

Local Market Update for February 2025

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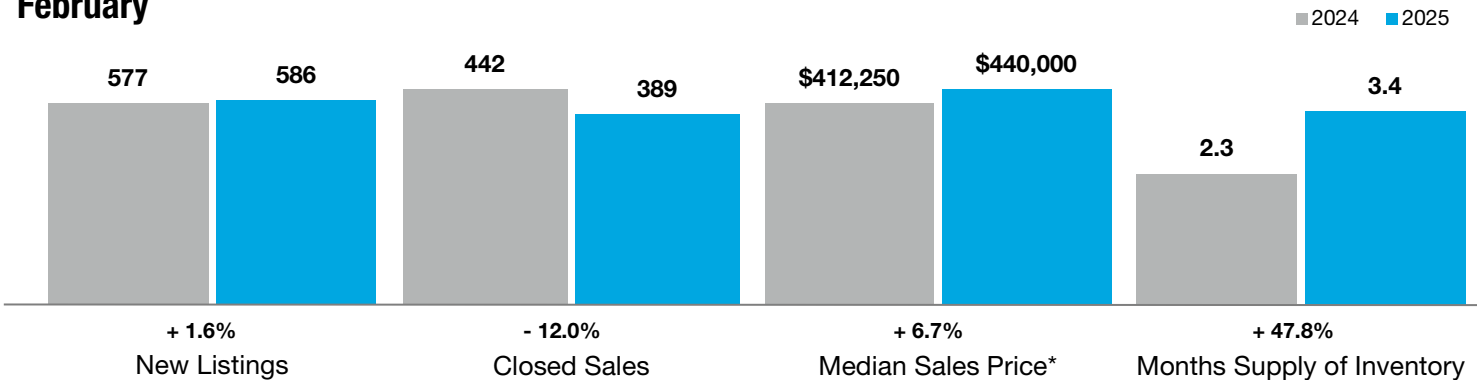
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	577	586	+ 1.6%	1,044	1,200	+ 14.9%
Pending Sales	464	467	+ 0.6%	954	940	- 1.5%
Closed Sales	442	389	- 12.0%	851	811	- 4.7%
Median Sales Price*	\$412,250	\$440,000	+ 6.7%	\$417,490	\$450,000	+ 7.8%
Average Sales Price*	\$489,809	\$534,214	+ 9.1%	\$506,040	\$539,341	+ 6.6%
Percent of Original List Price Received*	94.2%	93.8%	- 0.4%	94.2%	94.3%	+ 0.1%
List to Close	103	120	+ 16.5%	108	118	+ 9.3%
Days on Market Until Sale	55	70	+ 27.3%	53	66	+ 24.5%
Cumulative Days on Market Until Sale	61	76	+ 24.6%	59	73	+ 23.7%
Average List Price	\$555,314	\$650,216	+ 17.1%	\$580,762	\$644,349	+ 10.9%
Inventory of Homes for Sale	1,279	1,727	+ 35.0%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation

