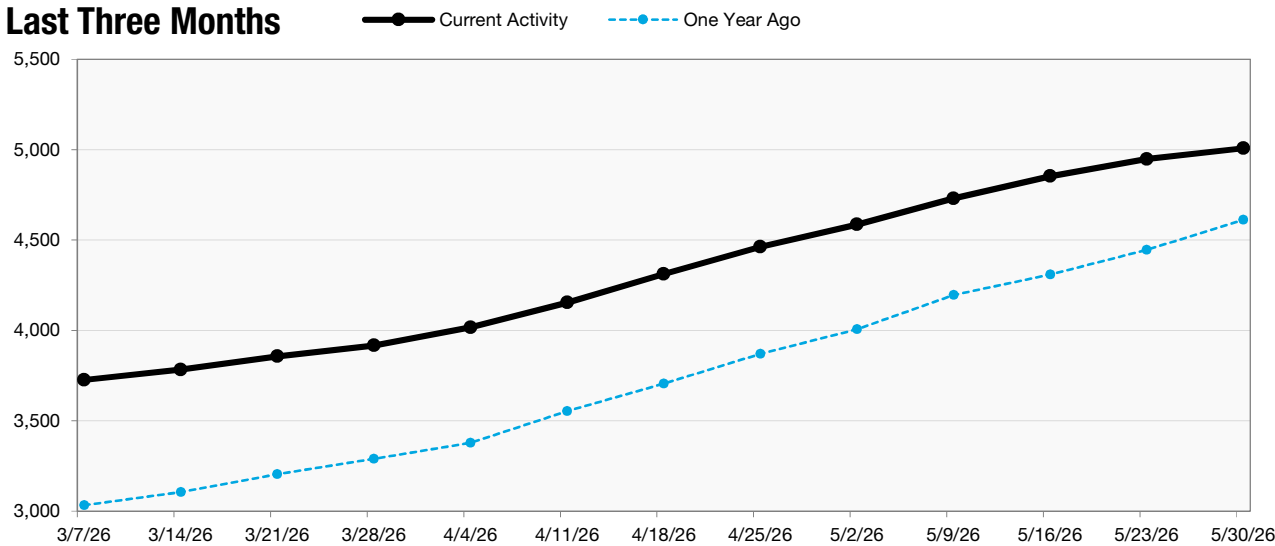
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes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

