Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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canopy MLS

For Week Ending August 1, 2026

Data current as of August 10, 2026

Over the past four weeks, the U.S. real estate market entered a typical summer slowdown exacerbated by borrowing pressures as average 30-year fixed mortgage rates spiked to a high of 6.66%. Despite these elevated rates tightening buyer budgets, underlying demand held firm, with pending home sales marking an eighth consecutive month of year-over-year growth at the national level.

In the Asheville region, for the week ending August 1:

- New Listings increased 13.6% to 326
- Pending Sales increased 10.9% to 245
- Inventory increased 3.6% to 5,398

For the month of July:

- Median Sales Price decreased 1.2% to $425,000
- List to Close increased 10.0% to 110
- Percent of Original List Price Received remained flat at 93.1
- Months Supply of Homes for Sale decreased 7.4% to 6.3

Quick Facts

+ 13.6%	+ 10.9%	+ 3.6%
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

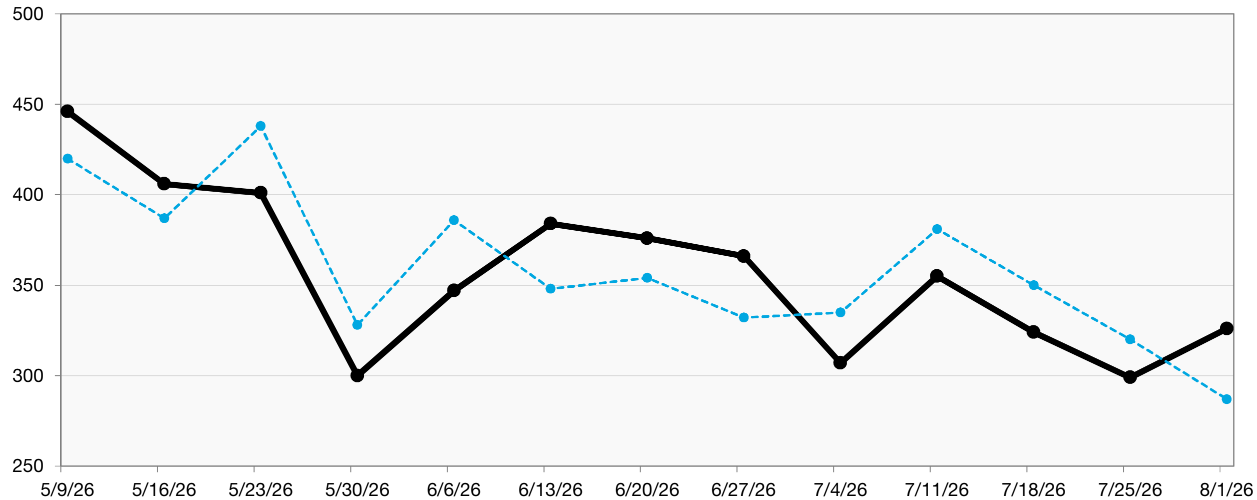
Metrics by Month

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

New Listings

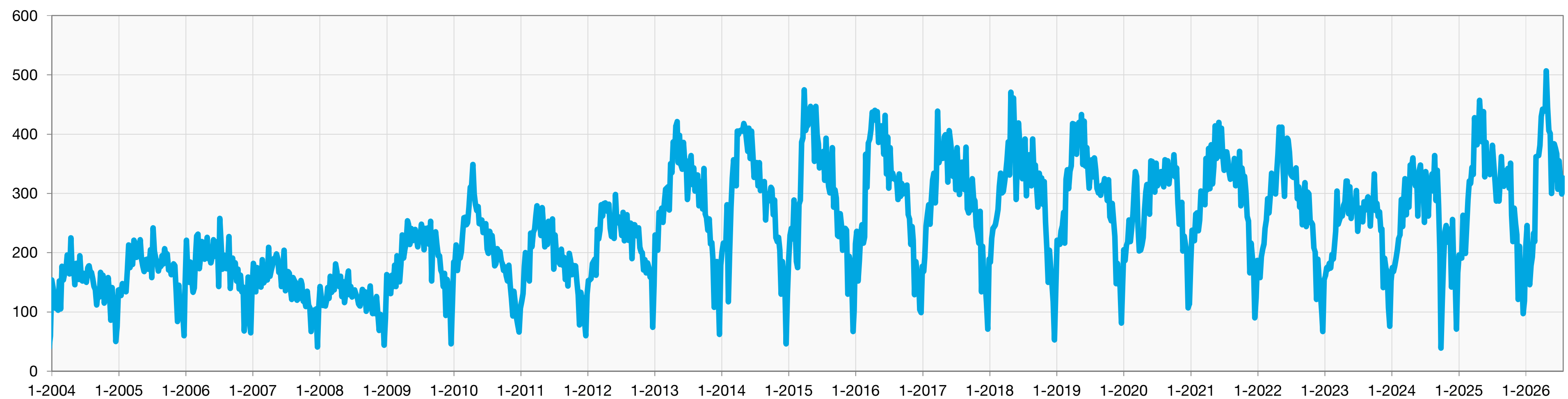
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
5/9/2026	446	420	+ 6.2%
5/16/2026	406	387	+ 4.9%
5/23/2026	401	438	- 8.4%
5/30/2026	300	328	- 8.5%
6/6/2026	347	386	- 10.1%
6/13/2026	384	348	+ 10.3%
6/20/2026	376	354	+ 6.2%
6/27/2026	366	332	+ 10.2%
7/4/2026	307	335	- 8.4%
7/11/2026	355	381	- 6.8%
7/18/2026	324	350	- 7.4%
7/25/2026	299	320	- 6.6%
8/1/2026	**326**	**287**	**+ 13.6%**
3-Month Total	4,637	4,666	- 0.6%

