

Local Market Update for June 2025

A research tool provided by the Canopy Realtor® Association
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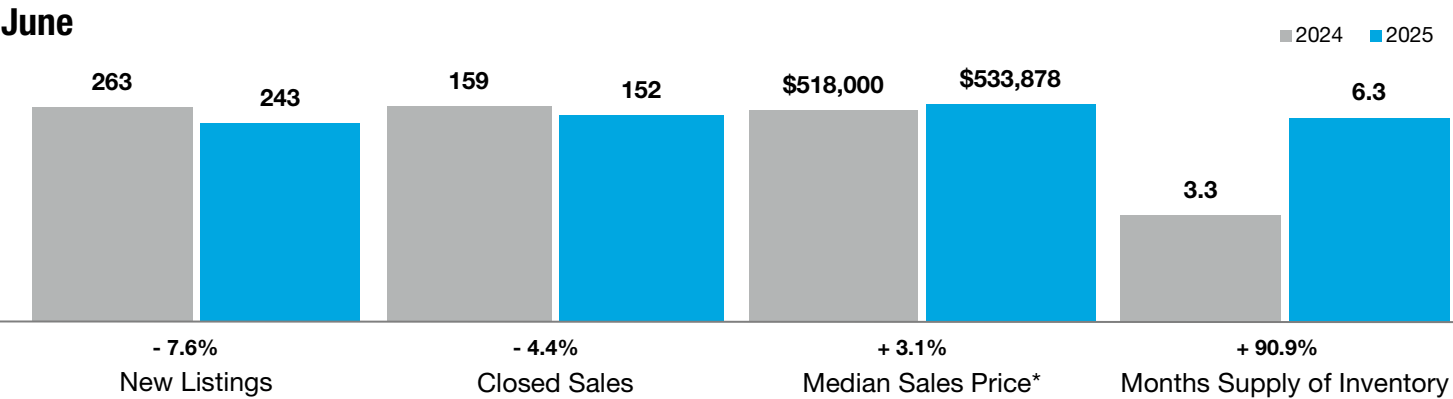


City of Asheville

North Carolina

| Key Metrics | June | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 6-2024 | Thru 6-2025 | Percent Change |
| New Listings | 263 | 243 | - 7.6% | 1,231 | 1,565 | + 27.1% |
| Pending Sales | 160 | 166 | + 3.8% | 898 | 893 | - 0.6% |
| Closed Sales | 159 | 152 | - 4.4% | 874 | 812 | - 7.1% |
| Median Sales Price* | \$518,000 | \$533,878 | + 3.1% | \$480,500 | \$515,000 | + 7.2% |
| Average Sales Price* | \$687,533 | \$670,841 | - 2.4% | \$648,783 | \$631,142 | - 2.7% |
| Percent of Original List Price Received* | 97.2% | 95.5% | - 1.7% | 96.0% | 94.9% | - 1.1% |
| List to Close | 71 | 80 | + 12.7% | 92 | 93 | + 1.1% |
| Days on Market Until Sale | 32 | 40 | + 25.0% | 42 | 49 | + 16.7% |
| Cumulative Days on Market Until Sale | 38 | 50 | + 31.6% | 47 | 57 | + 21.3% |
| Average List Price | \$767,909 | \$721,870 | - 6.0% | \$763,032 | \$736,122 | - 3.5% |
| Inventory of Homes for Sale | 486 | 840 | + 72.8% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 6.3 | + 90.9% | -- | -- | -- |

* 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