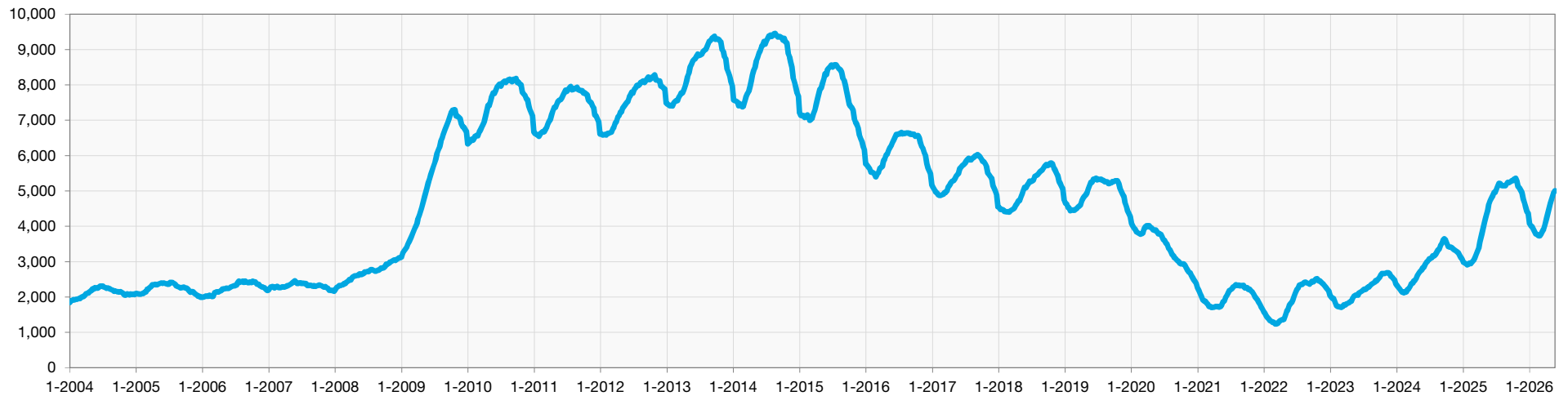


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	3,726	3,033	+ 22.8%
3/14/2026	3,783	3,105	+ 21.8%
3/21/2026	3,857	3,204	+ 20.4%
3/28/2026	3,917	3,289	+ 19.1%
4/4/2026	4,017	3,379	+ 18.9%
4/11/2026	4,154	3,553	+ 16.9%
4/18/2026	4,312	3,706	+ 16.4%
4/25/2026	4,462	3,871	+ 15.3%
5/2/2026	4,586	4,007	+ 14.4%
5/9/2026	4,731	4,196	+ 12.8%
5/16/2026	4,854	4,310	+ 12.6%
5/23/2026	4,948	4,446	+ 11.3%
<b>5/30/2026</b>	<b>5,008</b>	<b>4,612</b>	<b>+ 8.6%</b>
3-Month Avg	4,335	3,747	+ 15.7%

## Historical Inventory Activity



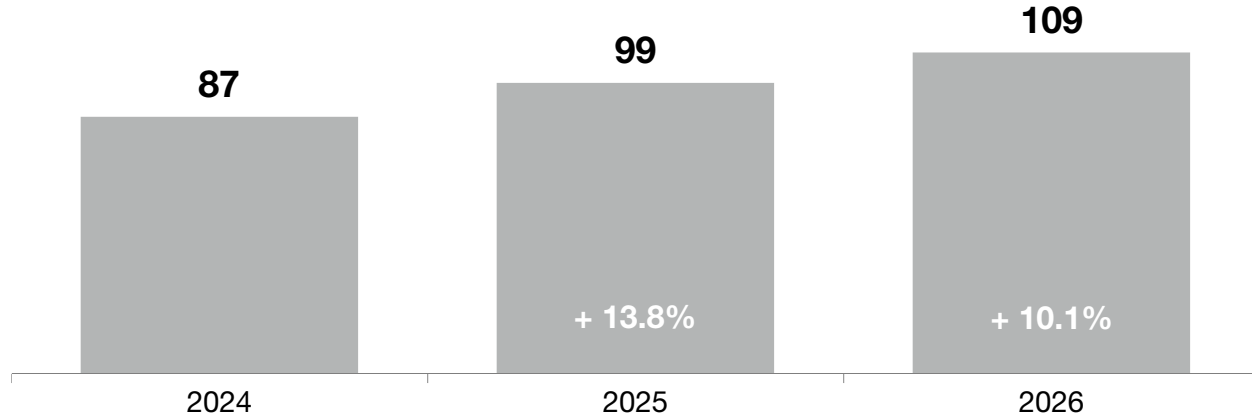
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# List to Close

