

Local Market Update for April 2025

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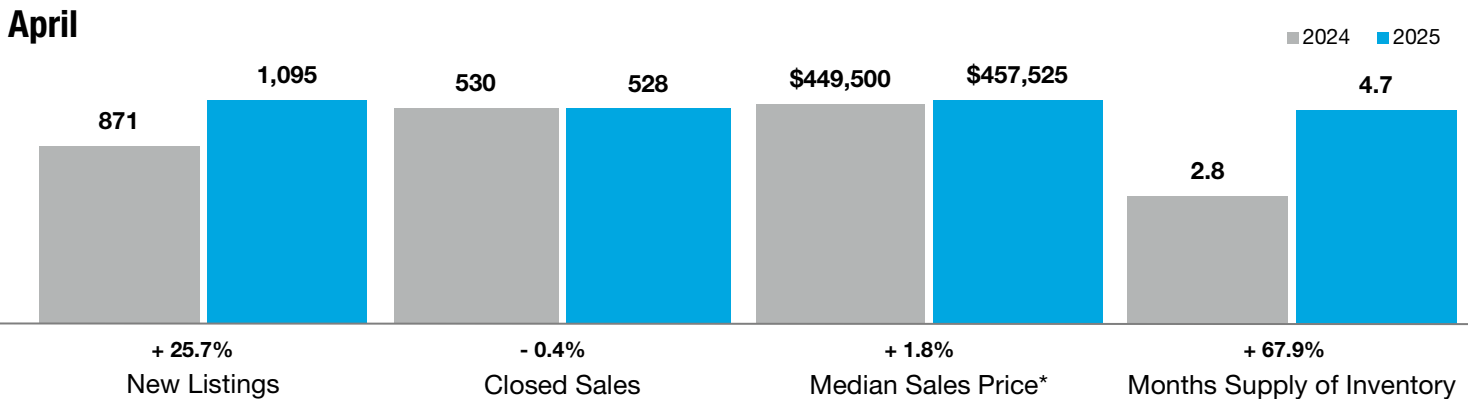


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	871	1,095	+ 25.7%	2,710	3,209	+ 18.4%
Pending Sales	629	588	- 6.5%	2,137	2,072	- 3.0%
Closed Sales	530	528	- 0.4%	1,880	1,863	- 0.9%
Median Sales Price*	\$449,500	\$457,525	+ 1.8%	\$431,120	\$448,095	+ 3.9%
Average Sales Price*	\$571,506	\$566,130	- 0.9%	\$535,216	\$542,432	+ 1.3%
Percent of Original List Price Received*	96.3%	95.8%	- 0.5%	95.1%	94.9%	- 0.2%
List to Close	92	107	+ 16.3%	104	114	+ 9.6%
Days on Market Until Sale	44	60	+ 36.4%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	50	68	+ 36.0%	58	72	+ 24.1%
Average List Price	\$650,201	\$696,185	+ 7.1%	\$619,443	\$662,108	+ 6.9%
Inventory of Homes for Sale	1,537	2,362	+ 53.7%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

