Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending October 31, 2026

Data current as of November 9, 2026

Sales of new single-family houses were at a seasonally adjusted annual rate of 676,000 in September, according to the U.S. Census Bureau and the Department of Housing and Urban Development. New houses for sale totaled 476,000 at the end of September, 1.0% below the August estimate of 481,000, an 8.4-month supply at the current sales rate. The median sales price was $400,400, and the average sales price was $472,800, 6.7% below the September 2025 average of $506,800.

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

- New Listings increased 11.0% to 243
- Pending Sales decreased 3.4% to 201
- Inventory increased 6.1% to 5,624

For the month of October:

- Median Sales Price decreased 1.7% to $407,750
- List to Close increased 6.3% to 119
- Percent of Original List Price Received decreased 0.5% to 91.4%
- Months Supply of Homes for Sale increased 3.2% to 6.5

Quick Facts

+ 11.0%	- 3.4%	+ 6.1%
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

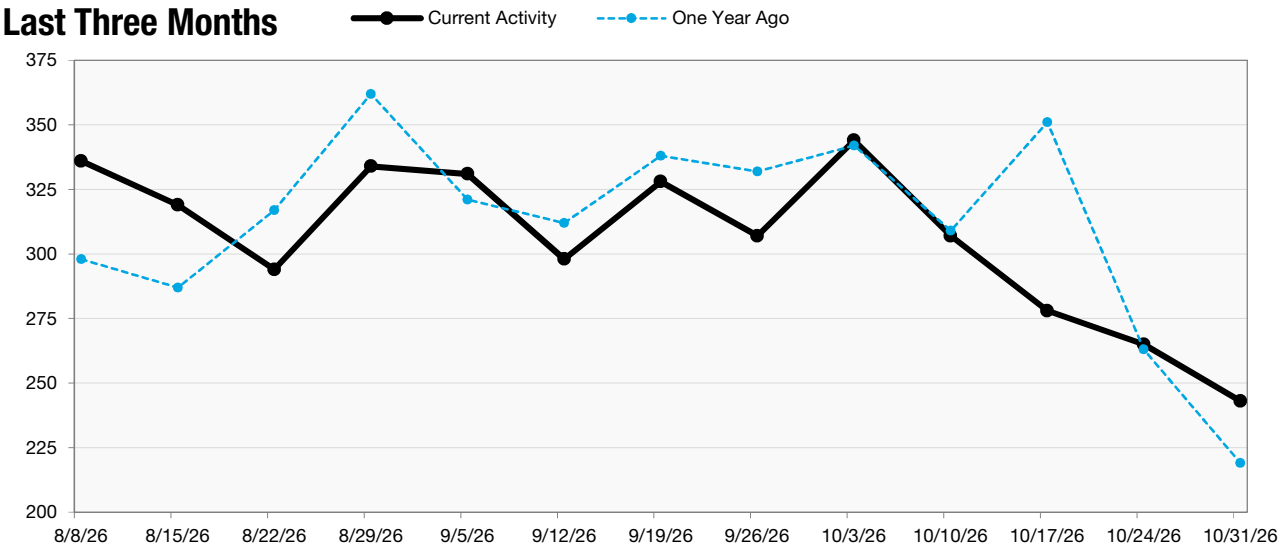
List to Close 5
Days on Market Until Sale 6
Cumulative Days on Market Until Sale 7
Median Sales Price 8
Average Sales Price 9
Percent of Original List Price Received 10
Housing Affordability Index 11
Months Supply of Homes for Sale 12

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

New Listings

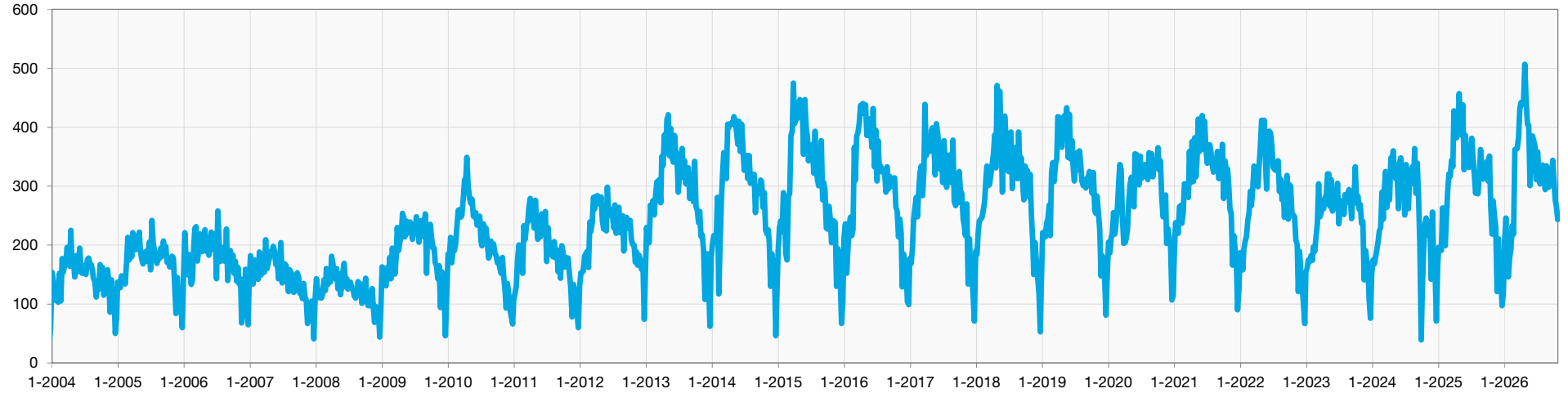
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	336	298	+ 12.8%
8/15/2026	319	287	+ 11.1%
8/22/2026	294	317	- 7.3%
8/29/2026	334	362	- 7.7%
9/5/2026	331	321	+ 3.1%
9/12/2026	298	312	- 4.5%
9/19/2026	328	338	- 3.0%
9/26/2026	307	332	- 7.5%
10/3/2026	344	342	+ 0.6%
10/10/2026	307	309	- 0.6%
10/17/2026	278	351	- 20.8%
10/24/2026	265	263	+ 0.8%
10/31/2026	**243**	**219**	**+ 11.0%**
3-Month Total	3,984	4,051	- 1.7%