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

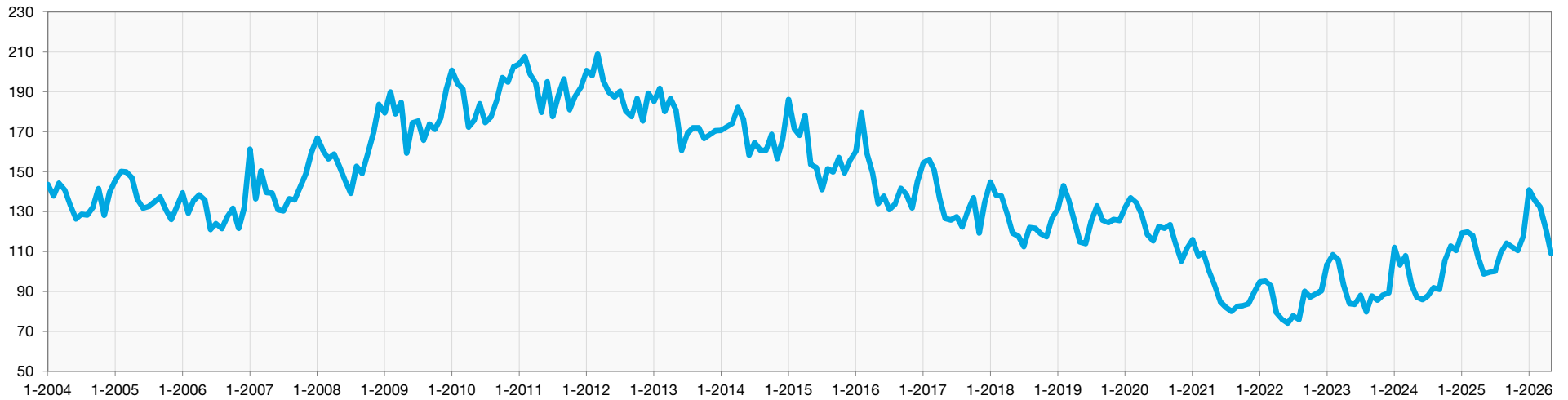


## May



Month	Current Activity	One Year Previous	+ / -
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	141	119	+ 18.5%
February 2026	136	120	+ 13.3%
March 2026	132	118	+ 11.9%
April 2026	121	107	+ 13.1%
<b>May 2026</b>	<b>109</b>	<b>99</b>	<b>+ 10.1%</b>
12-Month Avg	117	104	+ 12.5%

## Historical List to Close



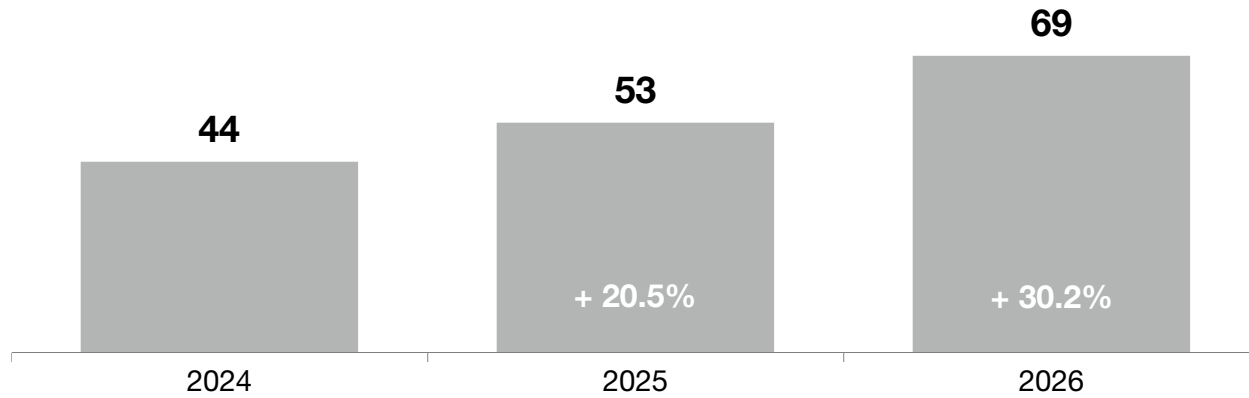
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# Days on Market



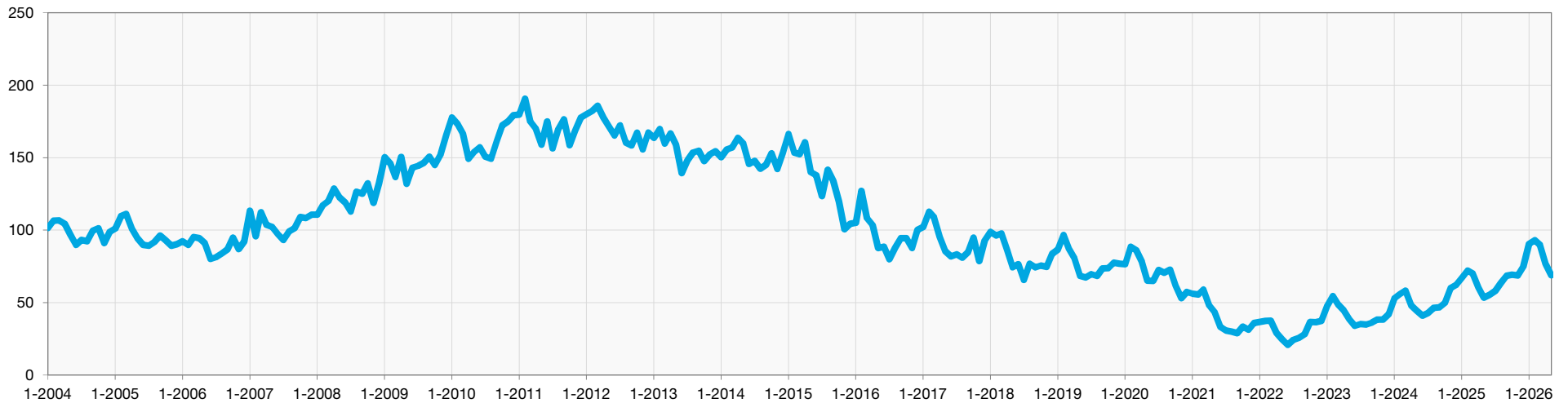
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## May



