

# Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®

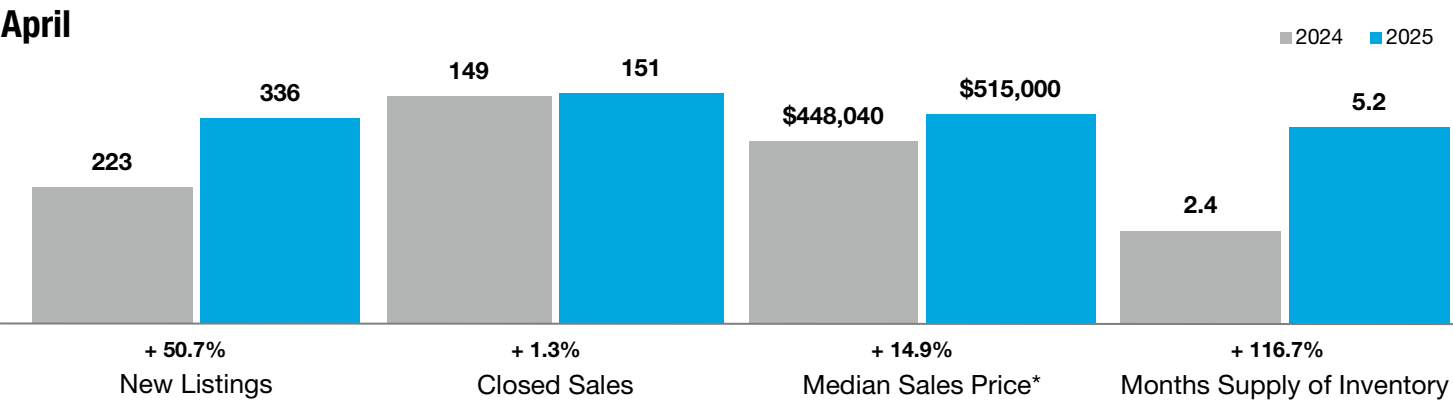


## City of Asheville

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	223	336	+ 50.7%	709	944	+ 33.1%
Pending Sales	171	160	- 6.4%	587	562	- 4.3%
Closed Sales	149	151	+ 1.3%	541	498	- 7.9%
Median Sales Price*	\$448,040	\$515,000	+ 14.9%	\$456,890	\$507,670	+ 11.1%
Average Sales Price*	\$585,431	\$637,318	+ 8.9%	\$607,238	\$624,552	+ 2.9%
Percent of Original List Price Received*	97.0%	95.0%	- 2.1%	95.2%	94.6%	- 0.6%
List to Close	89	91	+ 2.2%	104	99	- 4.8%
Days on Market Until Sale	41	44	+ 7.3%	48	53	+ 10.4%
Cumulative Days on Market Until Sale	52	48	- 7.7%	54	60	+ 11.1%
Average List Price	\$747,668	\$851,615	+ 13.9%	\$730,798	\$768,105	+ 5.1%
Inventory of Homes for Sale	369	683	+ 85.1%	--	--	--
Months Supply of Inventory	2.4	5.2	+ 116.7%	--	--	--

\* 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