Historical New Listing Activity

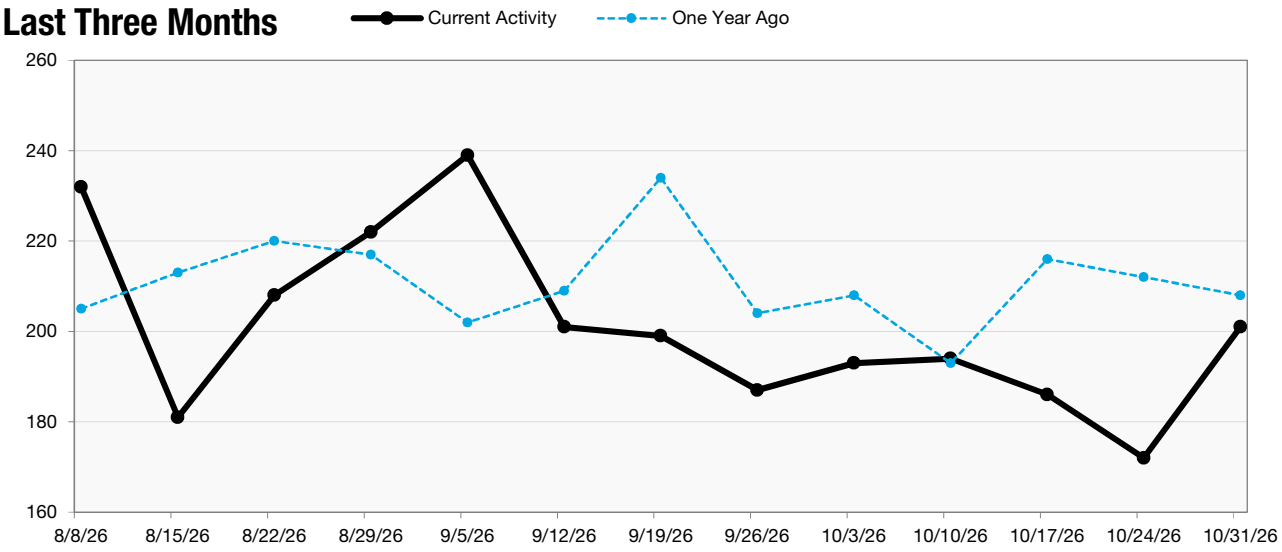


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Pending Sales

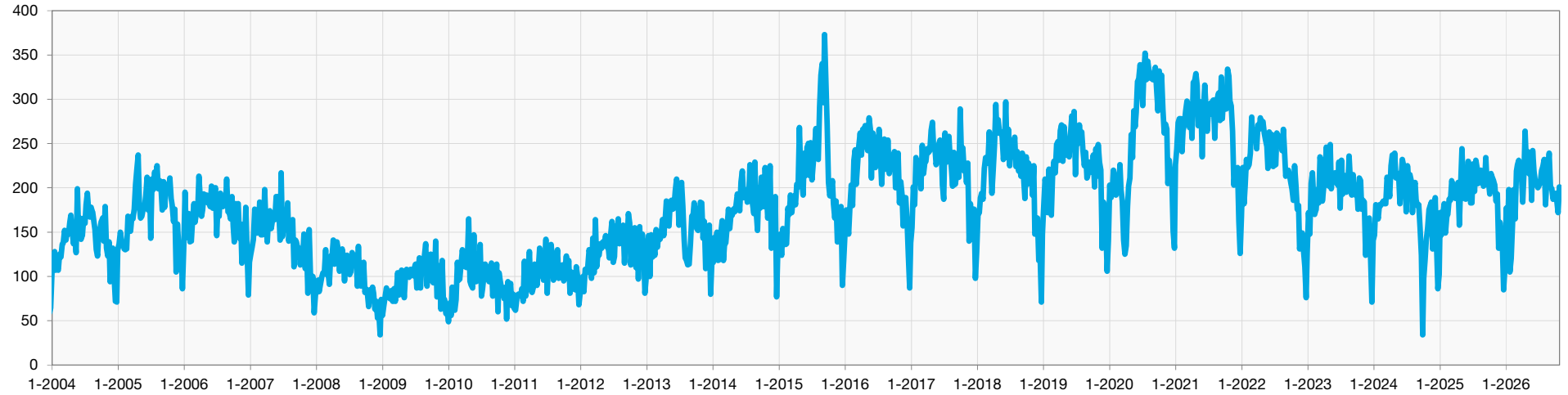
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	232	205	+ 13.2%
8/15/2026	181	213	- 15.0%
8/22/2026	208	220	- 5.5%
8/29/2026	222	217	+ 2.3%
9/5/2026	239	202	+ 18.3%
9/12/2026	201	209	- 3.8%
9/19/2026	199	234	- 15.0%
9/26/2026	187	204	- 8.3%
10/3/2026	193	208	- 7.2%
10/10/2026	194	193	+ 0.5%
10/17/2026	186	216	- 13.9%
10/24/2026	172	212	- 18.9%
10/31/2026	**201**	**208**	**- 3.4%**
3-Month Total	2,615	2,741	- 4.6%

