Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending July 4, 2026

Data current as of July 13, 2026

A new report from Realtor.com found that new construction homes are more likely to sell below list price than existing homes. Condos and townhomes are also more likely to sell below list price than single-family homes. As of March 2026, the average single-family home sold for 99.2% of its final list price, while the average condo sold for 97.9% of its final list price.

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

- New Listings decreased 8.7% to 306
- Pending Sales increased 26.2% to 231
- Inventory increased 6.6% to 5,292

For the month of June:

- Median Sales Price increased 4.0% to $434,860
- List to Close increased 6.0% to 106
- Percent of Original List Price Received decreased 0.4% to 93.9%
- Months Supply of Homes for Sale decreased 6.2% to 6.1

Quick Facts

- 8.7%	+ 26.2%	+ 6.6%
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

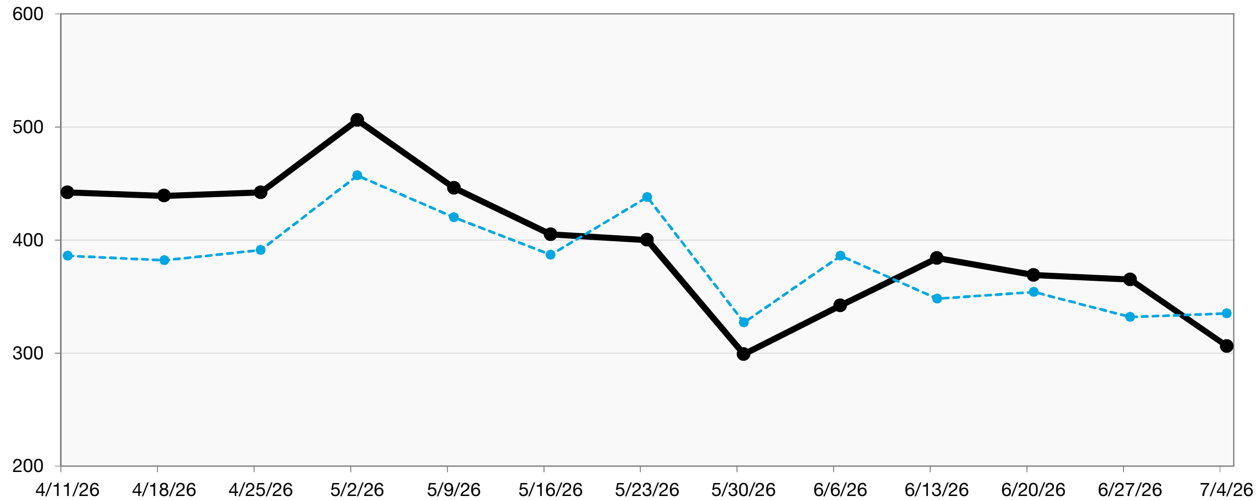
Metrics by Month

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

New Listings

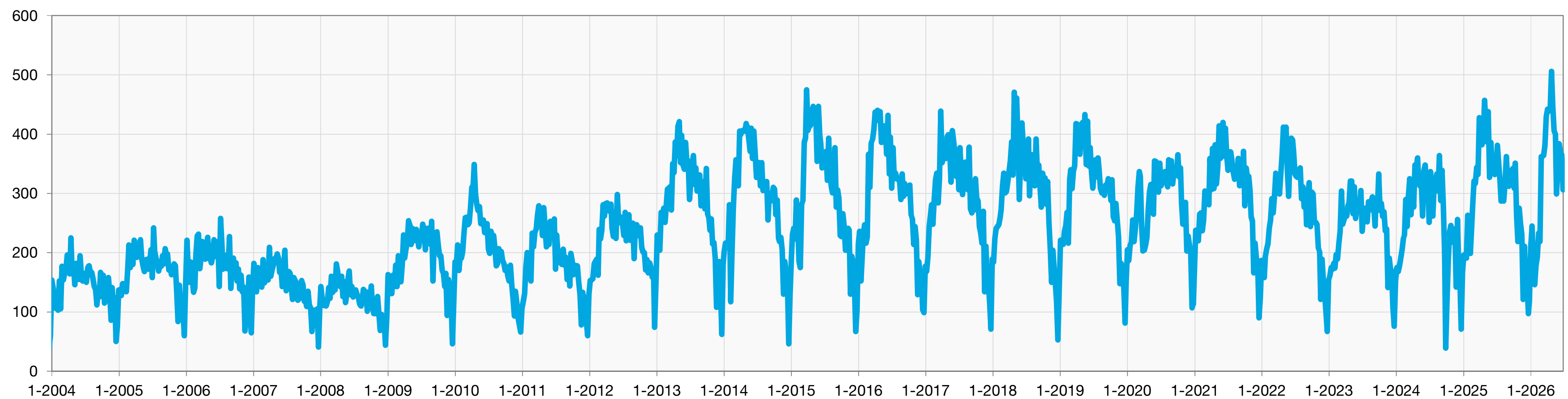
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/11/2026	442	386	+ 14.5%
4/18/2026	439	382	+ 14.9%
4/25/2026	442	391	+ 13.0%
5/2/2026	506	457	+ 10.7%
5/9/2026	446	420	+ 6.2%
5/16/2026	405	387	+ 4.7%
5/23/2026	400	438	- 8.7%
5/30/2026	299	327	- 8.6%
6/6/2026	342	386	- 11.4%
6/13/2026	384	348	+ 10.3%
6/20/2026	369	354	+ 4.2%
6/27/2026	365	332	+ 9.9%
7/4/2026	**306**	**335**	**- 8.7%**
3-Month Total	5,145	4,943	+ 4.1%