Month	Current Activity	One Year Previous	+/-
June 2025	55	41	+ 34.1%
July 2025	58	43	+ 34.9%
August 2025	64	46	+ 39.1%
September 2025	69	47	+ 46.8%
October 2025	69	50	+ 38.0%
November 2025	69	60	+ 15.0%
December 2025	75	62	+ 21.0%
January 2026	91	67	+ 35.8%
February 2026	93	72	+ 29.2%
March 2026	90	70	+ 28.6%
April 2026	77	60	+ 28.3%
<b>May 2026</b>	<b>69</b>	<b>53</b>	<b>+ 30.2%</b>
12-Month Avg	72	55	+ 30.9%

## Historical Days on Market



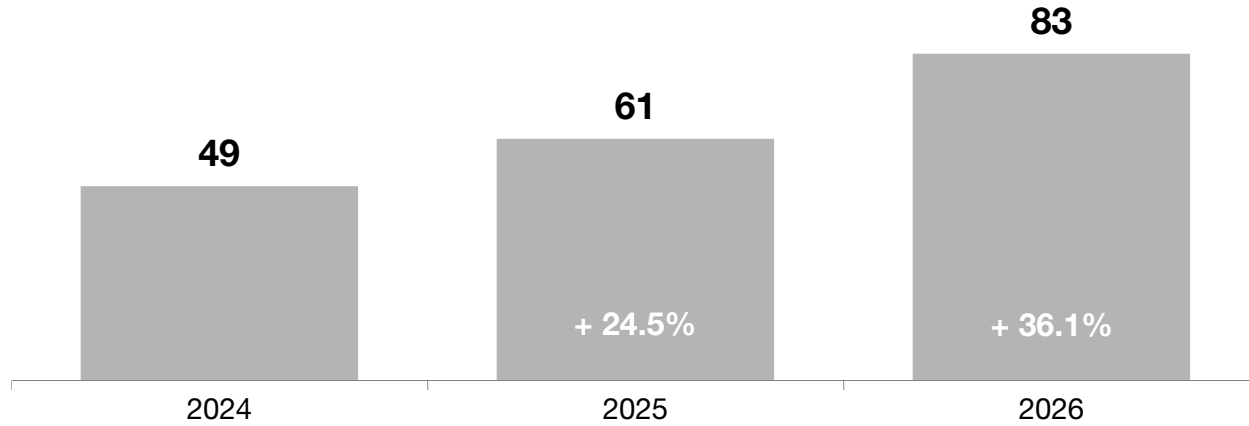
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# Cumulative Days on Market



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.

## May



Month	Current Activity	One Year Previous	+/-
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	104	75	+ 38.7%
February 2026	109	78	+ 39.7%
March 2026	109	80	+ 36.3%
April 2026	87	70	+ 24.3%
<b>May 2026</b>	<b>83</b>	<b>61</b>	<b>+ 36.1%</b>
12-Month Avg	83	62	+ 33.9%

## Historical Cumulative Days on Market



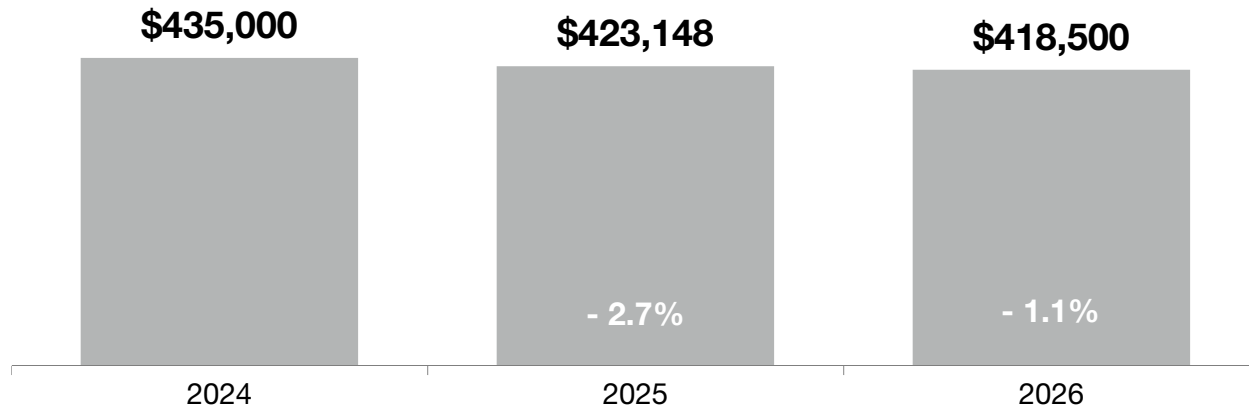
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# Median Sales Price