Historical Pending Sales Activity

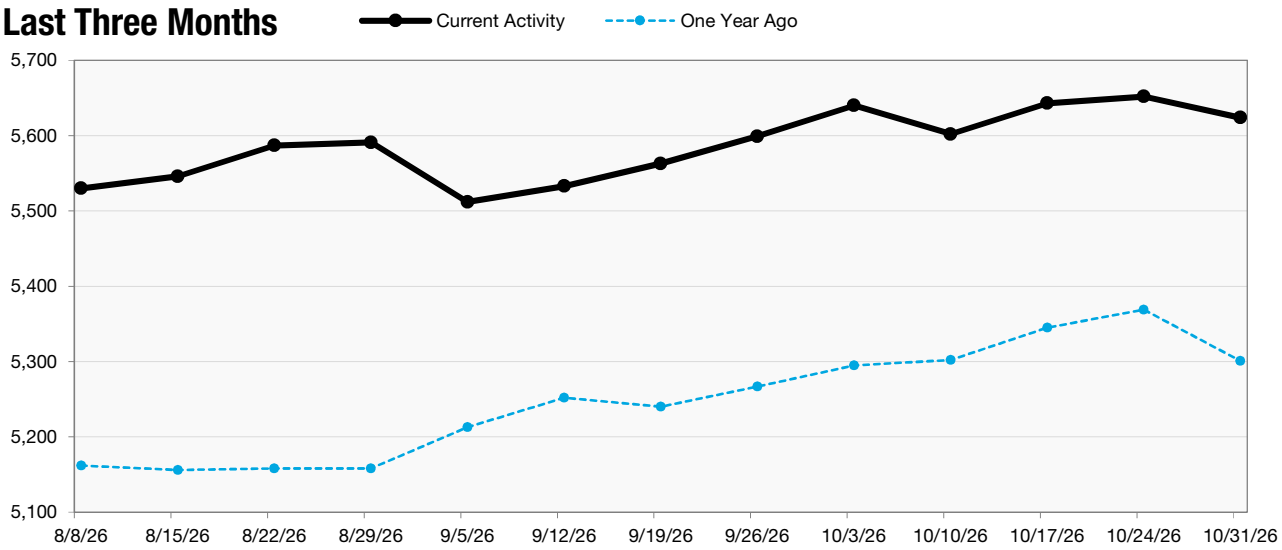


CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly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

Inventory of Homes for Sale

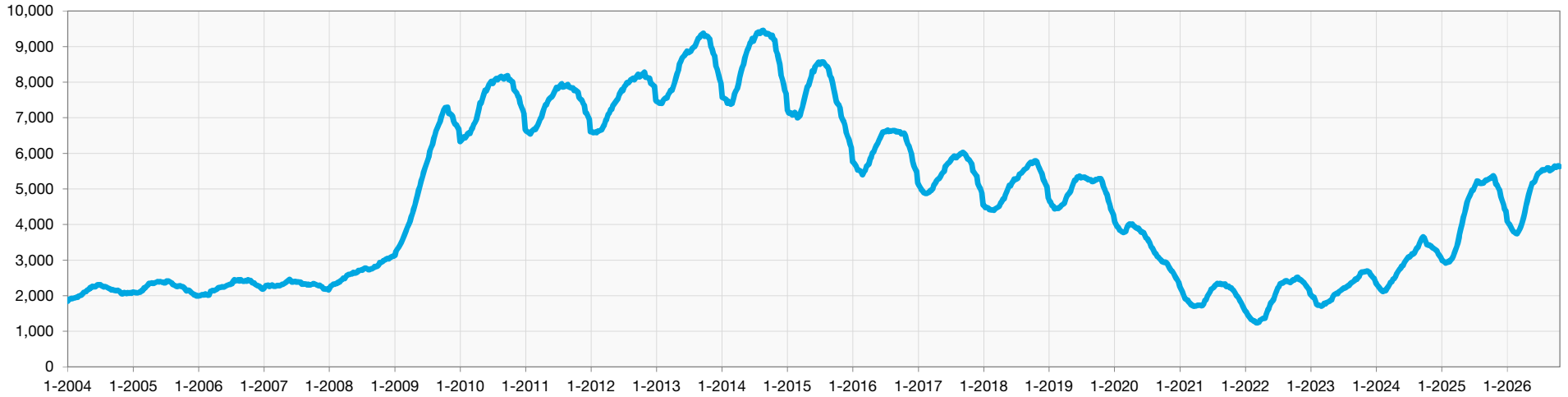
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	5,530	5,162	+ 7.1%
8/15/2026	5,546	5,156	+ 7.6%
8/22/2026	5,587	5,158	+ 8.3%
8/29/2026	5,591	5,158	+ 8.4%
9/5/2026	5,512	5,213	+ 5.7%
9/12/2026	5,533	5,252	+ 5.4%
9/19/2026	5,563	5,240	+ 6.2%
9/26/2026	5,599	5,267	+ 6.3%
10/3/2026	5,640	5,295	+ 6.5%
10/10/2026	5,602	5,302	+ 5.7%
10/17/2026	5,643	5,345	+ 5.6%
10/24/2026	5,652	5,369	+ 5.3%
10/31/2026	**5,624**	**5,301**	**+ 6.1%**
3-Month Avg	5,586	5,248	+ 6.5%