Historical New Listing Activity



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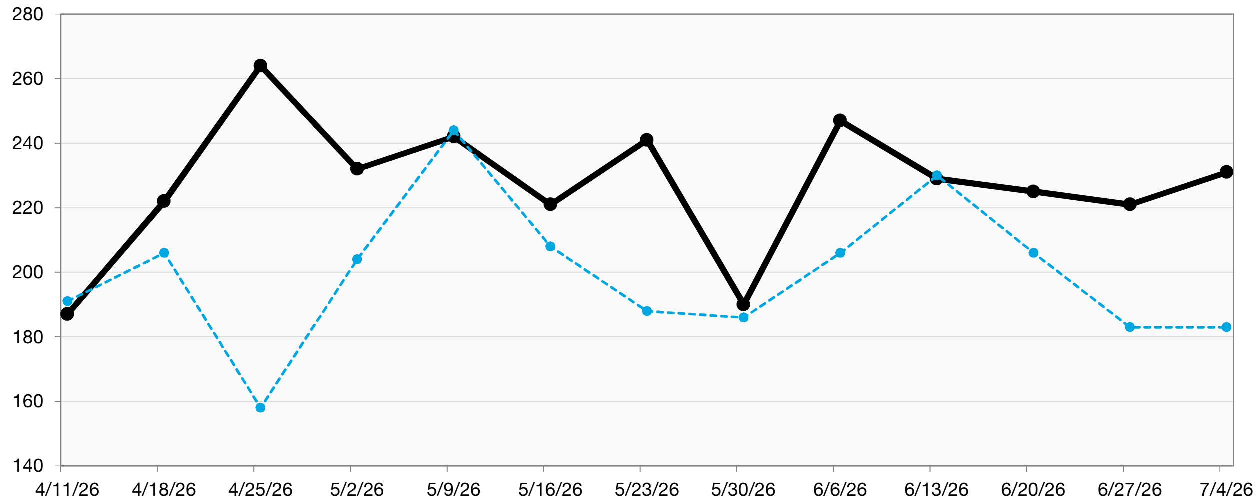
Pending Sales

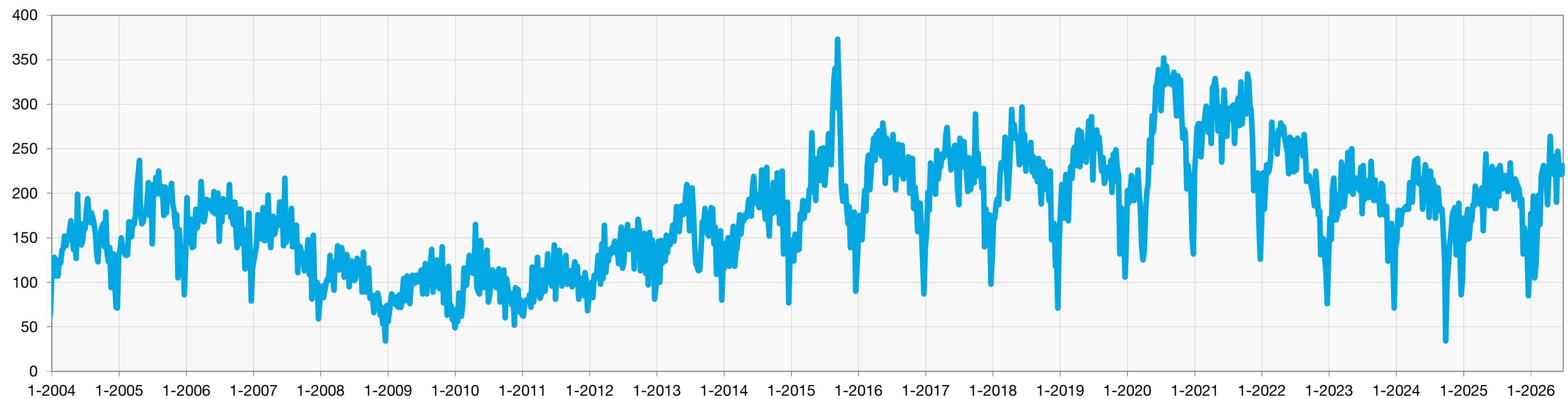
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/11/2026	187	191	- 2.1%
4/18/2026	222	206	+ 7.8%
4/25/2026	264	158	+ 67.1%
5/2/2026	232	204	+ 13.7%
5/9/2026	242	244	- 0.8%
5/16/2026	221	208	+ 6.3%
5/23/2026	241	188	+ 28.2%
5/30/2026	190	186	+ 2.2%
6/6/2026	247	206	+ 19.9%
6/13/2026	229	230	- 0.4%
6/20/2026	225	206	+ 9.2%
6/27/2026	221	183	+ 20.8%
7/4/2026	**231**	**183**	**+ 26.2%**
3-Month Total	2,952	2,593	+ 13.8%