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

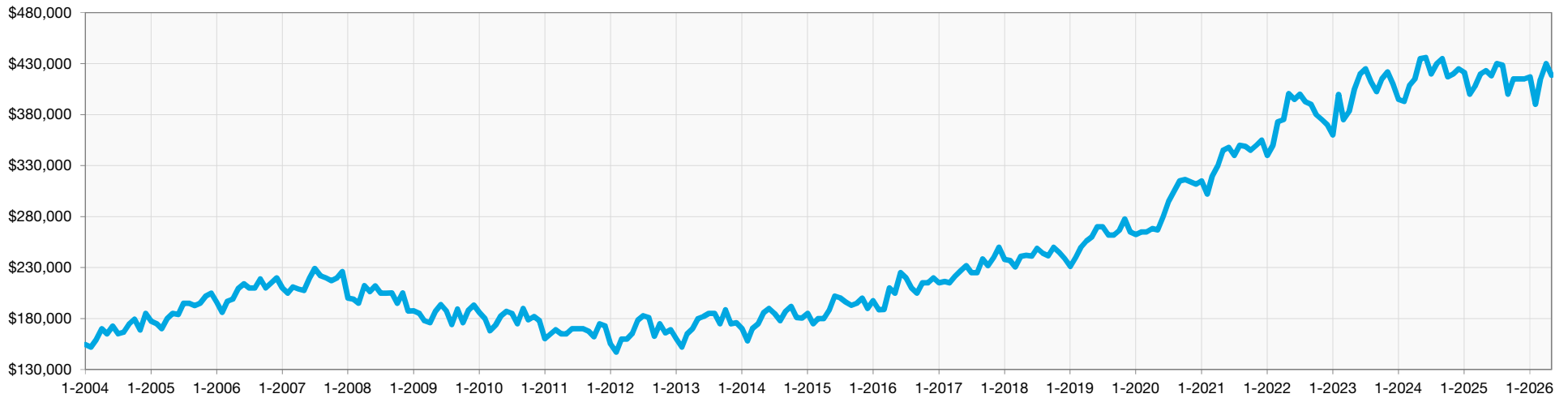


## May



Month	Current Activity	One Year Previous	+ / -
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	\$417,000	\$421,375	- 1.0%
February 2026	\$390,200	\$400,000	- 2.5%
March 2026	\$414,500	\$407,995	+ 1.6%
April 2026	\$430,000	\$420,000	+ 2.4%
<b>May 2026</b>	<b>\$418,500</b>	<b>\$423,148</b>	<b>- 1.1%</b>
12-Month Avg	\$415,000	\$422,500	- 1.8%