Historical Inventory Activity

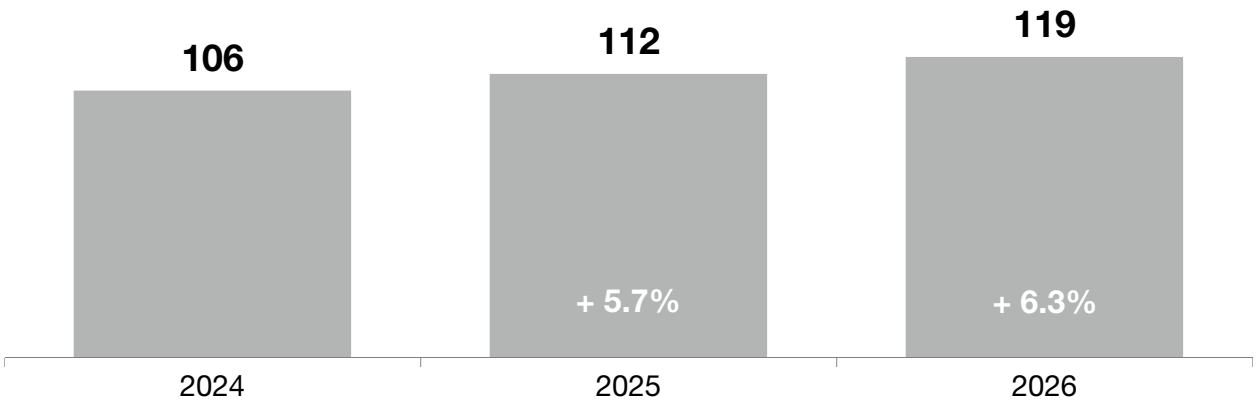


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List to Close

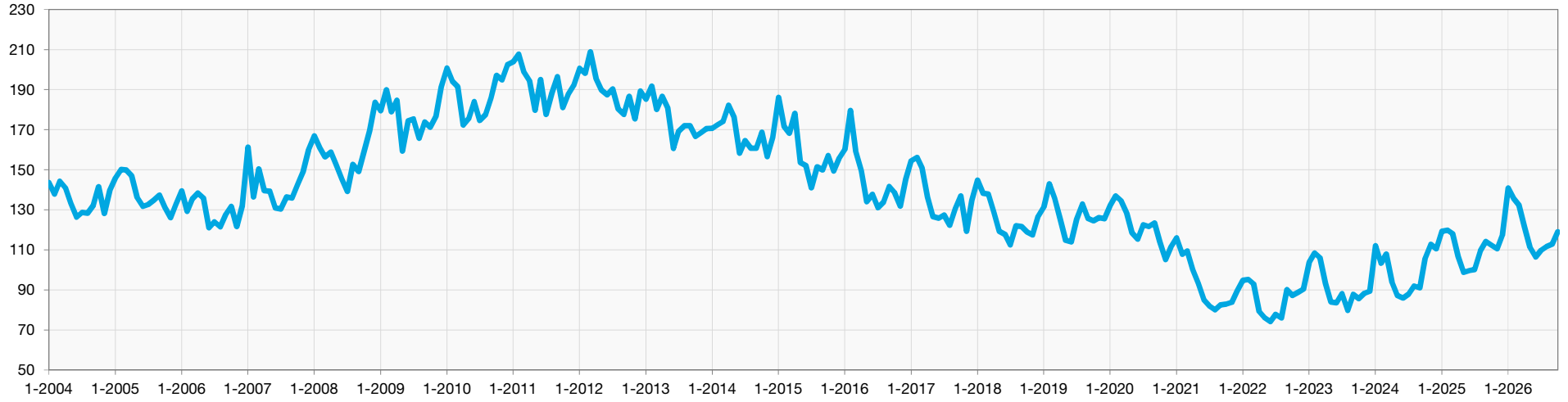
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

October



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	112	109	+ 2.8%
September 2026	113	114	- 0.9%
October 2026	**119**	**112**	**+ 6.3%**
12-Month Avg	119	110	+ 8.2%