Historical Pending Sales Activity

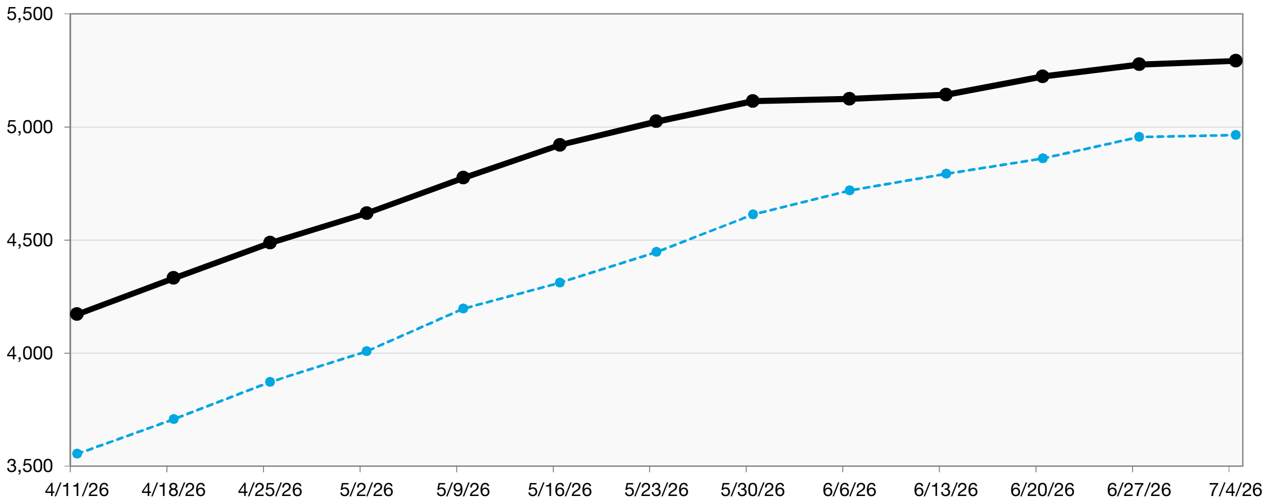


CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly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

Inventory of Homes for Sale

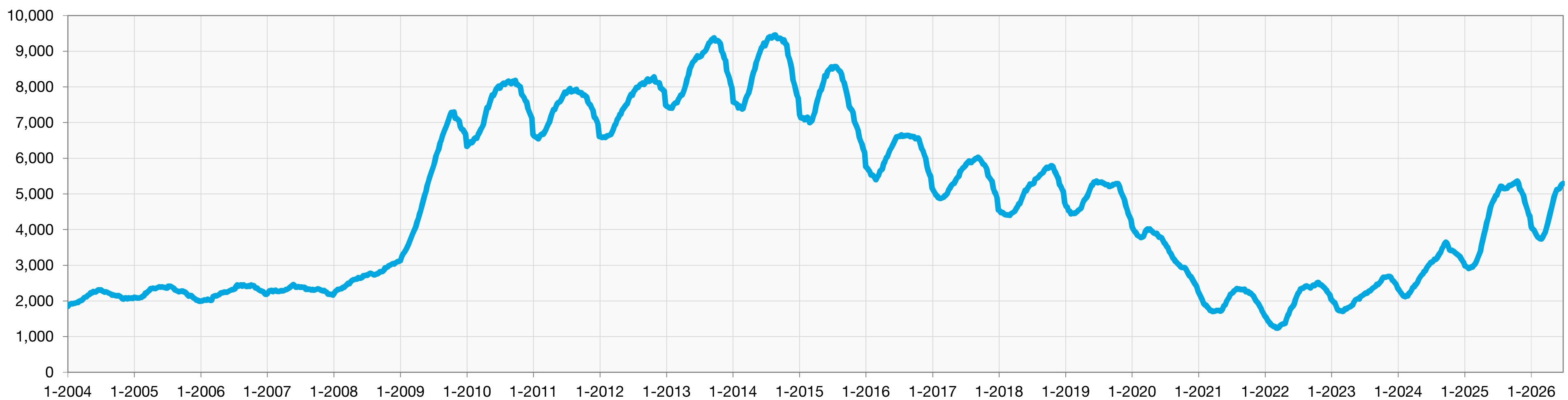
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/11/2026	4,171	3,554	+ 17.4%
4/18/2026	4,331	3,707	+ 16.8%
4/25/2026	4,487	3,872	+ 15.9%
5/2/2026	4,618	4,008	+ 15.2%
5/9/2026	4,775	4,197	+ 13.8%
5/16/2026	4,920	4,311	+ 14.1%
5/23/2026	5,024	4,447	+ 13.0%
5/30/2026	5,114	4,613	+ 10.9%
6/6/2026	5,124	4,719	+ 8.6%
6/13/2026	5,142	4,793	+ 7.3%
6/20/2026	5,223	4,861	+ 7.4%
6/27/2026	5,276	4,956	+ 6.5%
7/4/2026	**5,292**	**4,964**	**+ 6.6%**
3-Month Avg	4,884	4,385	+ 11.4%

