

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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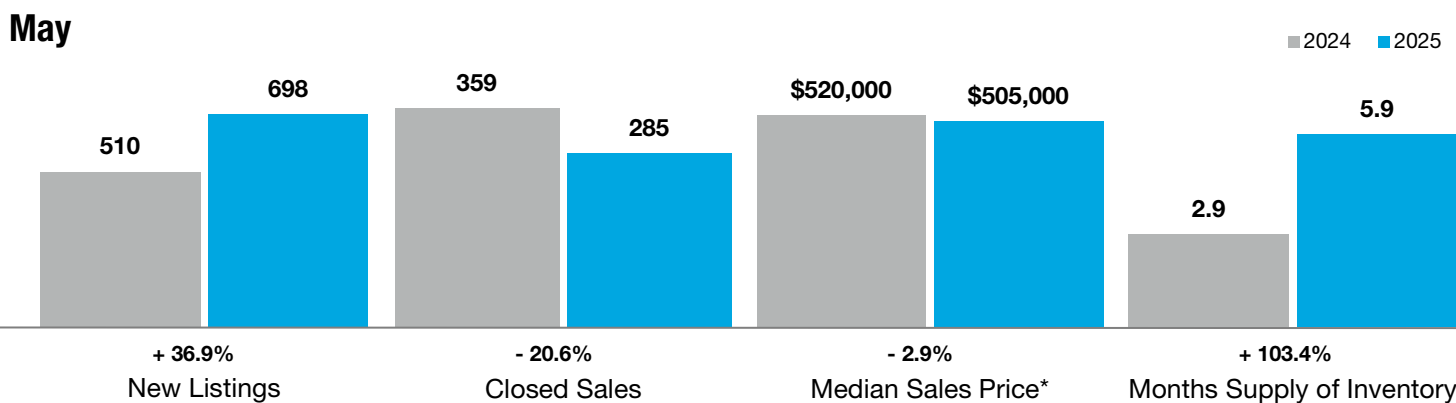


Buncombe County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	510	698	+ 36.9%	1,942	2,426	+ 24.9%
Pending Sales	330	341	+ 3.3%	1,501	1,382	- 7.9%
Closed Sales	359	285	- 20.6%	1,393	1,242	- 10.8%
Median Sales Price*	\$520,000	\$505,000	- 2.9%	\$470,000	\$493,890	+ 5.1%
Average Sales Price*	\$687,506	\$611,124	- 11.1%	\$608,738	\$603,624	- 0.8%
Percent of Original List Price Received*	97.8%	95.8%	- 2.0%	95.9%	95.0%	- 0.9%
List to Close	78	84	+ 7.7%	96	101	+ 5.2%
Days on Market Until Sale	37	44	+ 18.9%	46	56	+ 21.7%
Cumulative Days on Market Until Sale	38	50	+ 31.6%	50	64	+ 28.0%
Average List Price	\$742,668	\$700,340	- 5.7%	\$712,209	\$722,278	+ 1.4%
Inventory of Homes for Sale	838	1,518	+ 81.1%	--	--	--
Months Supply of Inventory	2.9	5.9	+ 103.4%	--	--	--

* 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