Historical New Listing Activity



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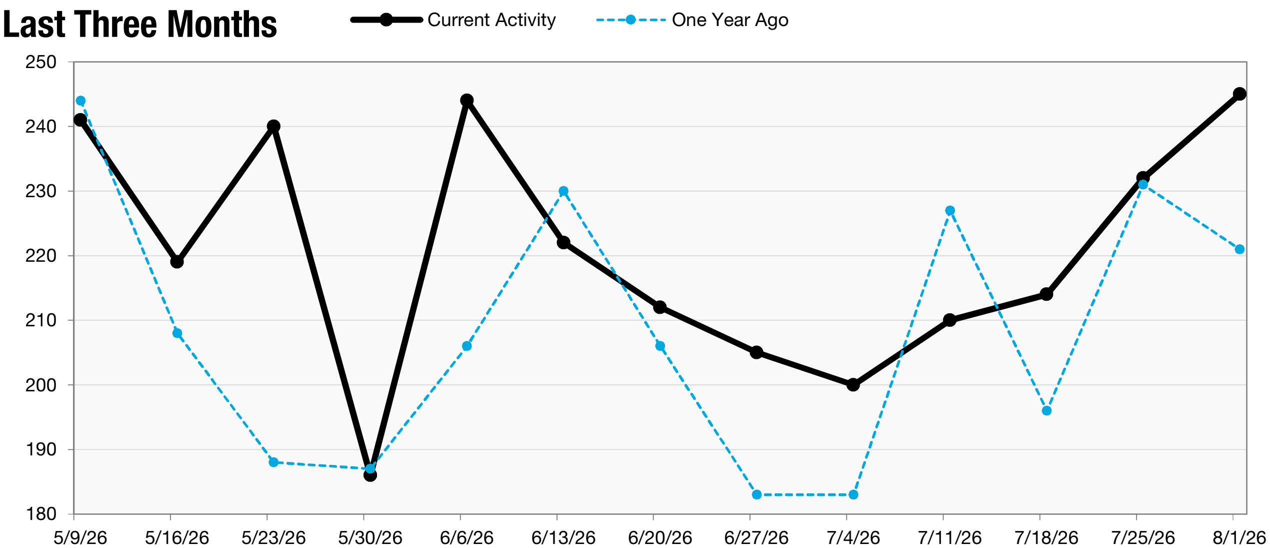
Pending Sales

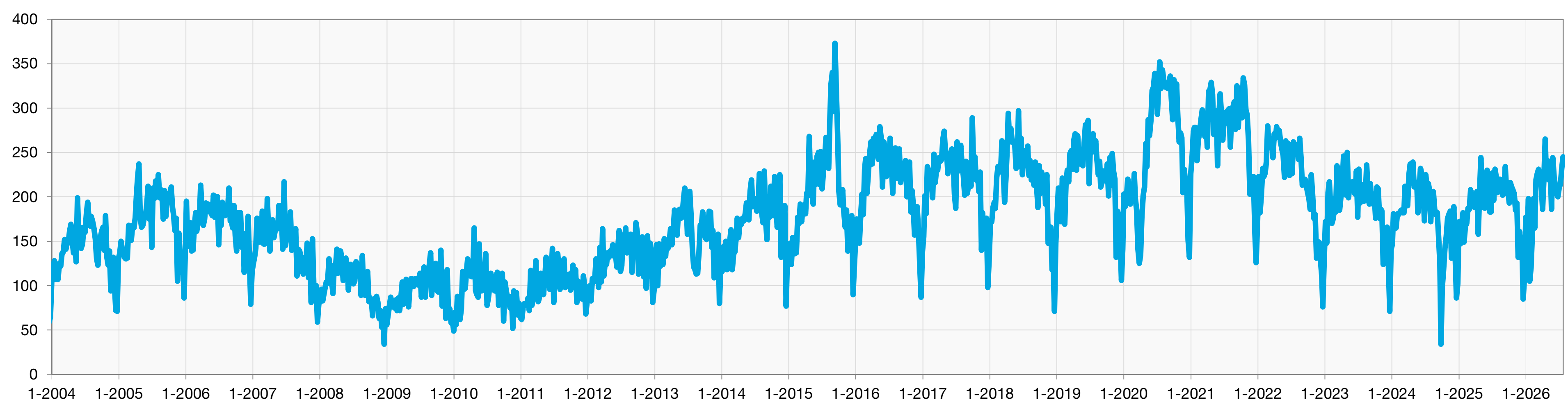
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
5/9/2026	241	244	- 1.2%
5/16/2026	219	208	+ 5.3%
5/23/2026	240	188	+ 27.7%
5/30/2026	186	187	- 0.5%
6/6/2026	244	206	+ 18.4%
6/13/2026	222	230	- 3.5%
6/20/2026	212	206	+ 2.9%
6/27/2026	205	183	+ 12.0%
7/4/2026	200	183	+ 9.3%
7/11/2026	210	227	- 7.5%
7/18/2026	214	196	+ 9.2%
7/25/2026	232	231	+ 0.4%
8/1/2026	**245**	**221**	**+ 10.9%**
3-Month Total	2,870	2,710	+ 5.9%