Historical Inventory Activity



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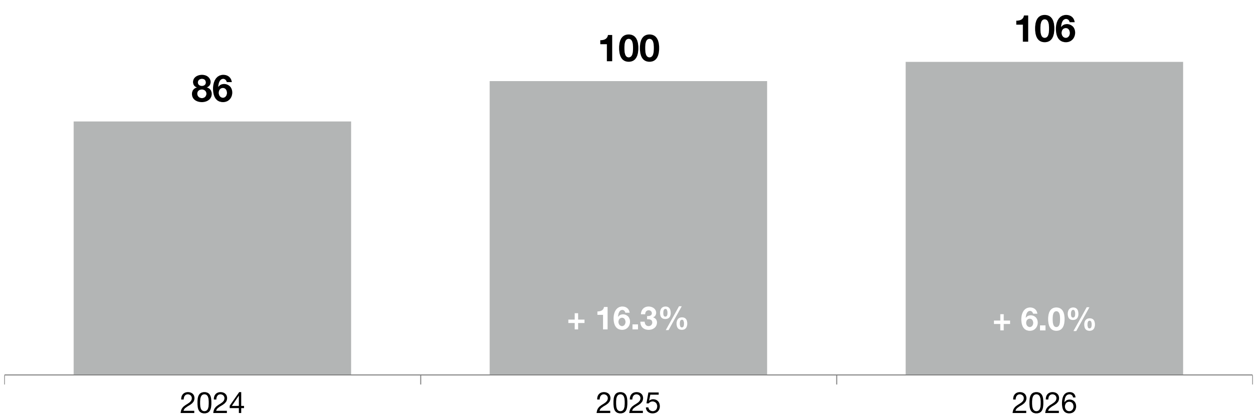
List to Close

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

June



Month	Current Activity	One Year Previous	+ / –
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	117	110	+ 6.4%
January 2026	141	119	+ 18.5%
February 2026	136	120	+ 13.3%
March 2026	132	118	+ 11.9%
April 2026	121	107	+ 13.1%
May 2026	111	99	+ 12.1%
June 2026	**106**	**100**	**+ 6.0%**
12-Month Avg	118	105	+ 12.4%

Historical List to Close

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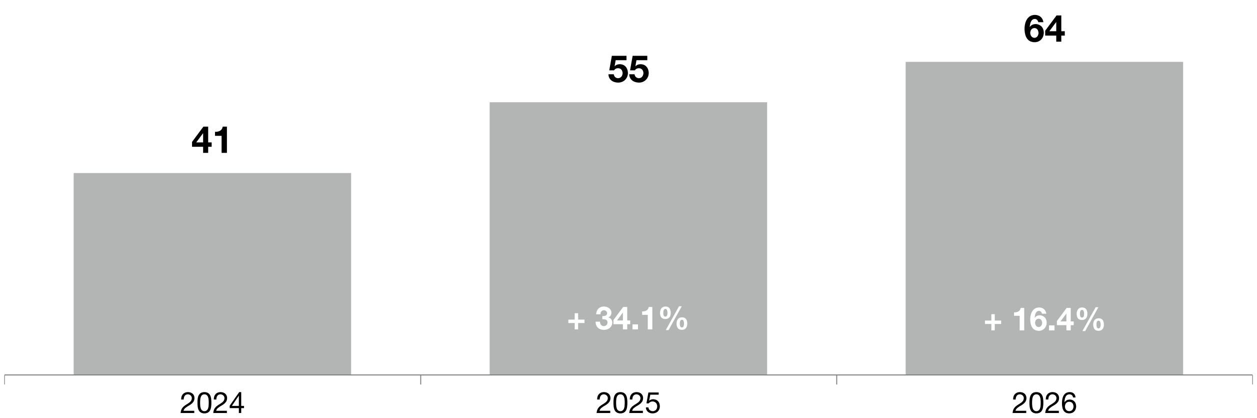
Days on Market

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.

June



Month	Current Activity	One Year Previous	+/-
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	74	62	+ 19.4%
January 2026	91	67	+ 35.8%
February 2026	93	72	+ 29.2%
March 2026	90	70	+ 28.6%
April 2026	76	60	+ 26.7%
May 2026	70	53	+ 32.1%
June 2026	**64**	**55**	**+ 16.4%**
12-Month Avg	72	56	+ 28.6%

