

Local Market Update for May 2025

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

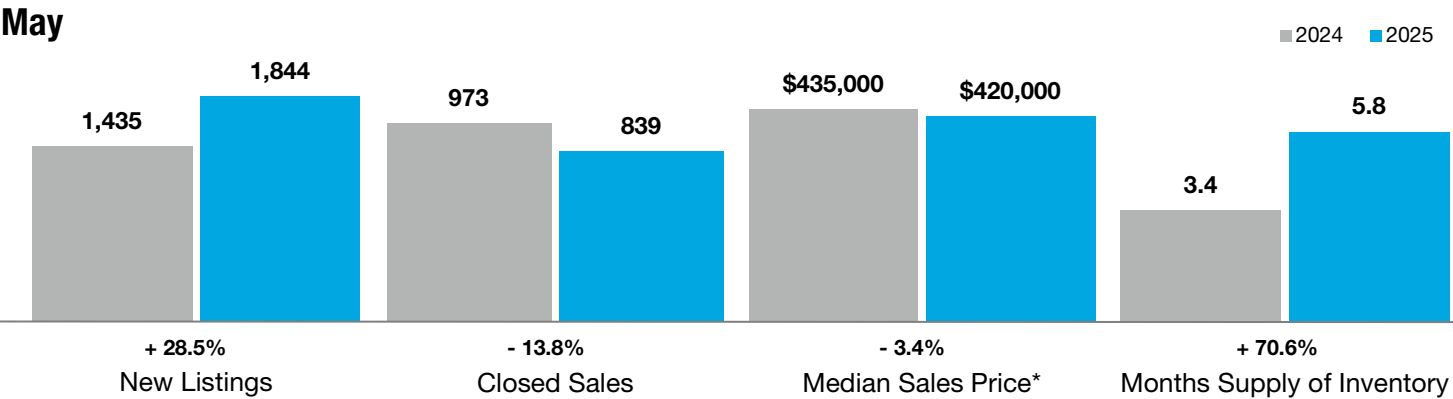


Asheville Region

Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1,435	1,844	+ 28.5%	5,752	6,827	+ 18.7%
Pending Sales	936	971	+ 3.7%	4,202	4,047	- 3.7%
Closed Sales	973	839	- 13.8%	3,885	3,646	- 6.2%
Median Sales Price*	\$435,000	\$420,000	- 3.4%	\$410,000	\$415,000	+ 1.2%
Average Sales Price*	\$545,748	\$504,917	- 7.5%	\$512,407	\$505,362	- 1.4%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	94.8%	94.4%	- 0.4%
List to Close	87	99	+ 13.8%	100	112	+ 12.0%
Days on Market Until Sale	44	53	+ 20.5%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	49	62	+ 26.5%	57	72	+ 26.3%
Average List Price	\$662,605	\$641,349	- 3.2%	\$599,272	\$621,752	+ 3.8%
Inventory of Homes for Sale	2,854	4,488	+ 57.3%	--	--	--
Months Supply of Inventory	3.4	5.8	+ 70.6%	--	--	--

* 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