## Historical Median Sales Price



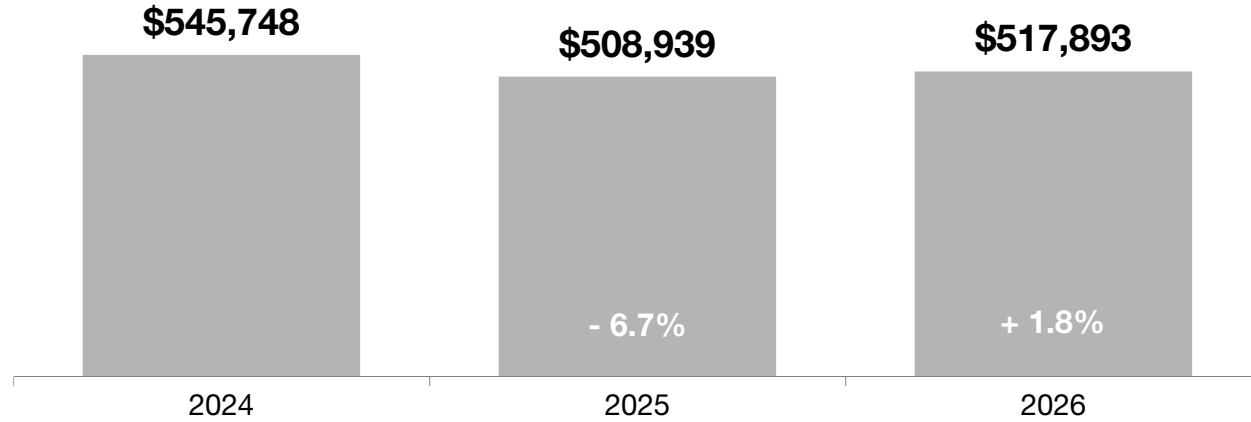
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# Average Sales Price

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

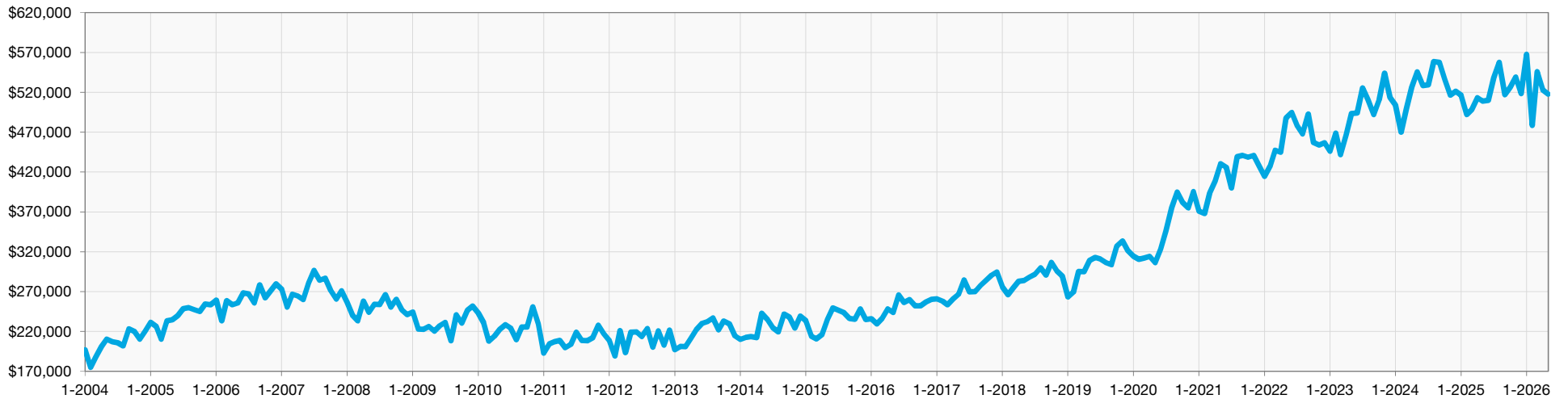


## May



Month	Current Activity	One Year Previous	+ / -
June 2025	\$509,855	\$528,454	- 3.5%
July 2025	\$538,309	\$529,424	+ 1.7%
August 2025	\$557,568	\$558,737	- 0.2%
September 2025	\$517,225	\$557,619	- 7.2%
October 2025	\$526,492	\$537,048	- 2.0%
November 2025	\$539,161	\$516,321	+ 4.4%
December 2025	\$518,398	\$521,346	- 0.6%
January 2026	\$567,631	\$516,621	+ 9.9%
February 2026	\$478,596	\$492,009	- 2.7%
March 2026	\$545,970	\$498,391	+ 9.5%
April 2026	\$523,055	\$513,064	+ 1.9%
<b>May 2026</b>	<b>\$517,893</b>	<b>\$508,939</b>	<b>+ 1.8%</b>
12-Month Avg	\$528,652	\$524,463	+ 0.8%