Historical Days on Market

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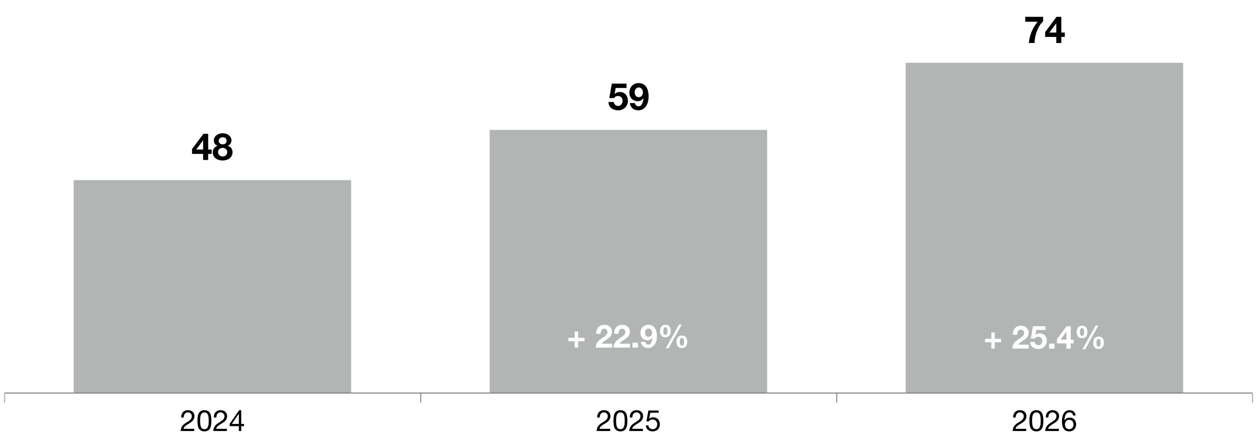
Cumulative Days on Market

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.

June



Month	Current Activity	One Year Previous	+/-
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%
May 2026	84	61	+ 37.7%
June 2026	**74**	**59**	**+ 25.4%**
12-Month Avg	84	63	+ 33.3%

Historical Cumulative Days on Market

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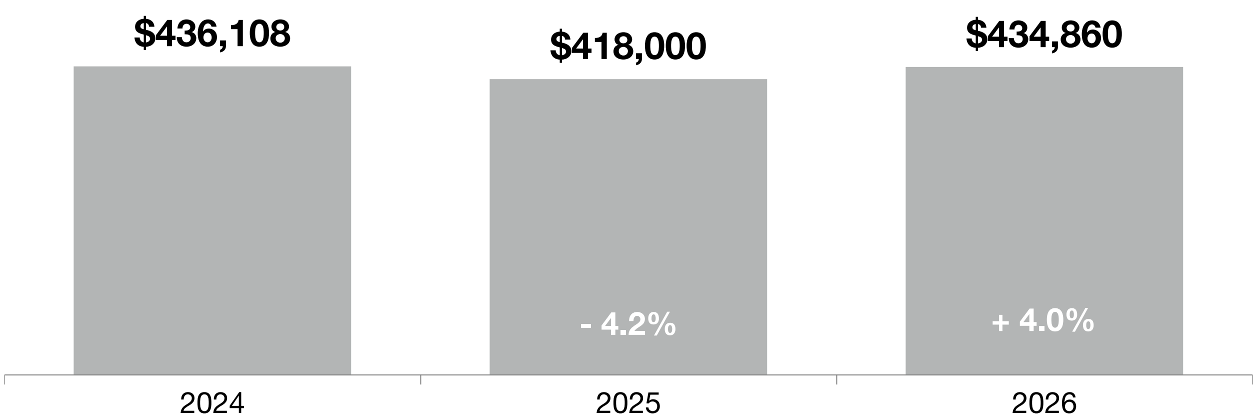
Median Sales Price

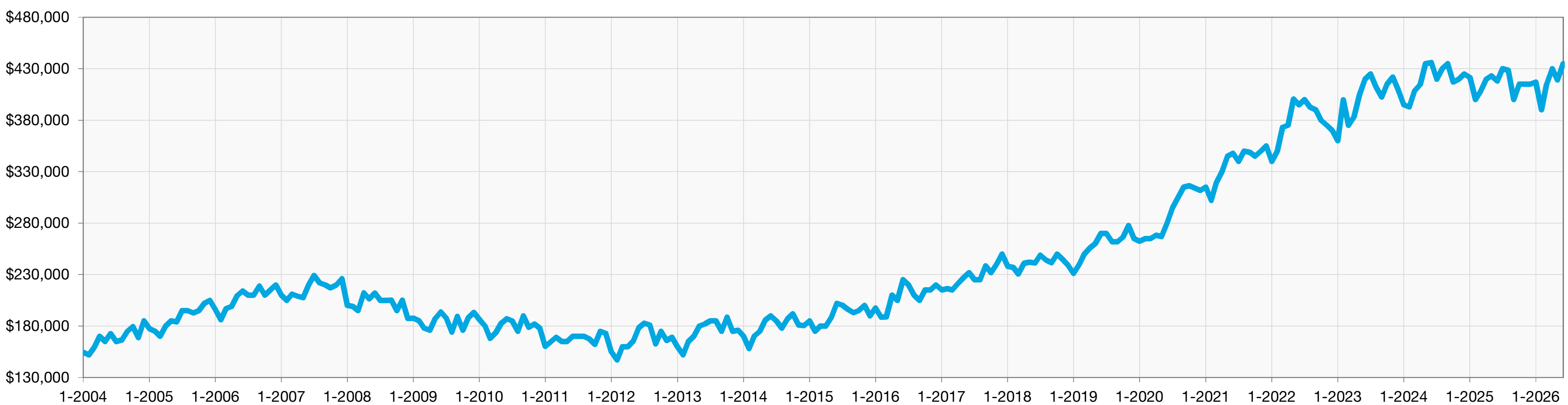
Median price point for all closed sales, not accounting for seller concessions, in a given month.