Historical List to Close

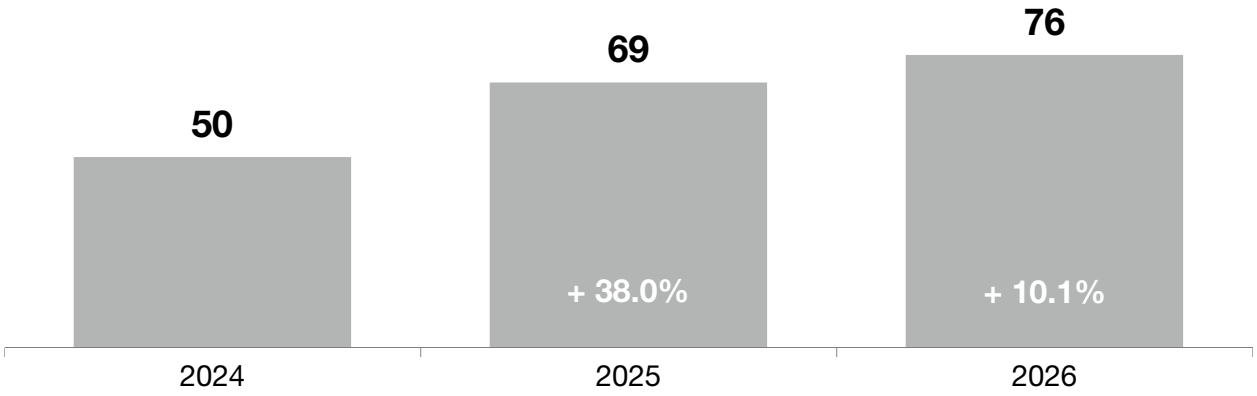


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Days on Market

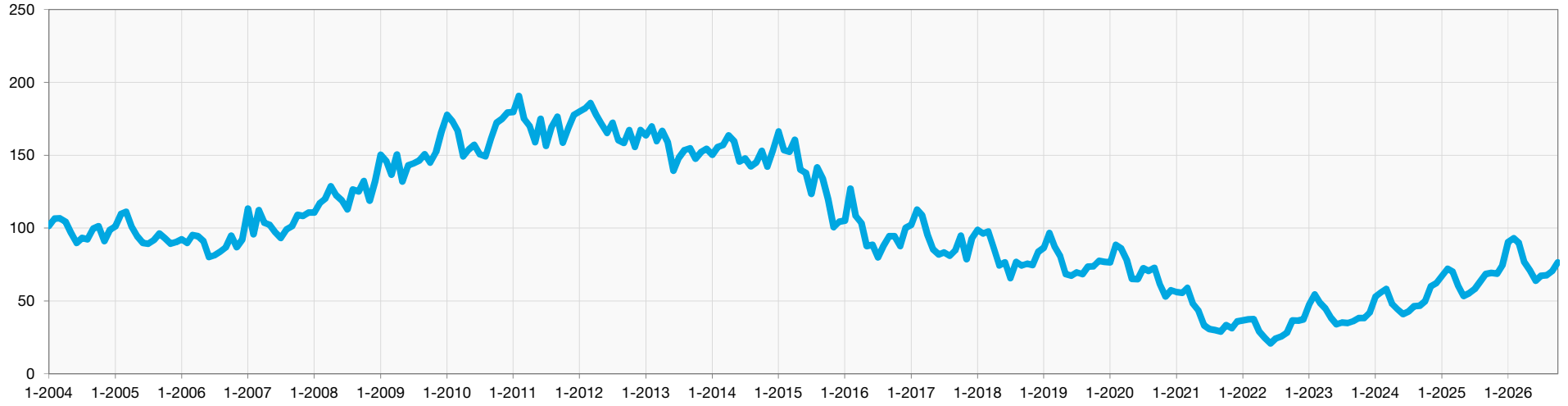
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

October



Month	Current Activity	One Year Previous	+/-
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	77	60	+ 28.3%
May 2026	71	53	+ 34.0%
June 2026	64	55	+ 16.4%
July 2026	67	58	+ 15.5%
August 2026	68	64	+ 6.3%
September 2026	71	69	+ 2.9%
October 2026	**76**	**69**	**+ 10.1%**
12-Month Avg	75	63	+ 19.0%

Historical Days on Market

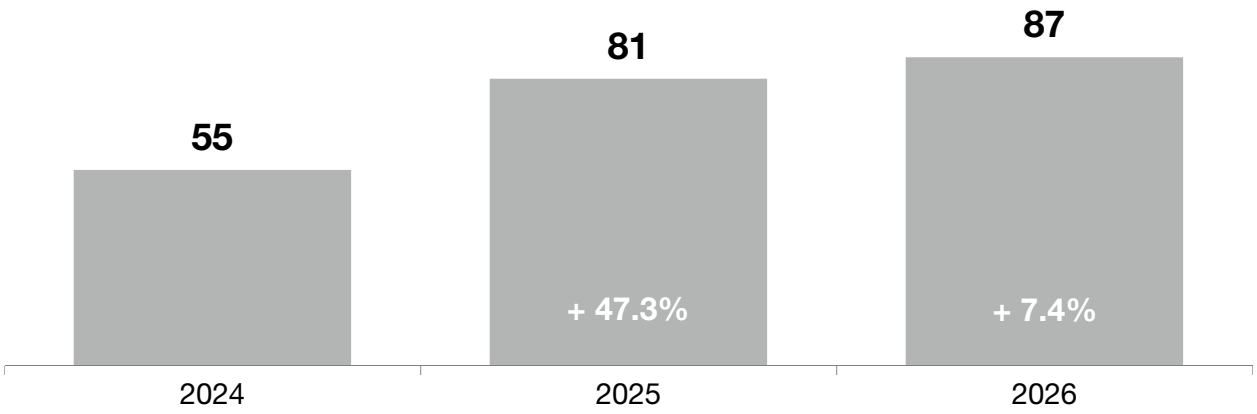


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Cumulative Days on Market

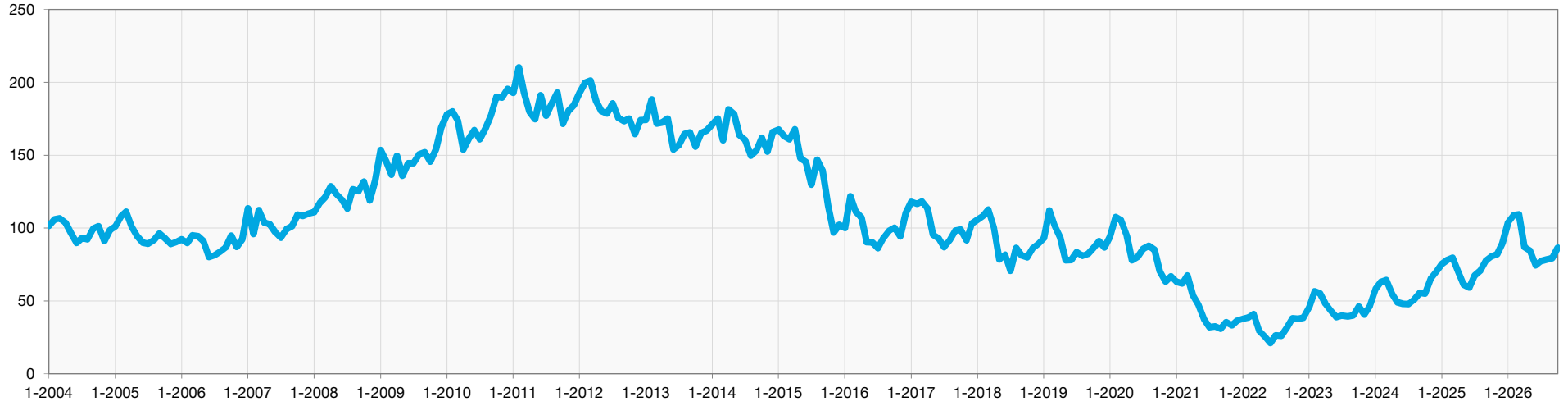
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

