

Local Market Update for July 2025

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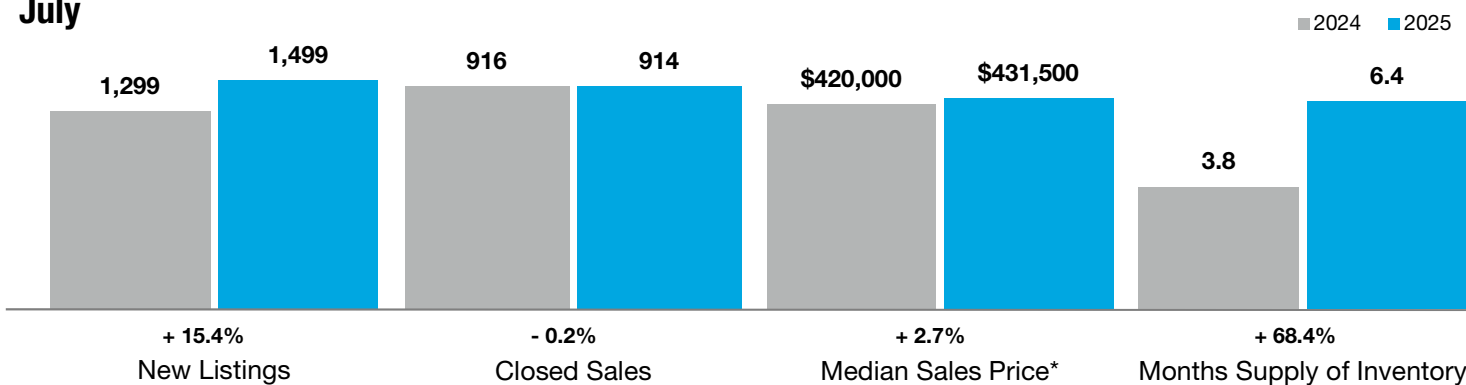
Asheville Region

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

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1,299	1,499	+ 15.4%	8,427	9,827	+ 16.6%
Pending Sales	926	1,013	+ 9.4%	6,052	5,903	- 2.5%
Closed Sales	916	914	- 0.2%	5,695	5,464	- 4.1%
Median Sales Price*	\$420,000	\$431,500	+ 2.7%	\$415,000	\$417,995	+ 0.7%
Average Sales Price*	\$529,424	\$541,474	+ 2.3%	\$517,664	\$512,854	- 0.9%
Percent of Original List Price Received*	95.3%	93.1%	- 2.3%	95.0%	94.2%	- 0.8%
List to Close	88	100	+ 13.6%	95	108	+ 13.7%
Days on Market Until Sale	43	58	+ 34.9%	48	61	+ 27.1%
Cumulative Days on Market Until Sale	48	67	+ 39.6%	54	69	+ 27.8%
Average List Price	\$622,512	\$653,228	+ 4.9%	\$603,891	\$622,301	+ 3.0%
Inventory of Homes for Sale	3,155	4,925	+ 56.1%	--	--	--
Months Supply of Inventory	3.8	6.4	+ 68.4%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