June



Month	Current Activity	One Year Previous	+ / –
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%
May 2026	$419,000	$423,148	- 1.0%
June 2026	**$434,860**	**$418,000**	**+ 4.0%**
12-Month Avg	$418,000	$422,500	- 1.1%

Historical Median Sales Price



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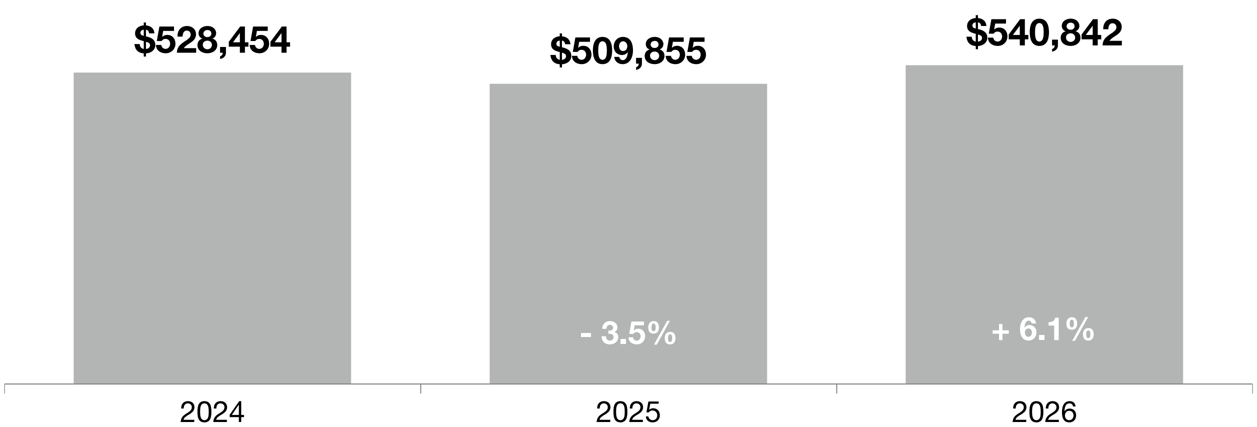
Average Sales Price

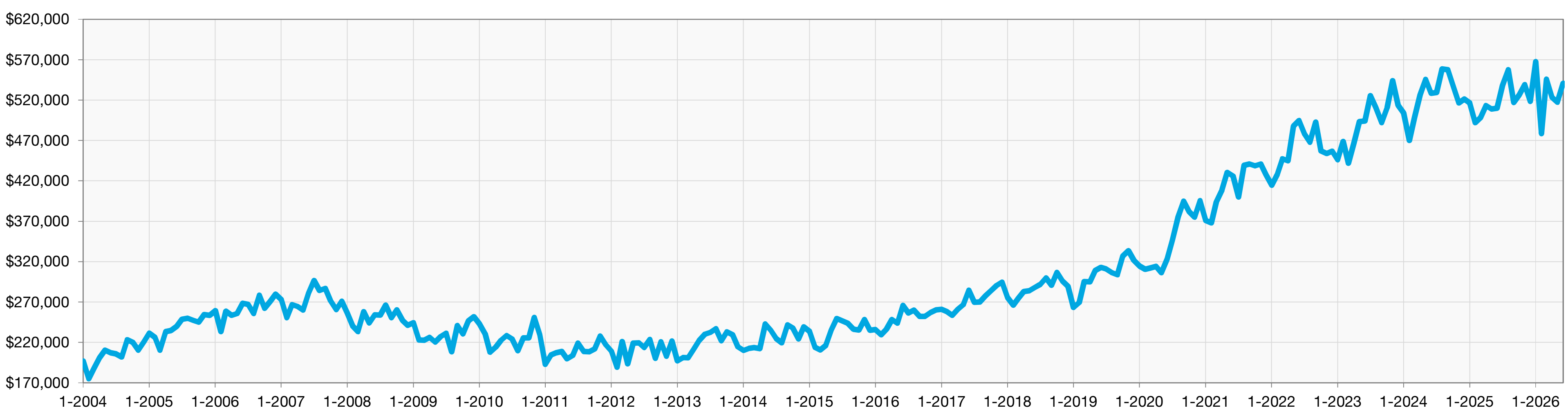
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

June



Month	Current Activity	One Year Previous	+ / –
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	$518,390	$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	$523,476	$513,064	+ 2.0%
May 2026	$517,401	$508,939	+ 1.7%
June 2026	**$540,842**	**$509,855**	**+ 6.1%**
12-Month Avg	$531,496	$524,463	+ 1.3%