October



Month	Current Activity	One Year Previous	+/-
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	85	61	+ 39.3%
June 2026	74	59	+ 25.4%
July 2026	77	67	+ 14.9%
August 2026	78	71	+ 9.9%
September 2026	79	78	+ 1.3%
October 2026	**87**	**81**	**+ 7.4%**
12-Month Avg	87	71	+ 22.5%

Historical Cumulative Days on Market

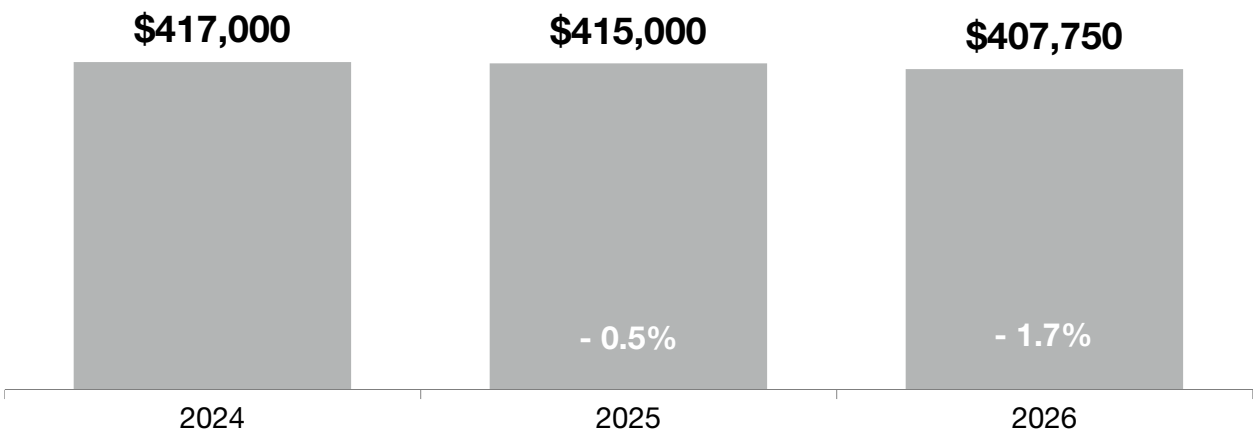


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Median Sales Price

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

October



Month	Current Activity	One Year Previous	+ / –
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	$431,250	$420,000	+ 2.7%
May 2026	$419,500	$423,148	- 0.9%
June 2026	$434,000	$418,000	+ 3.8%
July 2026	$425,000	$429,950	- 1.2%
August 2026	$430,000	$428,490	+ 0.4%
September 2026	$420,000	$400,000	+ 5.0%
October 2026	**$407,750**	**$415,000**	**- 1.7%**
12-Month Avg	$420,000	$422,500	- 0.6%

