

# Local Market Update for May 2025

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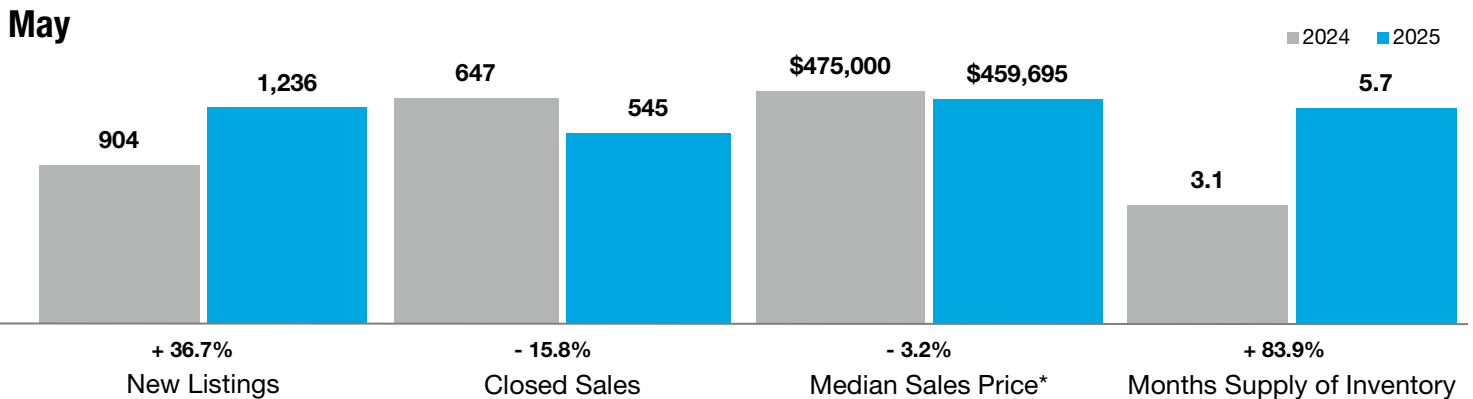


## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	904	1,236	+ 36.7%	3,614	4,459	+ 23.4%
Pending Sales	604	640	+ 6.0%	2,741	2,672	- 2.5%
Closed Sales	647	545	- 15.8%	2,527	2,427	- 4.0%
Median Sales Price*	\$475,000	\$459,695	- 3.2%	\$442,890	\$450,000	+ 1.6%
Average Sales Price*	\$601,510	\$553,861	- 7.9%	\$552,189	\$544,508	- 1.4%
Percent of Original List Price Received*	97.1%	95.7%	- 1.4%	95.6%	95.1%	- 0.5%
List to Close	84	96	+ 14.3%	99	110	+ 11.1%
Days on Market Until Sale	39	51	+ 30.8%	48	61	+ 27.1%
Cumulative Days on Market Until Sale	41	59	+ 43.9%	53	69	+ 30.2%
Average List Price	\$693,836	\$653,256	- 5.8%	\$638,095	\$654,424	+ 2.6%
Inventory of Homes for Sale	1,695	2,854	+ 68.4%	--	--	--
Months Supply of Inventory	3.1	5.7	+ 83.9%	--	--	--

\* 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