Historical Pending Sales Activity

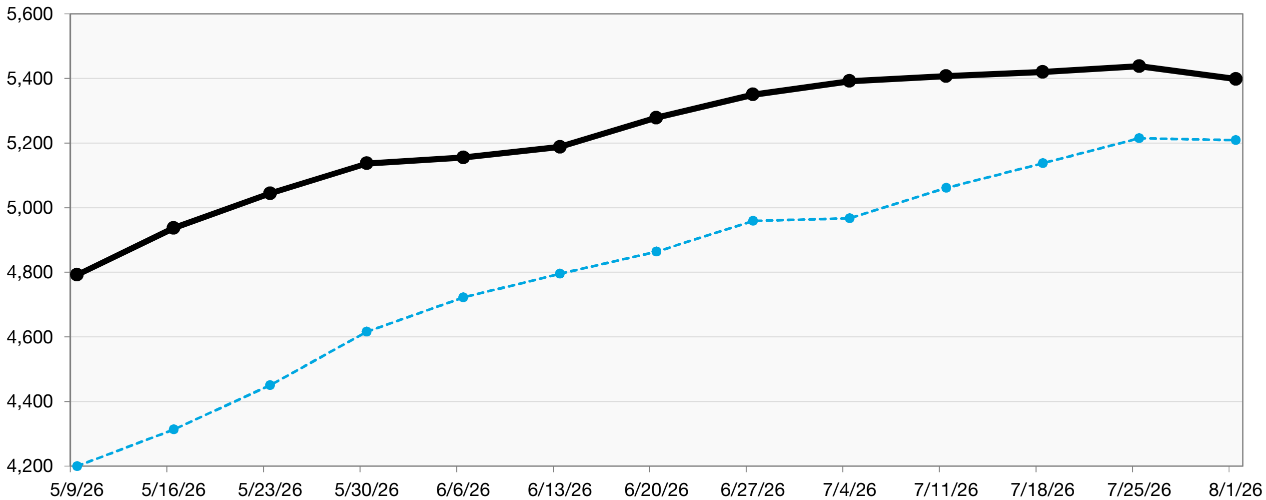


CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to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

Inventory of Homes for Sale

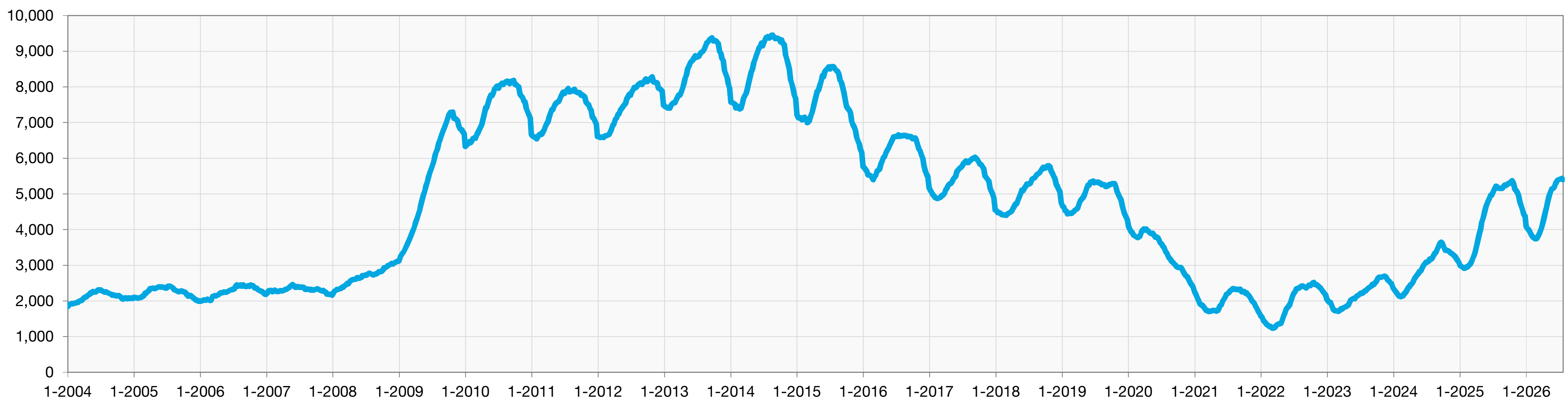
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
5/9/2026	4,792	4,200	+ 14.1%
5/16/2026	4,937	4,314	+ 14.4%
5/23/2026	5,044	4,450	+ 13.3%
5/30/2026	5,137	4,616	+ 11.3%
6/6/2026	5,155	4,722	+ 9.2%
6/13/2026	5,188	4,796	+ 8.2%
6/20/2026	5,278	4,864	+ 8.5%
6/27/2026	5,350	4,959	+ 7.9%
7/4/2026	5,392	4,967	+ 8.6%
7/11/2026	5,407	5,061	+ 6.8%
7/18/2026	5,420	5,138	+ 5.5%
7/25/2026	5,438	5,215	+ 4.3%
8/1/2026	**5,398**	**5,209**	**+ 3.6%**
3-Month Avg	5,226	4,809	+ 8.7%