Historical Median Sales Price

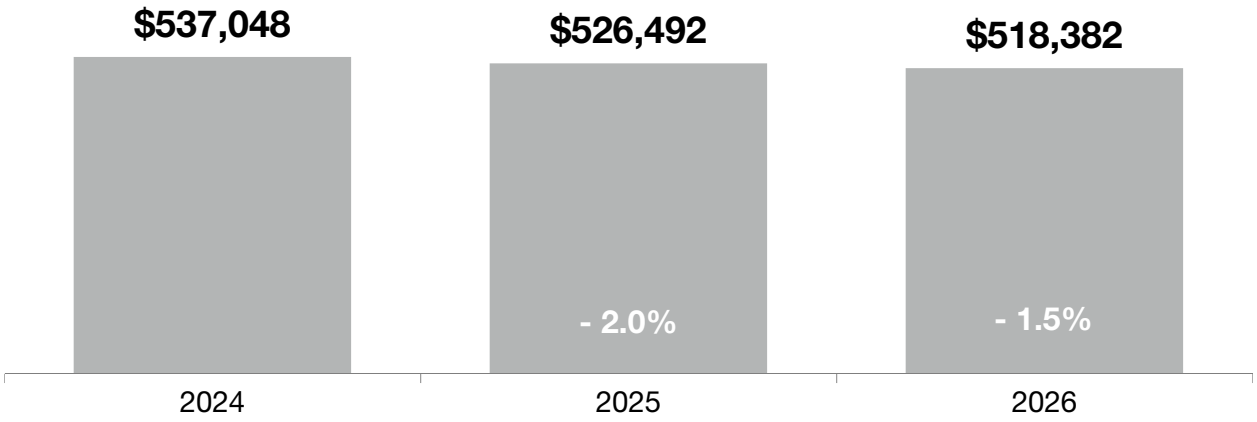


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Average Sales Price

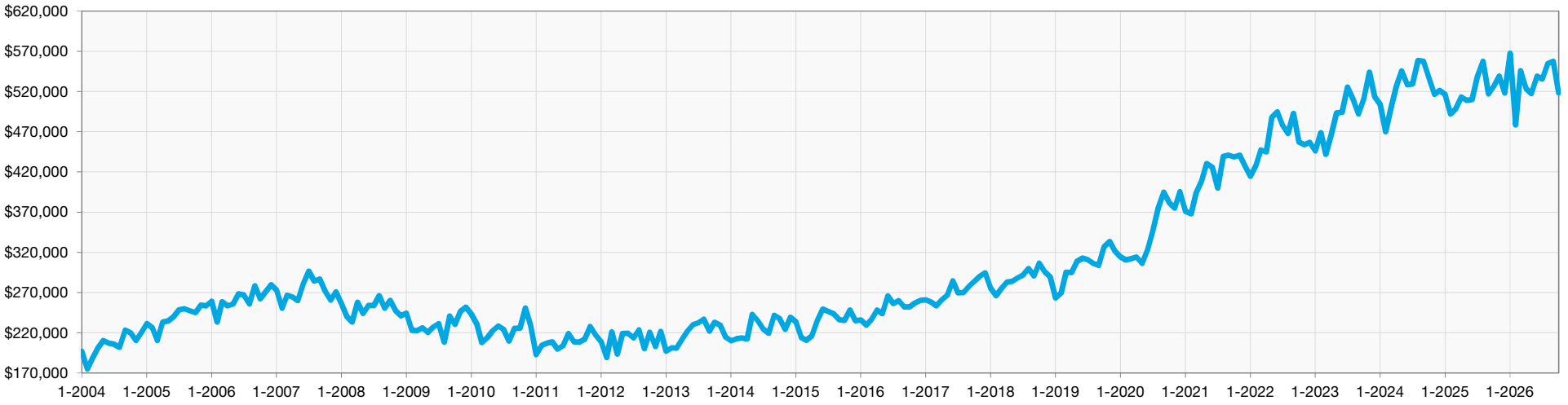
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
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	$523,717	$513,064	+ 2.1%
May 2026	$517,517	$508,939	+ 1.7%
June 2026	$539,124	$509,855	+ 5.7%
July 2026	$535,657	$538,309	- 0.5%
August 2026	$554,584	$557,568	- 0.5%
September 2026	$557,567	$517,225	+ 7.8%
October 2026	**$518,382**	**$526,492**	**- 1.5%**
12-Month Avg	$533,870	$524,463	+ 1.8%

Historical Average Sales Price

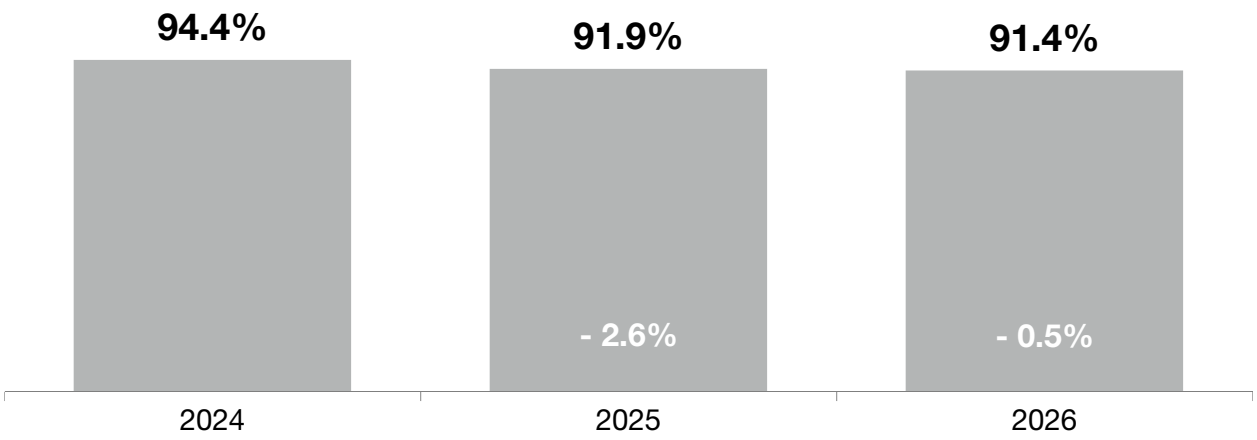


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Percent of Original List Price Received

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.

October



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	93.1%	92.7%	+ 0.4%
September 2026	92.4%	91.8%	+ 0.7%
October 2026	**91.4%**	**91.9%**	**- 0.5%**
12-Month Avg	92.6%	94.5%	- 2.0%

