

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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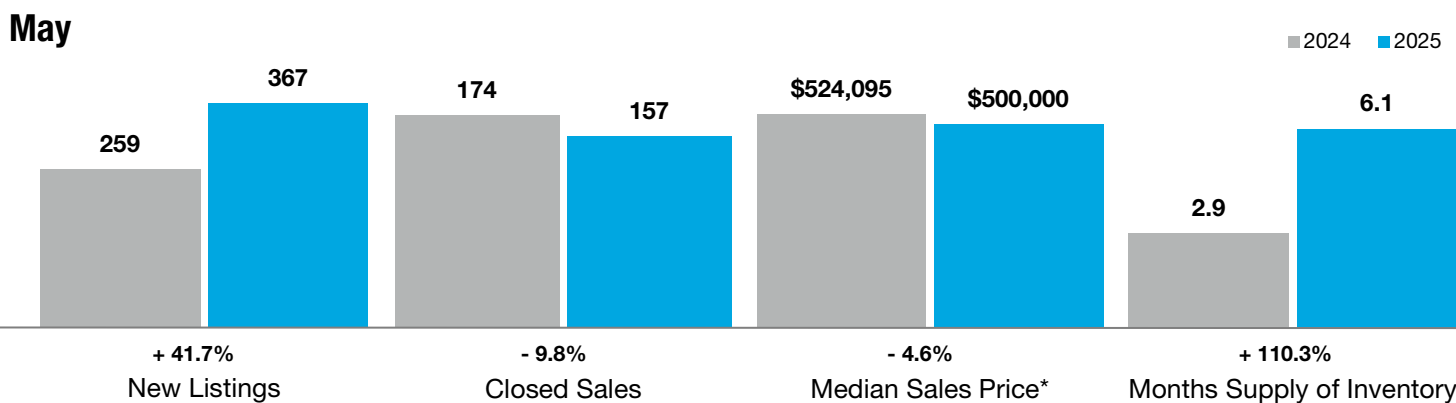


City of Asheville

North Carolina

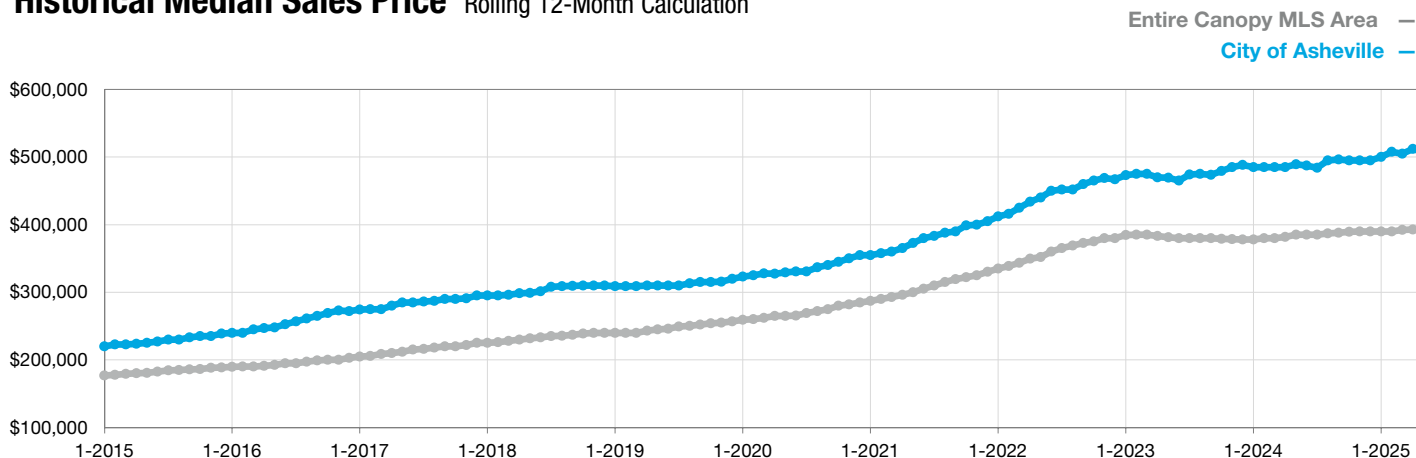
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	259	367	+ 41.7%	968	1,317	+ 36.1%
Pending Sales	151	182	+ 20.5%	738	735	- 0.4%
Closed Sales	174	157	- 9.8%	715	659	- 7.8%
Median Sales Price*	\$524,095	\$500,000	- 4.6%	\$475,000	\$505,000	+ 6.3%
Average Sales Price*	\$742,547	\$616,034	- 17.0%	\$640,166	\$621,919	- 2.9%
Percent of Original List Price Received*	97.4%	95.3%	- 2.2%	95.7%	94.8%	- 0.9%
List to Close	75	86	+ 14.7%	97	95	- 2.1%
Days on Market Until Sale	34	46	+ 35.3%	45	52	+ 15.6%
Cumulative Days on Market Until Sale	35	54	+ 54.3%	49	59	+ 20.4%
Average List Price	\$845,698	\$712,796	- 15.7%	\$761,712	\$745,977	- 2.1%
Inventory of Homes for Sale	431	819	+ 90.0%	--	--	--
Months Supply of Inventory	2.9	6.1	+ 110.3%	--	--	--

* 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



Current as of June 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.