

Local Market Update for July 2025

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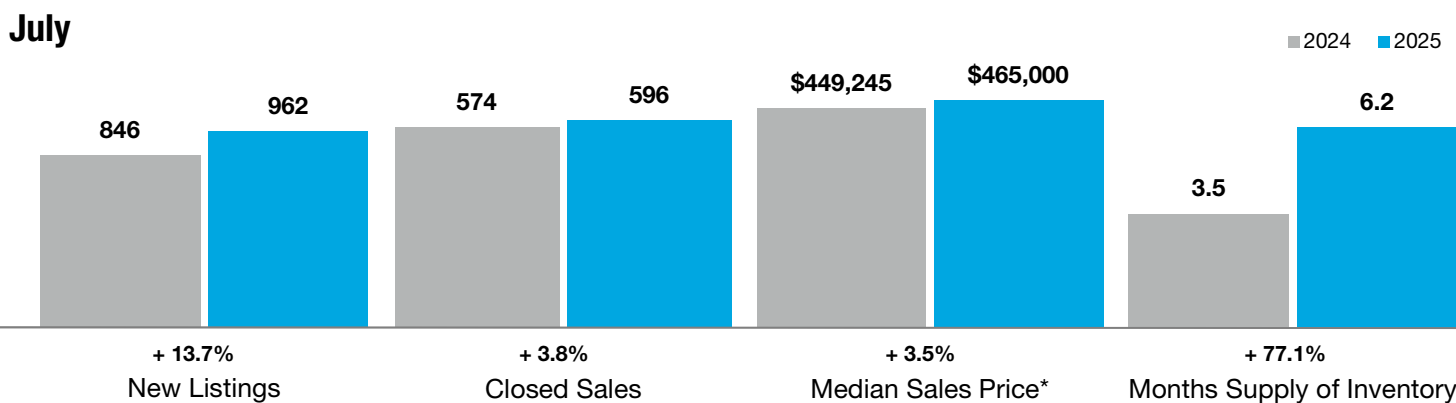


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	846	962	+ 13.7%	5,335	6,388	+ 19.7%
Pending Sales	600	658	+ 9.7%	3,932	3,869	- 1.6%
Closed Sales	574	596	+ 3.8%	3,698	3,606	- 2.5%
Median Sales Price*	\$449,245	\$465,000	+ 3.5%	\$450,000	\$452,000	+ 0.4%
Average Sales Price*	\$578,746	\$588,659	+ 1.7%	\$561,009	\$553,712	- 1.3%
Percent of Original List Price Received*	96.6%	93.5%	- 3.2%	96.0%	94.8%	- 1.3%
List to Close	86	98	+ 14.0%	95	106	+ 11.6%
Days on Market Until Sale	38	56	+ 47.4%	45	59	+ 31.1%
Cumulative Days on Market Until Sale	42	65	+ 54.8%	50	66	+ 32.0%
Average List Price	\$637,951	\$681,612	+ 6.8%	\$640,014	\$651,564	+ 1.8%
Inventory of Homes for Sale	1,905	3,109	+ 63.2%	--	--	--
Months Supply of Inventory	3.5	6.2	+ 77.1%	--	--	--

* 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

