

Local Market Update for June 2025

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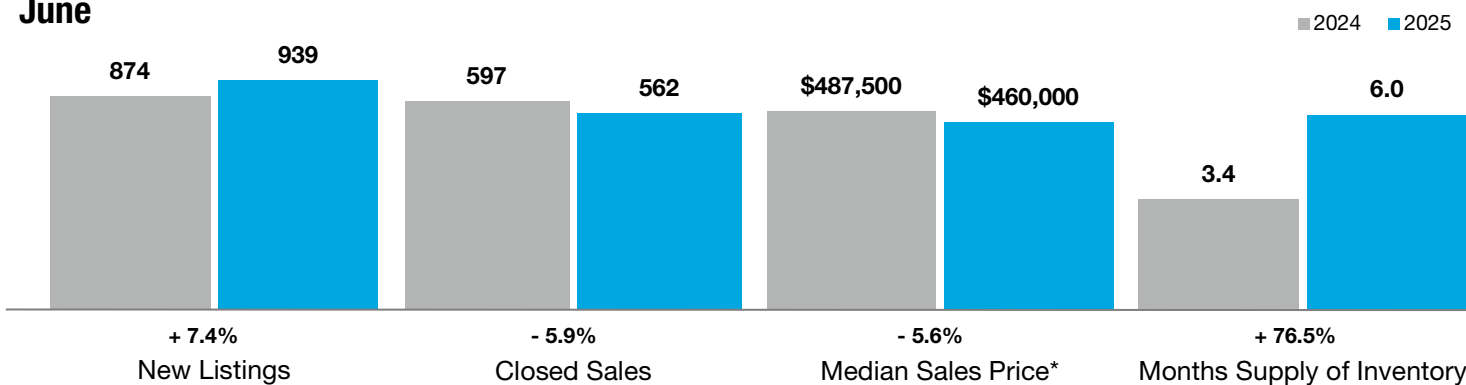
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	874	939	+ 7.4%	4,489	5,416	+ 20.7%
Pending Sales	590	619	+ 4.9%	3,332	3,254	- 2.3%
Closed Sales	597	562	- 5.9%	3,124	3,000	- 4.0%
Median Sales Price*	\$487,500	\$460,000	- 5.6%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$581,321	\$554,514	- 4.6%	\$557,749	\$547,325	- 1.9%
Percent of Original List Price Received*	96.8%	94.9%	- 2.0%	95.9%	95.1%	- 0.8%
List to Close	87	96	+ 10.3%	96	107	+ 11.5%
Days on Market Until Sale	40	52	+ 30.0%	47	59	+ 25.5%
Cumulative Days on Market Until Sale	46	57	+ 23.9%	52	67	+ 28.8%
Average List Price	\$650,725	\$671,633	+ 3.2%	\$640,516	\$651,813	+ 1.8%
Inventory of Homes for Sale	1,841	3,010	+ 63.5%	--	--	--
Months Supply of Inventory	3.4	6.0	+ 76.5%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

