

Local Market Update for March 2025

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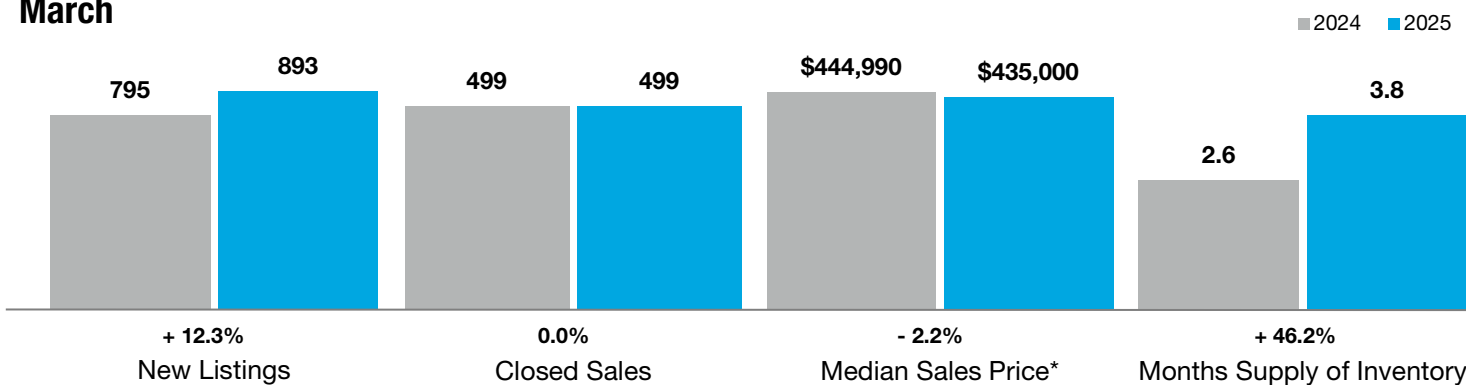
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	795	893	+ 12.3%	1,839	2,108	+ 14.6%
Pending Sales	554	602	+ 8.7%	1,508	1,517	+ 0.6%
Closed Sales	499	499	0.0%	1,350	1,321	- 2.1%
Median Sales Price*	\$444,990	\$435,000	- 2.2%	\$425,000	\$442,500	+ 4.1%
Average Sales Price*	\$546,428	\$527,028	- 3.6%	\$520,968	\$534,751	+ 2.6%
Percent of Original List Price Received*	95.5%	95.1%	- 0.4%	94.7%	94.6%	- 0.1%
List to Close	108	115	+ 6.5%	108	117	+ 8.3%
Days on Market Until Sale	56	66	+ 17.9%	54	66	+ 22.2%
Cumulative Days on Market Until Sale	63	75	+ 19.0%	61	73	+ 19.7%
Average List Price	\$636,535	\$665,511	+ 4.6%	\$604,869	\$650,082	+ 7.5%
Inventory of Homes for Sale	1,411	1,959	+ 38.8%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

