

Local Market Update for March 2025

A research tool provided by the Canopy Realtor® Association
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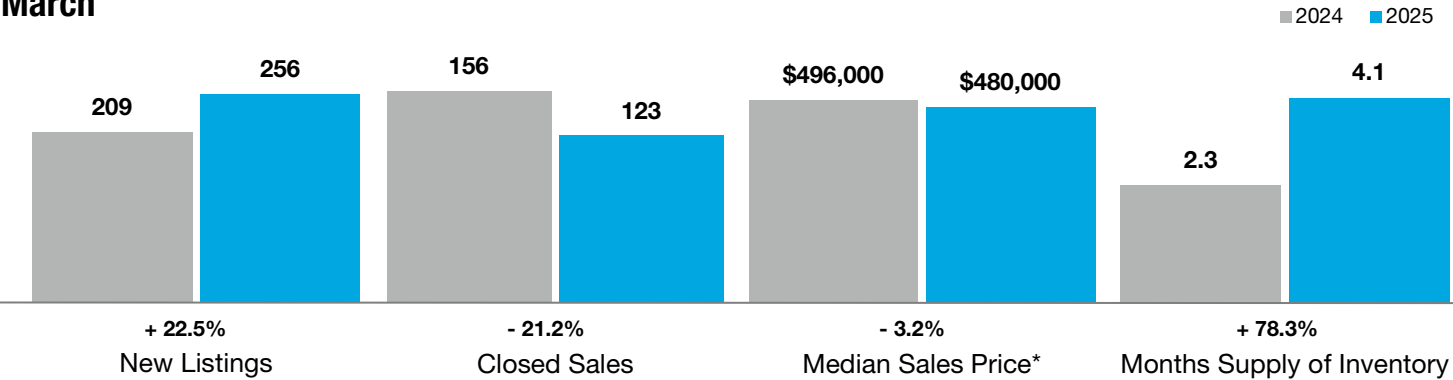
City of Asheville

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	209	256	+ 22.5%	486	605	+ 24.5%
Pending Sales	140	176	+ 25.7%	416	411	- 1.2%
Closed Sales	156	123	- 21.2%	392	344	- 12.2%
Median Sales Price*	\$496,000	\$480,000	- 3.2%	\$467,450	\$506,500	+ 8.4%
Average Sales Price*	\$647,508	\$605,968	- 6.4%	\$615,526	\$620,558	+ 0.8%
Percent of Original List Price Received*	95.7%	95.8%	+ 0.1%	94.5%	94.5%	0.0%
List to Close	109	83	- 23.9%	110	102	- 7.3%
Days on Market Until Sale	54	45	- 16.7%	51	57	+ 11.8%
Cumulative Days on Market Until Sale	61	56	- 8.2%	55	65	+ 18.2%
Average List Price	\$774,936	\$733,813	- 5.3%	\$723,095	\$728,727	+ 0.8%
Inventory of Homes for Sale	349	542	+ 55.3%	--	--	--
Months Supply of Inventory	2.3	4.1	+ 78.3%	--	--	--

* 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