## Historical Average Sales Price



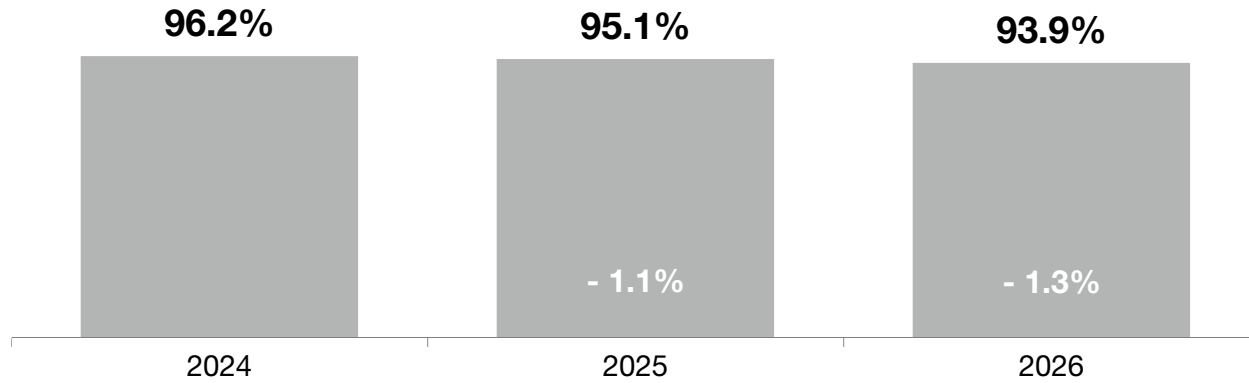
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# Percent of Original List Price Received



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.

## May



Month	Current Activity	One Year Previous	+ / -
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	91.0%	93.9%	- 3.1%
February 2026	91.5%	92.9%	- 1.5%
March 2026	92.7%	94.5%	- 1.9%
April 2026	93.8%	95.2%	- 1.5%
<b>May 2026</b>	<b>93.9%</b>	<b>95.1%</b>	<b>- 1.3%</b>
12-Month Avg	92.5%	94.5%	- 2.1%

## Historical Percent of Original List Price Received



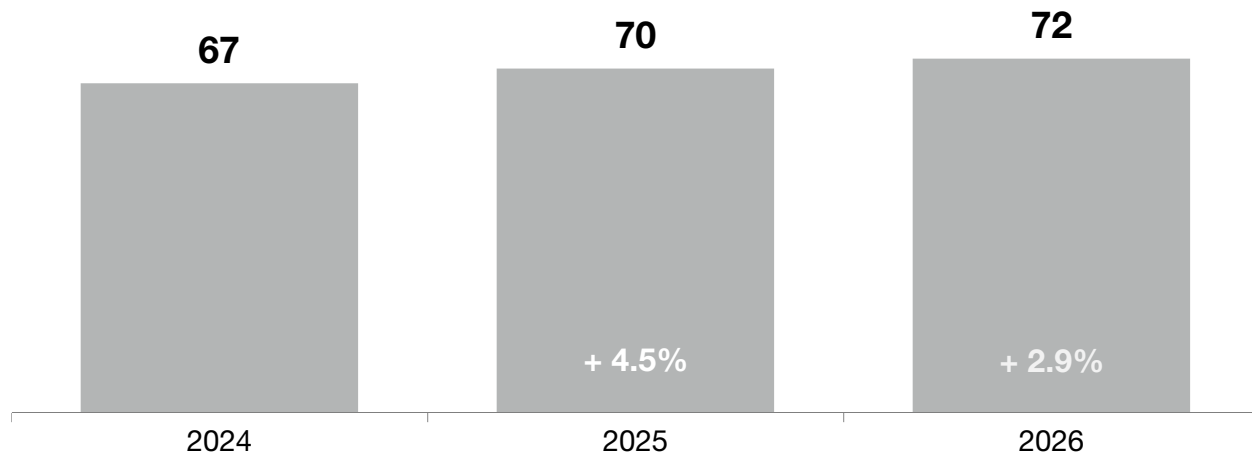
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# Housing Affordability Index



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.**

May



Month	Current Activity	One Year Previous	+ / -
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	76	69	+ 10.1%
February 2026	82	74	+ 10.8%
March 2026	74	74	0.0%
April 2026	72	71	+ 1.4%
<b>May 2026</b>	<b>72</b>	<b>70</b>	<b>+ 2.9%</b>
12-Month Avg	74	71	+ 4.0%