Historical Percent of Original List Price Received

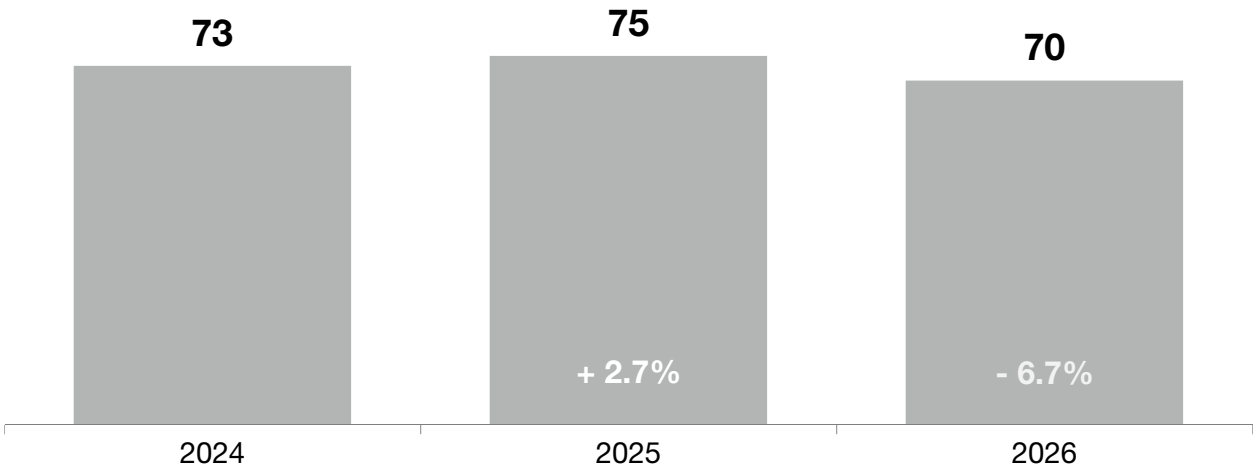


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Housing Affordability Index

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.**

October



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	70	71	- 1.4%
September 2026	69	77	- 10.4%
October 2026	**70**	**75**	**- 6.7%**
12-Month Avg	73	72	+ 1.7%

Historical Housing Affordability Index

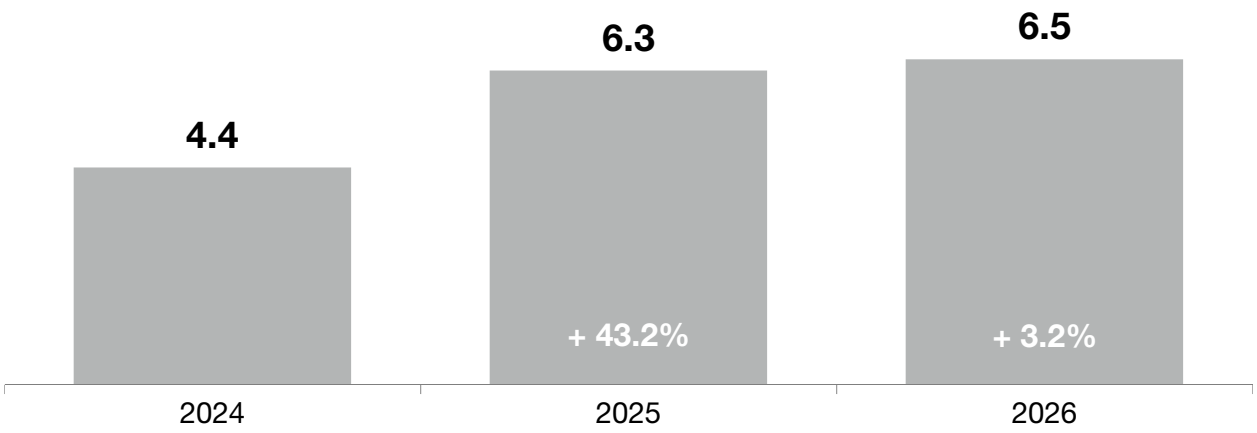


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Months Supply of Homes for Sale

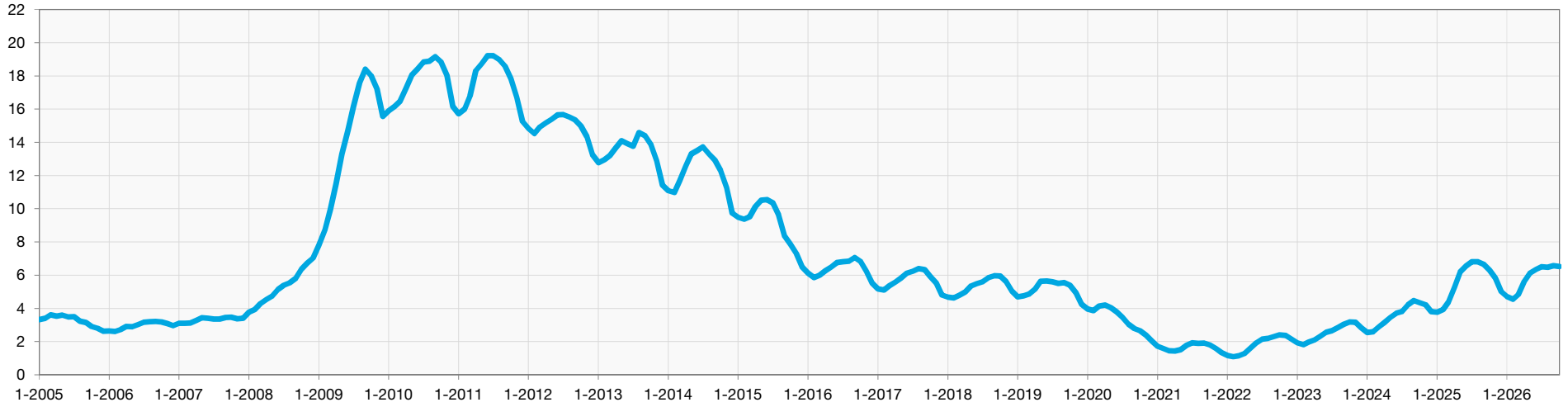
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

October



Month	Current Activity	One Year Previous	+ / –
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	6.5	6.8	- 4.4%
August 2026	6.5	6.8	- 4.4%
September 2026	6.6	6.7	- 1.5%
October 2026	**6.5**	**6.3**	**+ 3.2%**
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.