

# Local Market Update for July 2025

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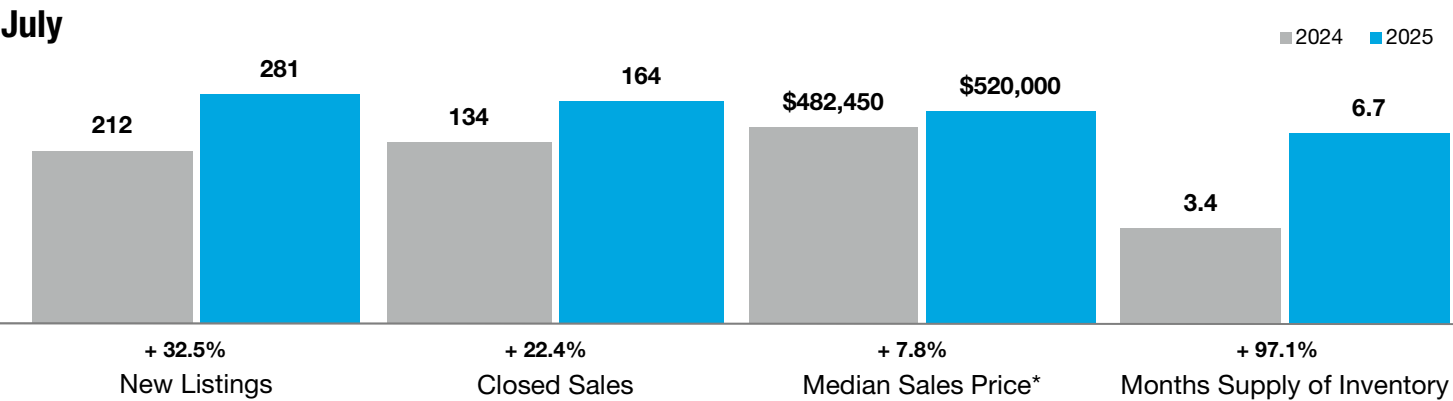


## City of Asheville

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	212	281	+ 32.5%	1,443	1,849	+ 28.1%
Pending Sales	154	148	- 3.9%	1,052	1,027	- 2.4%
Closed Sales	134	164	+ 22.4%	1,008	979	- 2.9%
Median Sales Price*	\$482,450	\$520,000	+ 7.8%	\$480,500	\$515,000	+ 7.2%
Average Sales Price*	\$665,003	\$671,746	+ 1.0%	\$650,939	\$637,087	- 2.1%
Percent of Original List Price Received*	97.4%	92.7%	- 4.8%	96.2%	94.5%	- 1.8%
List to Close	71	94	+ 32.4%	90	93	+ 3.3%
Days on Market Until Sale	34	55	+ 61.8%	41	50	+ 22.0%
Cumulative Days on Market Until Sale	35	63	+ 80.0%	46	58	+ 26.1%
Average List Price	\$707,723	\$823,235	+ 16.3%	\$754,598	\$744,672	- 1.3%
Inventory of Homes for Sale	498	884	+ 77.5%	--	--	--
Months Supply of Inventory	3.4	6.7	+ 97.1%	--	--	--

\* 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