Historical Inventory Activity



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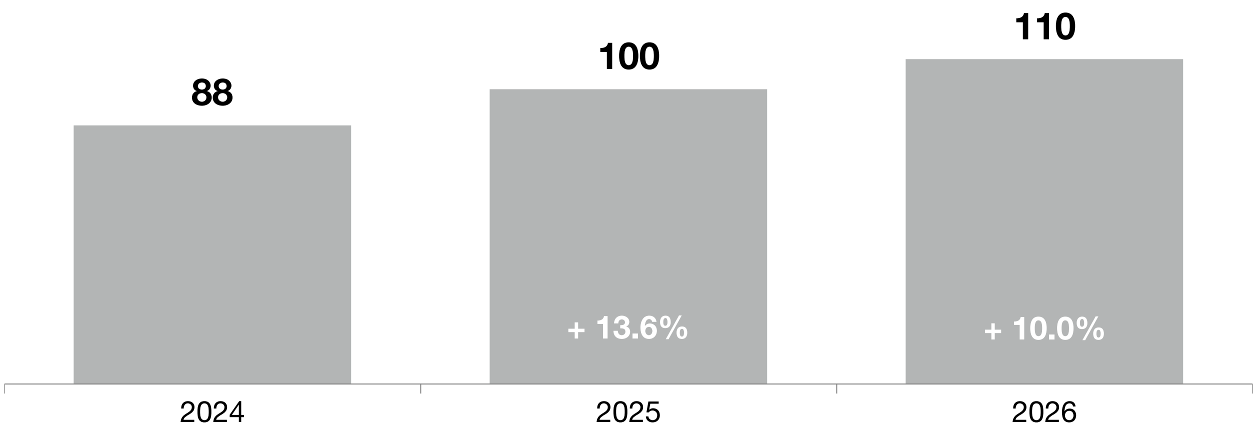
List to Close

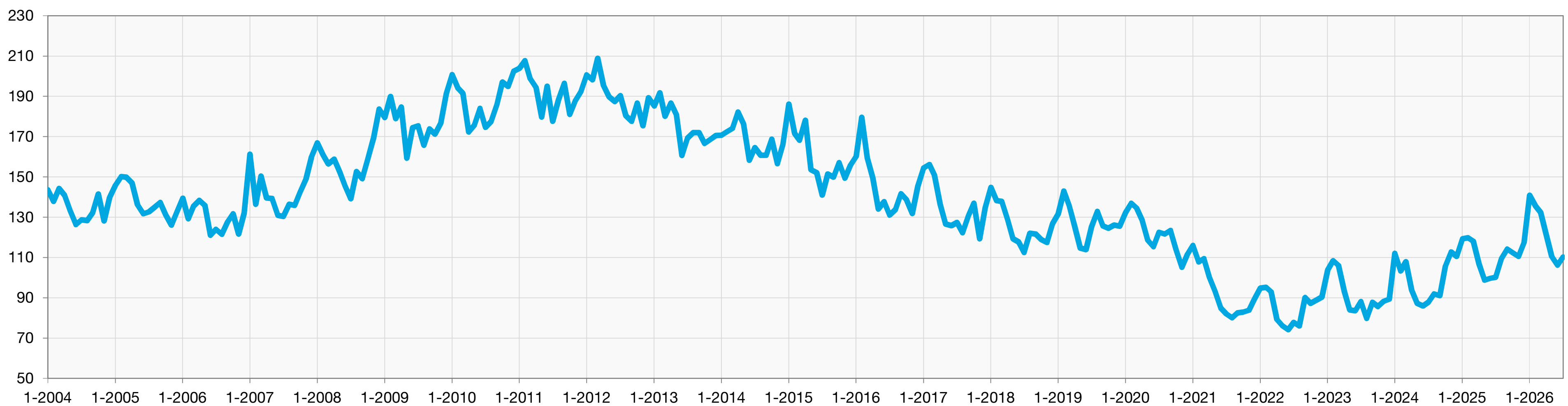
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

July



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**110**	**100**	**+ 10.0%**
12-Month Avg	118	106	+ 11.3%

Historical List to Close



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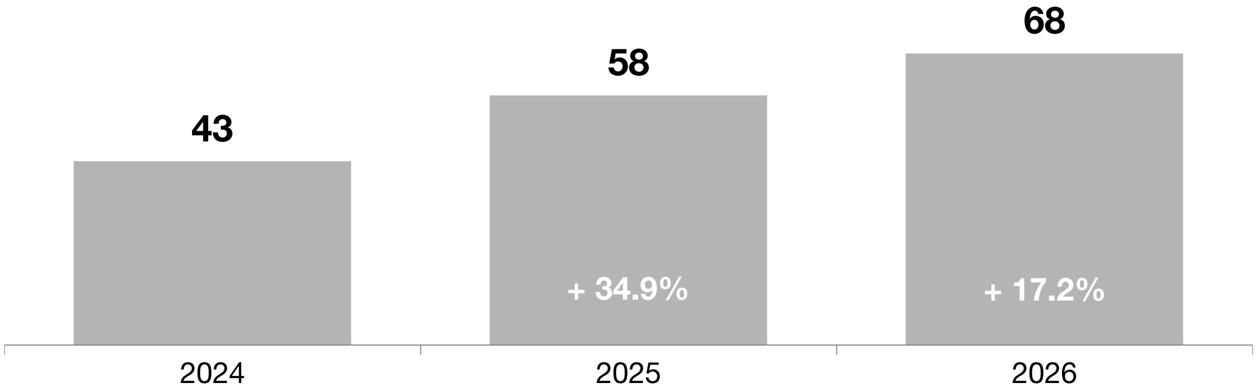
Days on Market