Historical Average Sales Price



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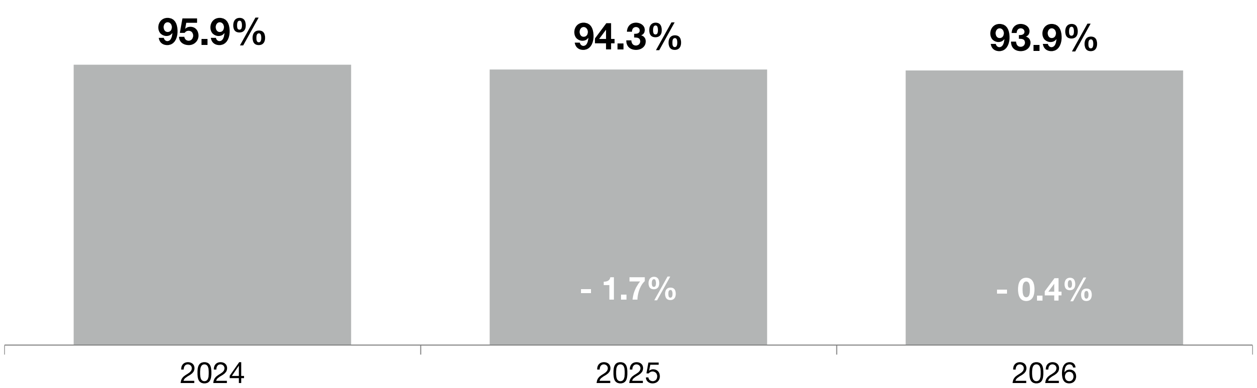
Percent of Original List Price Received

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.

June



Month	Current Activity	One Year Previous	+ / –
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%
May 2026	93.8%	95.1%	- 1.4%
June 2026	**93.9%**	**94.3%**	**- 0.4%**
12-Month Avg	92.5%	94.5%	- 2.1%

Historical Percent of Original List Price Received

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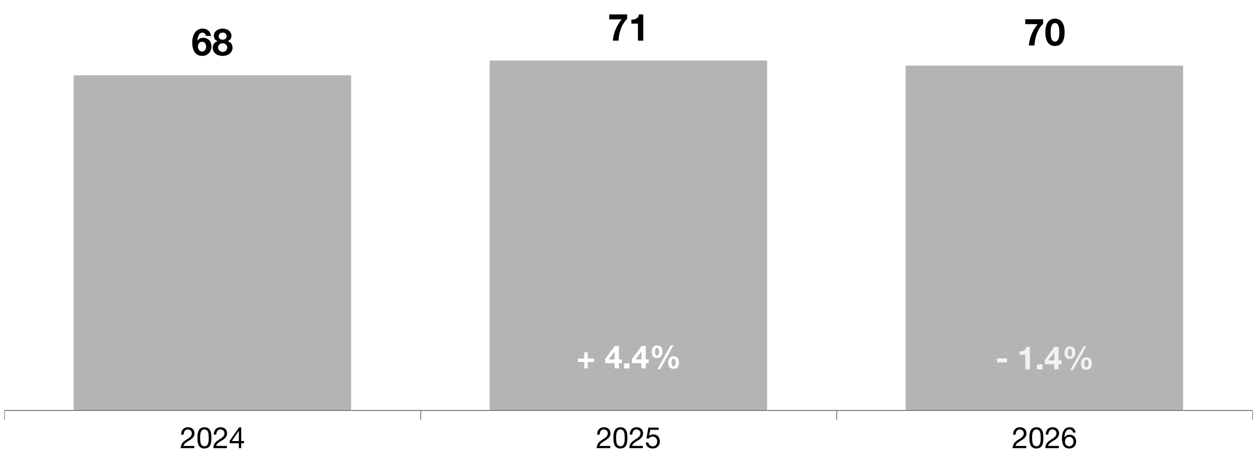
Housing Affordability Index

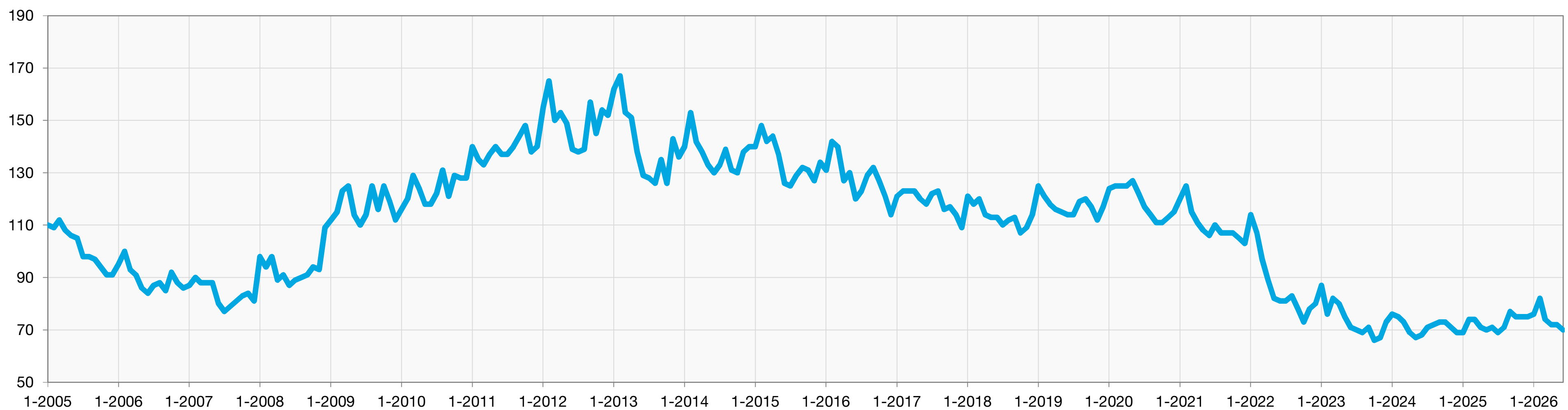
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

