

Local Market Update for June 2025

A research tool provided by the Canopy Realtor® Association
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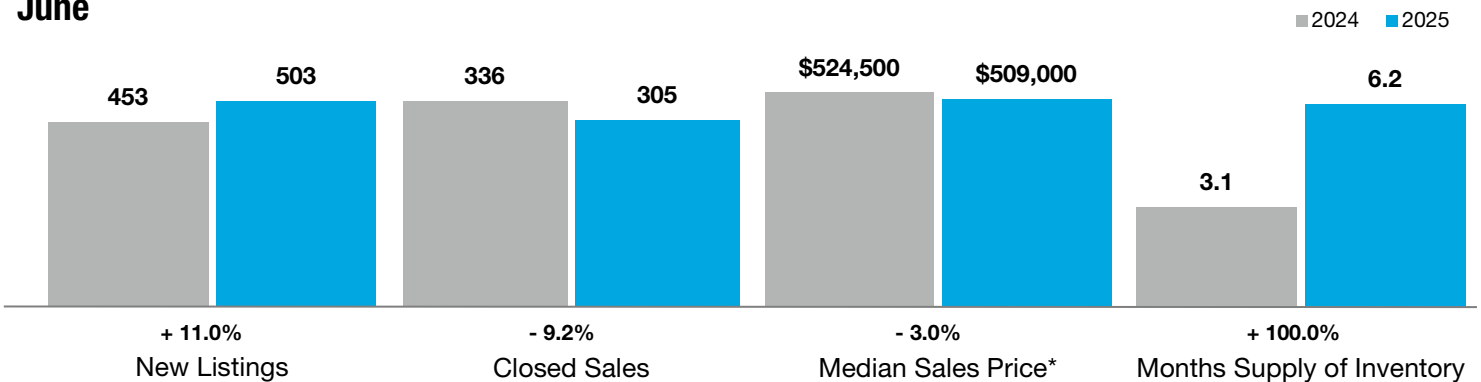
Buncombe County

North Carolina

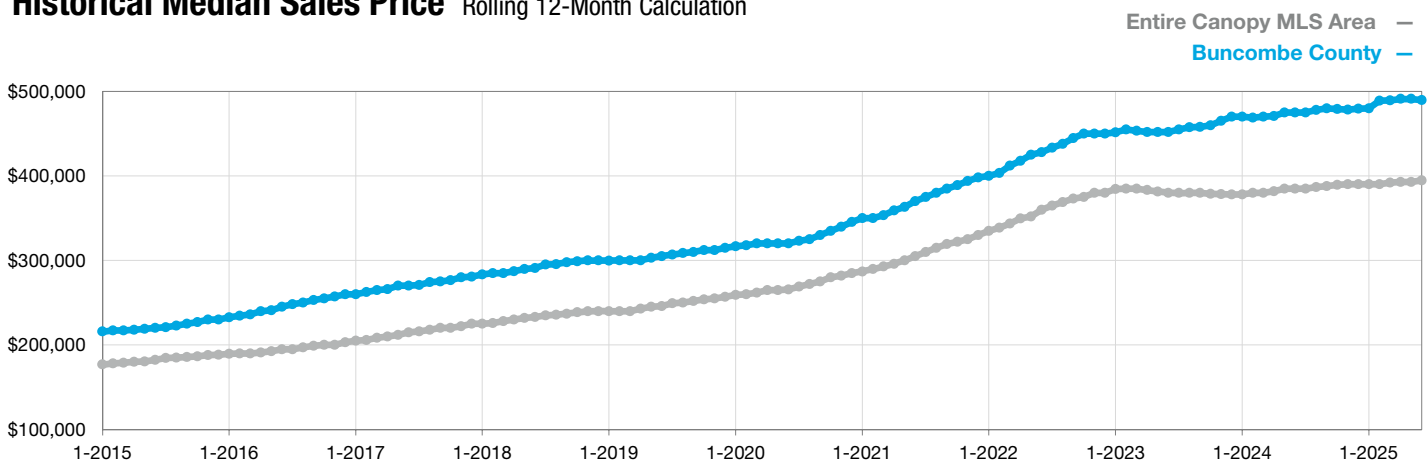
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	453	503	+ 11.0%	2,395	2,938	+ 22.7%
Pending Sales	325	332	+ 2.2%	1,826	1,700	- 6.9%
Closed Sales	336	305	- 9.2%	1,729	1,549	- 10.4%
Median Sales Price*	\$524,500	\$509,000	- 3.0%	\$475,000	\$495,000	+ 4.2%
Average Sales Price*	\$643,968	\$609,166	- 5.4%	\$615,568	\$605,615	- 1.6%
Percent of Original List Price Received*	96.9%	95.2%	- 1.8%	96.1%	95.1%	- 1.0%
List to Close	79	83	+ 5.1%	93	97	+ 4.3%
Days on Market Until Sale	39	43	+ 10.3%	45	53	+ 17.8%
Cumulative Days on Market Until Sale	44	50	+ 13.6%	49	61	+ 24.5%
Average List Price	\$742,547	\$737,522	- 0.7%	\$717,925	\$719,670	+ 0.2%
Inventory of Homes for Sale	893	1,589	+ 77.9%	--	--	--
Months Supply of Inventory	3.1	6.2	+ 100.0%	--	--	--

* 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



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