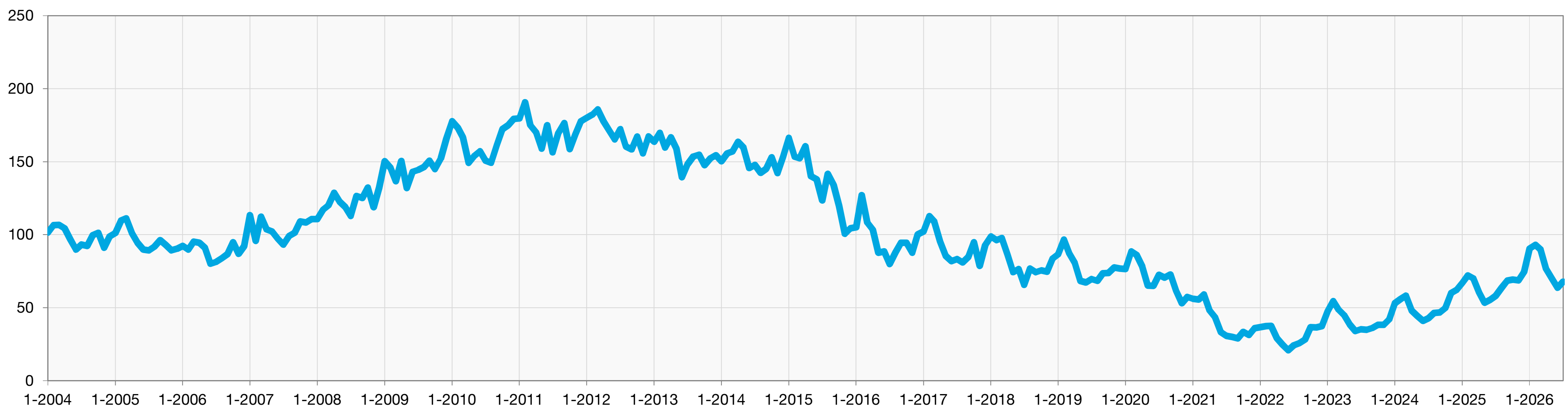
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

July



Month	Current Activity	One Year Previous	+/-
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%
July 2026	**68**	**58**	**+ 17.2%**
12-Month Avg	73	58	+ 25.9%

Historical Days on Market



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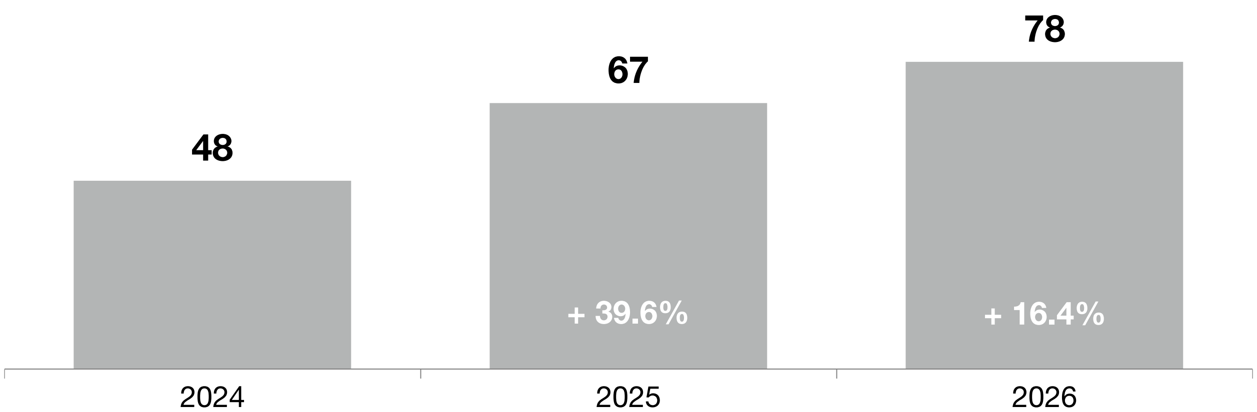
Cumulative Days on Market

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.

July



Month	Current Activity	One Year Previous	+/-
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%
July 2026	**78**	**67**	**+ 16.4%**
12-Month Avg	85	65	+ 30.8%

