

Local Market Update for August 2025

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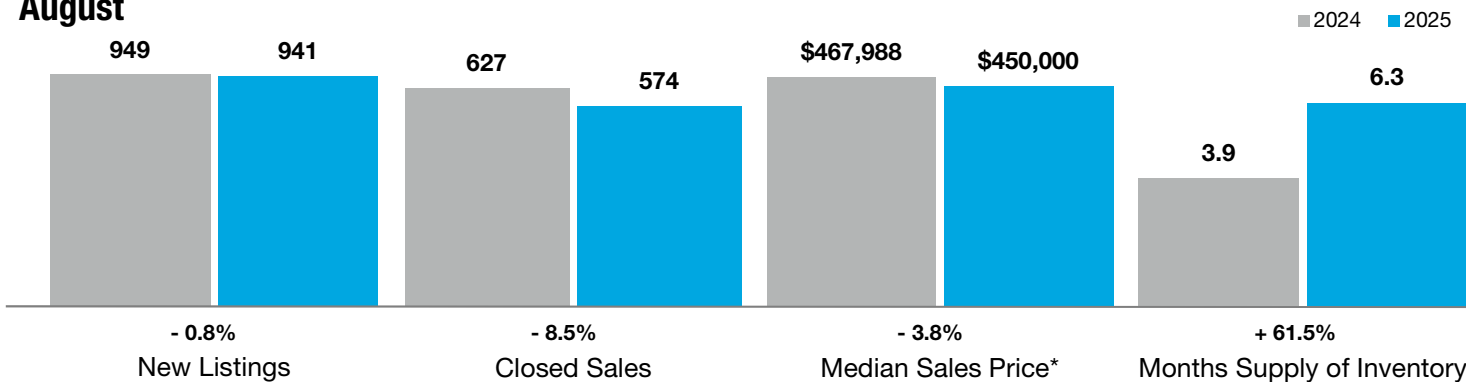
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	949	941	- 0.8%	6,284	7,337	+ 16.8%
Pending Sales	548	674	+ 23.0%	4,480	4,484	+ 0.1%
Closed Sales	627	574	- 8.5%	4,325	4,194	- 3.0%
Median Sales Price*	\$467,988	\$450,000	- 3.8%	\$450,000	\$451,745	+ 0.4%
Average Sales Price*	\$616,098	\$571,518	- 7.2%	\$568,997	\$555,728	- 2.3%
Percent of Original List Price Received*	95.6%	92.9%	- 2.8%	95.9%	94.5%	- 1.5%
List to Close	93	105	+ 12.9%	95	106	+ 11.6%
Days on Market Until Sale	47	64	+ 36.2%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	50	71	+ 42.0%	50	67	+ 34.0%
Average List Price	\$667,005	\$641,643	- 3.8%	\$644,065	\$646,194	+ 0.3%
Inventory of Homes for Sale	2,123	3,194	+ 50.4%	--	--	--
Months Supply of Inventory	3.9	6.3	+ 61.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