## Historical Housing Affordability Index



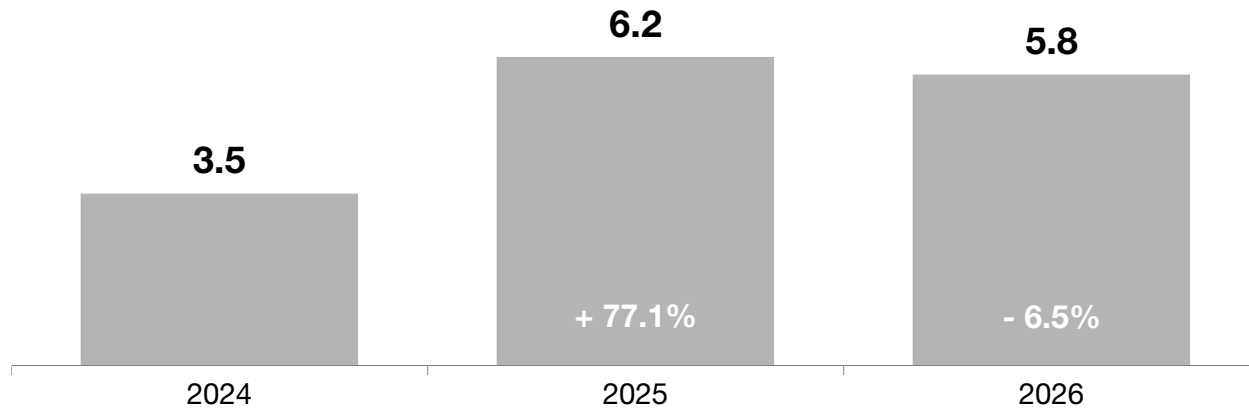
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# Months Supply of Homes for Sale

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.

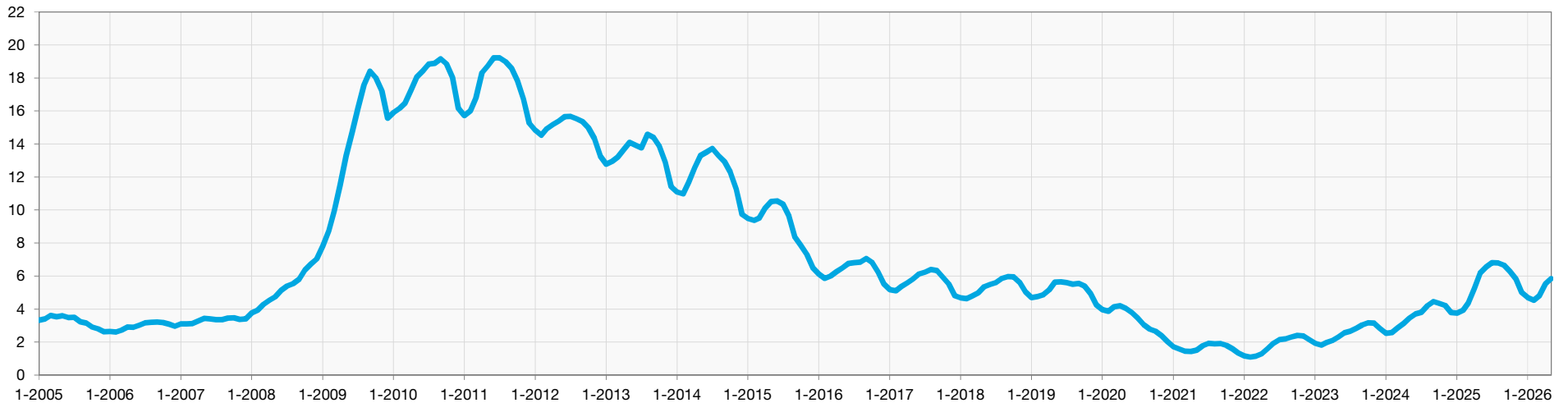


## May



Month	Current Activity	One Year Previous	+ / -
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	5.0	3.8	+ 31.6%
January 2026	4.7	3.8	+ 23.7%
February 2026	4.5	3.9	+ 15.4%
March 2026	4.8	4.4	+ 9.1%
April 2026	5.5	5.2	+ 5.8%
<b>May 2026</b>	<b>5.8</b>	<b>6.2</b>	<b>- 6.5%</b>
12-Month Avg	5.8	4.3	+ 34.9%

## 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.