June



Month	Current Activity	One Year Previous	+ / –
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%
May 2026	72	70	+ 2.9%
June 2026	**70**	**71**	**- 1.4%**
12-Month Avg	74	72	+ 3.5%

Historical Housing Affordability Index



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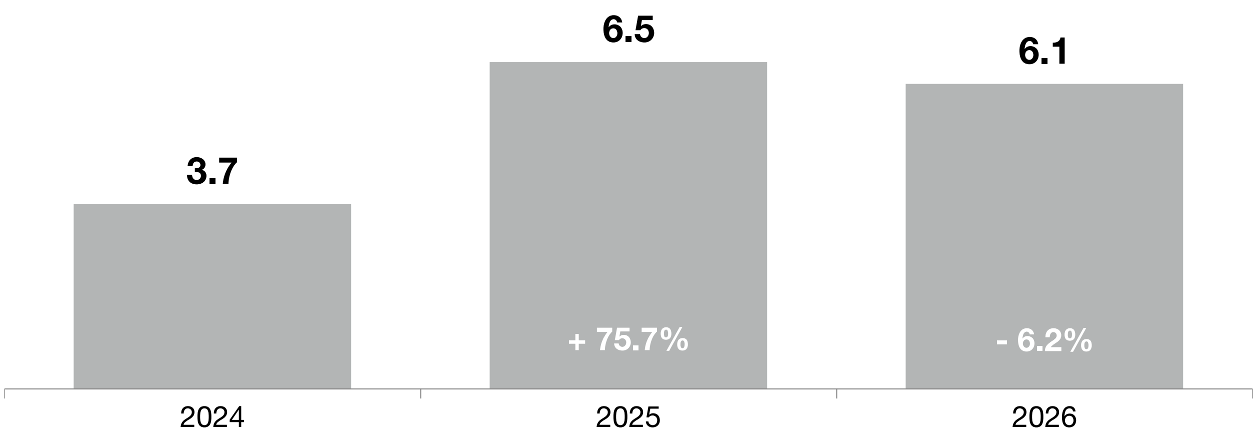
Months Supply of Homes for Sale

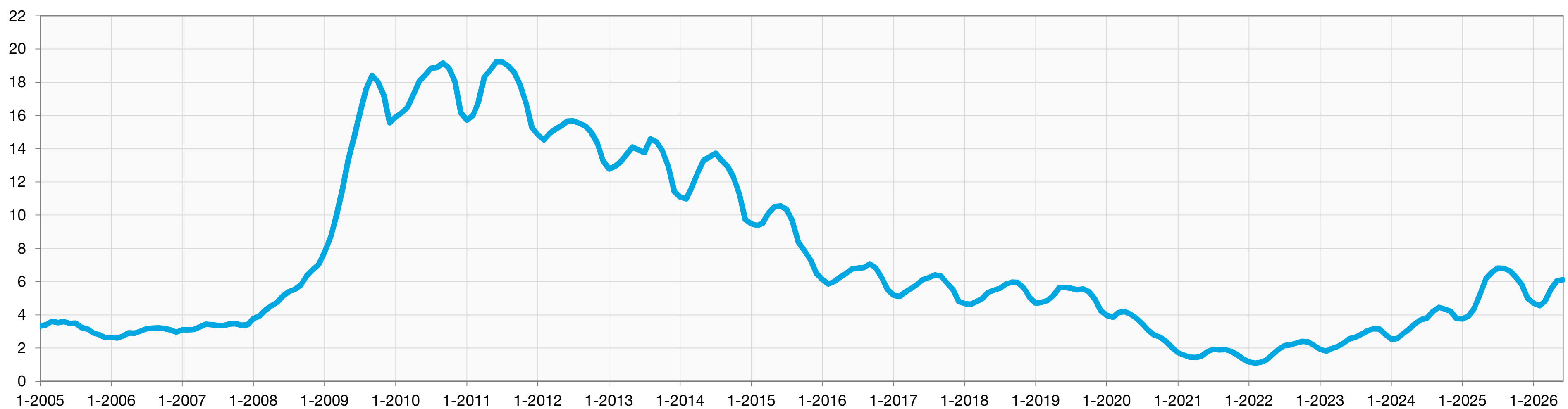
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Month	Current Activity	One Year Previous	+ / –
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	5.6	5.2	+ 7.7%
May 2026	6.1	6.2	- 1.6%
June 2026	**6.1**	**6.5**	**- 6.2%**
12-Month Avg	5.8	4.3	+ 34.9%

Historical Months Supply of Inventory



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