Historical Cumulative Days on Market

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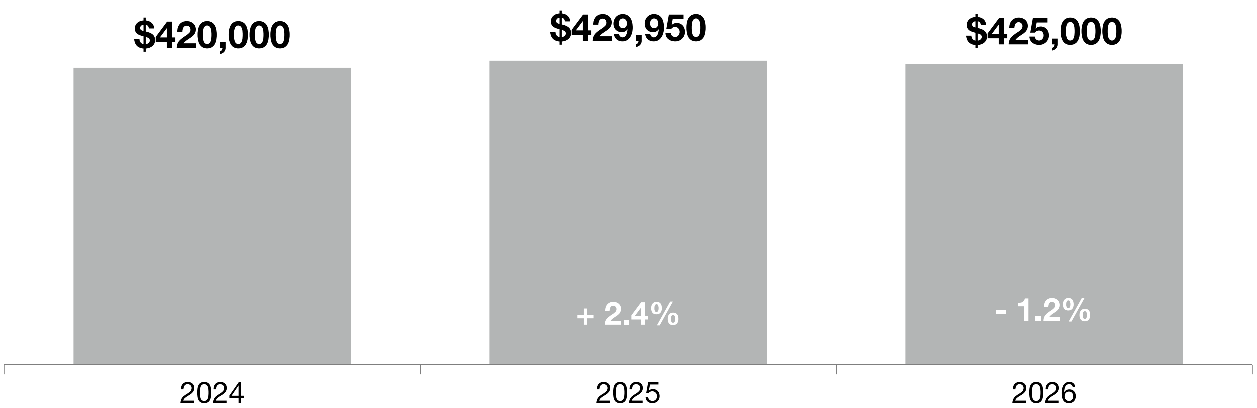
Median Sales Price

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

July



Month	Current Activity	One Year Previous	+ / –
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	$434,000	$418,000	+ 3.8%
July 2026	**$425,000**	**$429,950**	**- 1.2%**
12-Month Avg	$418,000	$422,500	- 1.1%

Historical Median Sales Price

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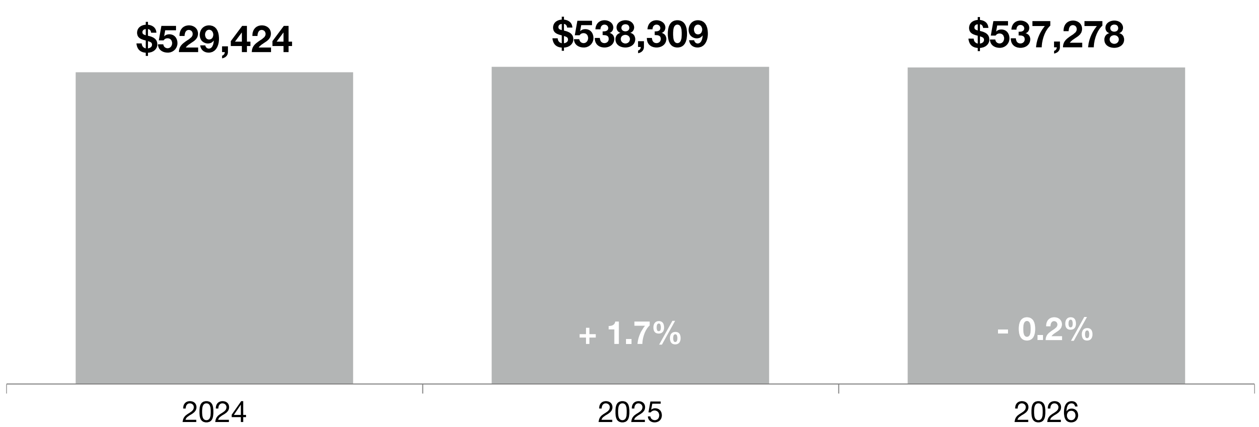
Average Sales Price

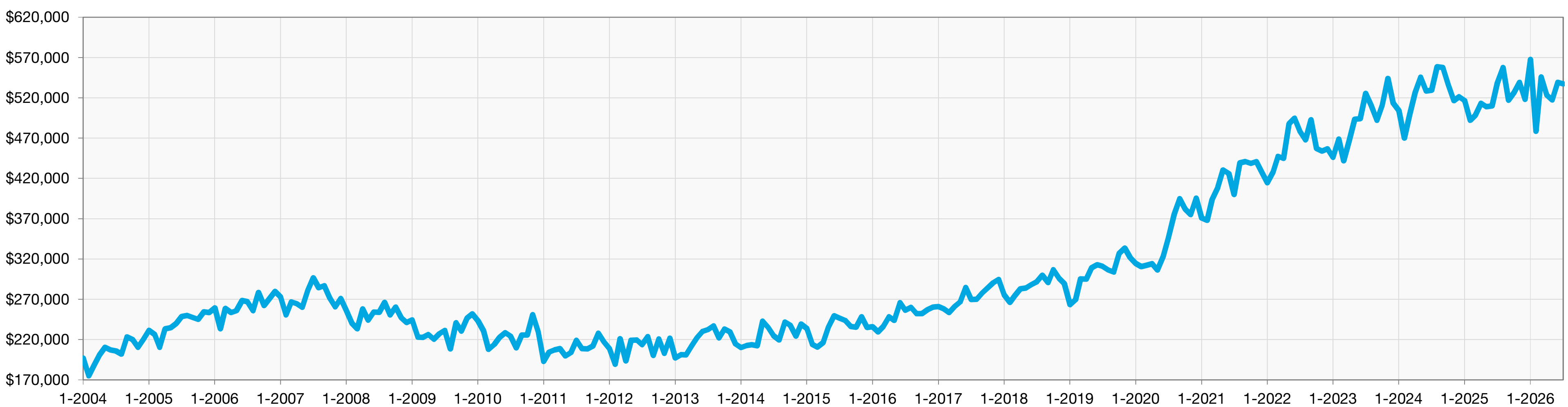
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

