

Local Market Update for July 2025

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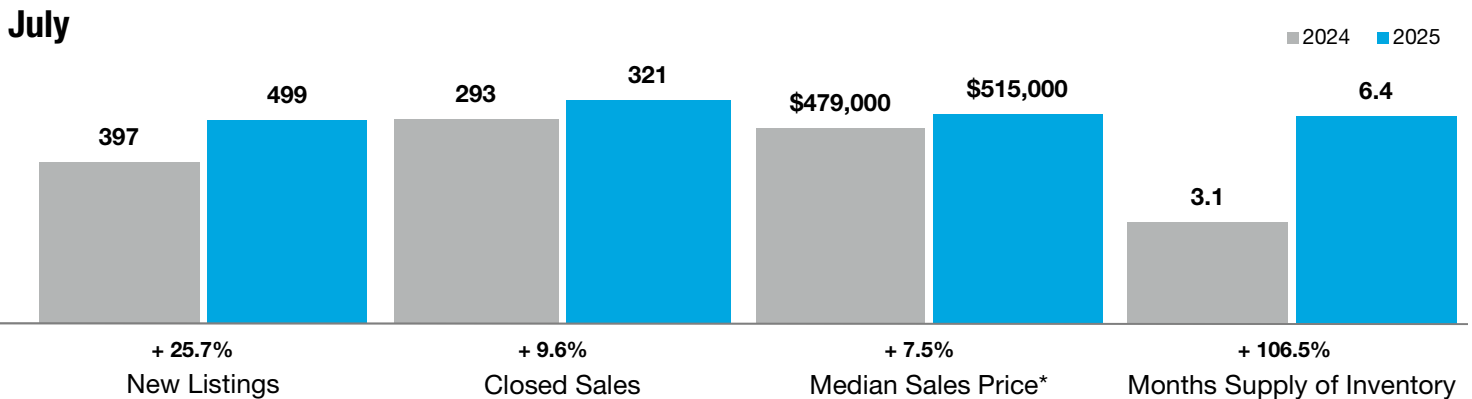


Buncombe County

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	397	499	+ 25.7%	2,792	3,442	+ 23.3%
Pending Sales	294	324	+ 10.2%	2,120	2,003	- 5.5%
Closed Sales	293	321	+ 9.6%	2,022	1,877	- 7.2%
Median Sales Price*	\$479,000	\$515,000	+ 7.5%	\$475,000	\$495,000	+ 4.2%
Average Sales Price*	\$656,342	\$651,400	- 0.8%	\$621,479	\$612,565	- 1.4%
Percent of Original List Price Received*	97.1%	93.8%	- 3.4%	96.2%	94.8%	- 1.5%
List to Close	80	89	+ 11.3%	91	96	+ 5.5%
Days on Market Until Sale	37	48	+ 29.7%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	39	55	+ 41.0%	47	60	+ 27.7%
Average List Price	\$683,136	\$780,685	+ 14.3%	\$712,831	\$723,380	+ 1.5%
Inventory of Homes for Sale	904	1,633	+ 80.6%	--	--	--
Months Supply of Inventory	3.1	6.4	+ 106.5%	--	--	--

* 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

