

Local Market Update for June 2025

A research tool provided by the Canopy Realtor® Association
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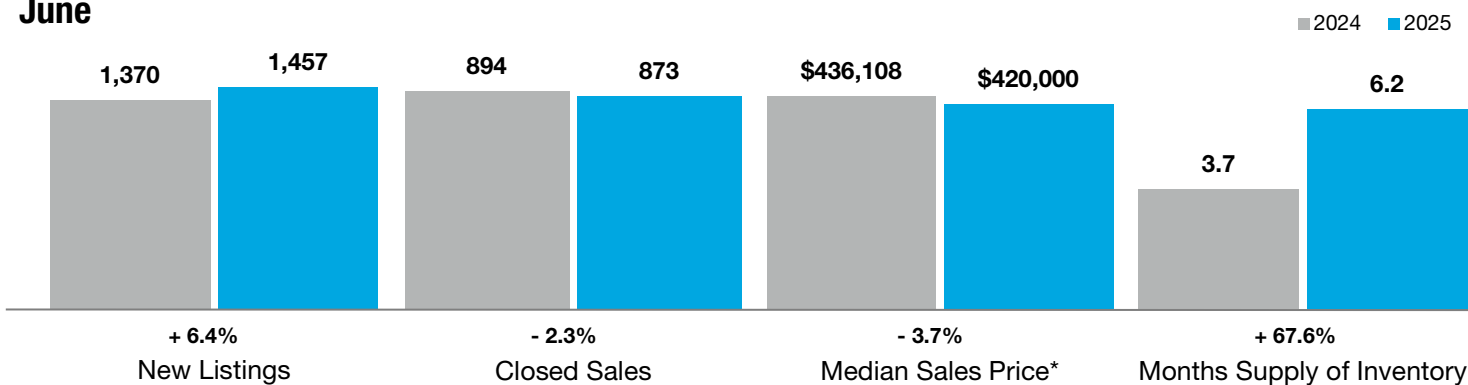
Asheville Region

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

| Key Metrics | June | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 6-2024 | Thru 6-2025 | Percent Change |
| New Listings | 1,370 | 1,457 | + 6.4% | 7,128 | 8,309 | + 16.6% |
| Pending Sales | 920 | 971 | + 5.5% | 5,127 | 4,959 | - 3.3% |
| Closed Sales | 894 | 873 | - 2.3% | 4,779 | 4,537 | - 5.1% |
| Median Sales Price* | \$436,108 | \$420,000 | - 3.7% | \$415,000 | \$415,000 | 0.0% |
| Average Sales Price* | \$528,454 | \$513,036 | - 2.9% | \$515,408 | \$507,642 | - 1.5% |
| Percent of Original List Price Received* | 95.9% | 94.2% | - 1.8% | 95.0% | 94.4% | - 0.6% |
| List to Close | 86 | 99 | + 15.1% | 97 | 109 | + 12.4% |
| Days on Market Until Sale | 41 | 55 | + 34.1% | 49 | 62 | + 26.5% |
| Cumulative Days on Market Until Sale | 48 | 59 | + 22.9% | 56 | 70 | + 25.0% |
| Average List Price | \$606,619 | \$652,428 | + 7.6% | \$600,569 | \$621,777 | + 3.5% |
| Inventory of Homes for Sale | 3,071 | 4,728 | + 54.0% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 6.2 | + 67.6% | -- | -- | -- |

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