July



Month	Current Activity	One Year Previous	+ / –
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	$518,177	$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	$523,606	$513,064	+ 2.1%
May 2026	$517,401	$508,939	+ 1.7%
June 2026	$539,199	$509,855	+ 5.8%
July 2026	**$537,278**	**$538,309**	**- 0.2%**
12-Month Avg	$531,269	$524,463	+ 1.3%

Historical Average Sales Price



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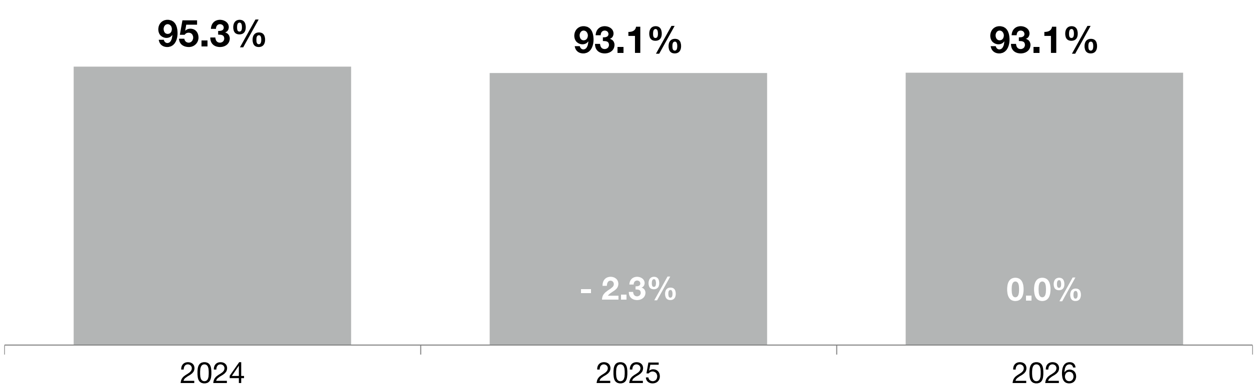
Percent of Original List Price Received

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.

July



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**93.1%**	**93.1%**	**0.0%**
12-Month Avg	92.5%	94.5%	- 2.1%

Historical Percent of Original List Price Received

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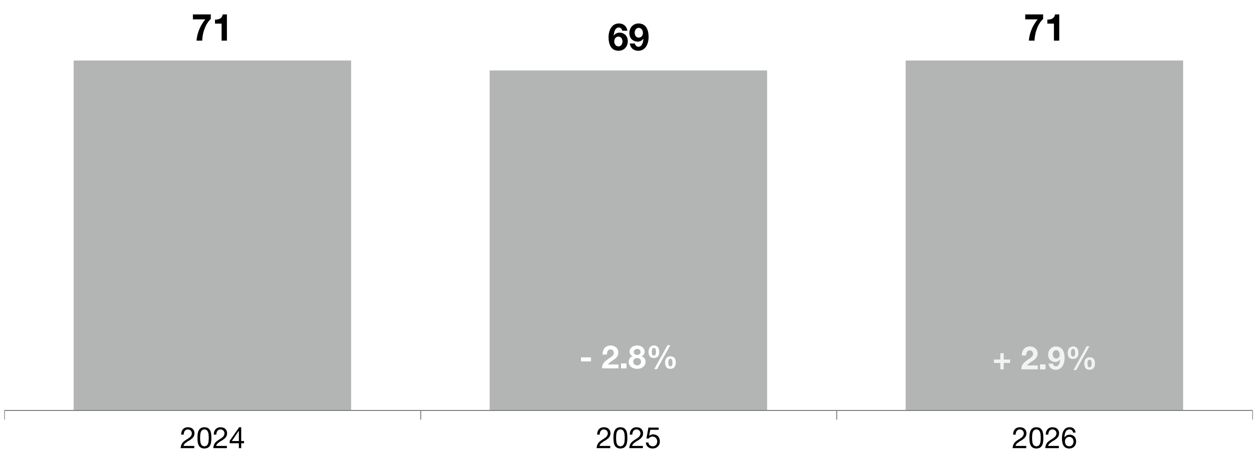
Housing Affordability Index

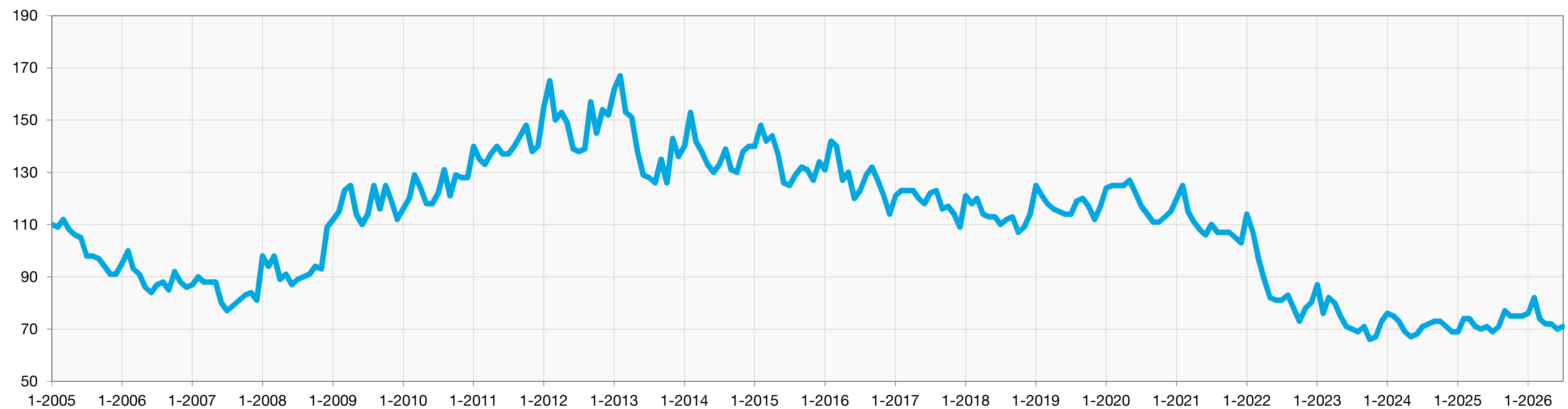
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

July



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**71**	**69**	**+ 2.9%**
12-Month Avg	74	71	+ 4.0%

Historical Housing Affordability Index



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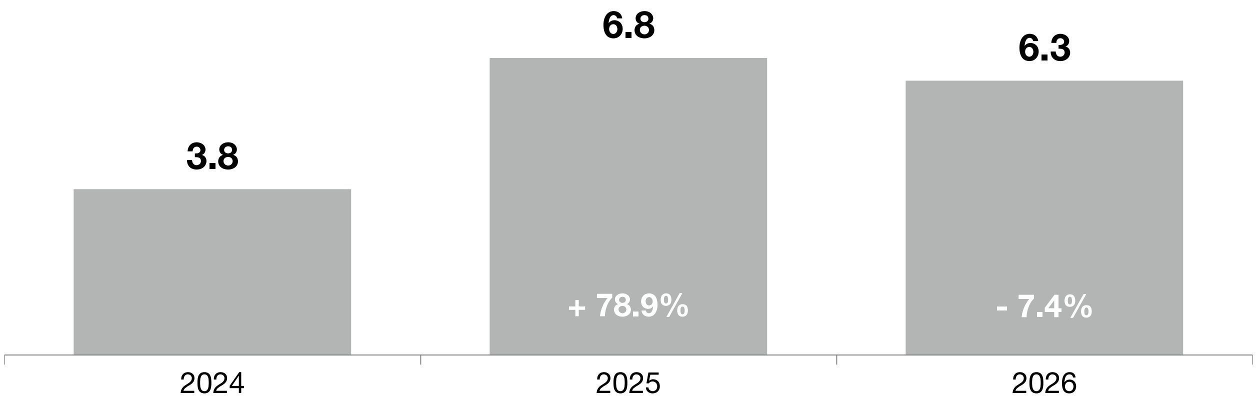
Months Supply of Homes for Sale

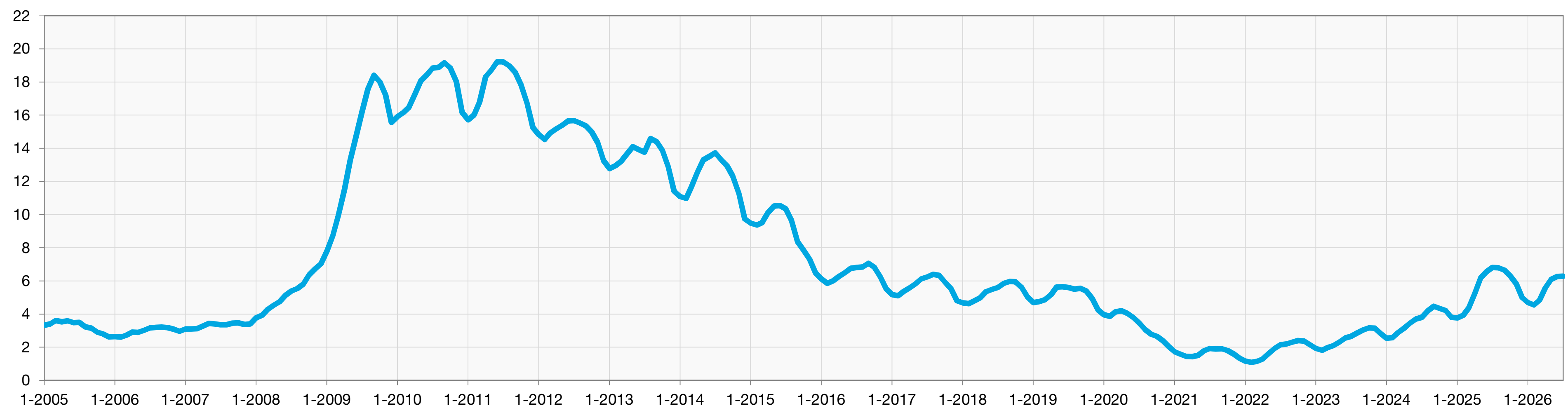
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

July



Month	Current Activity	One Year Previous	+ / –
August 2025	6.8	4.2	+ 61.9%
September 2025	6.7	4.5	+ 48.9%
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	4.6	3.9	+ 17.9%
March 2026	4.8	4.4	+ 9.1%
April 2026	5.6	5.3	+ 5.7%
May 2026	6.1	6.2	- 1.6%
June 2026	6.3	6.6	- 4.5%
July 2026	**6.3**	**6.8**	**- 7.4%**
12-Month Avg	5.7	4.3	+ 32.6%

Historical Months Supply of Inventory



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