

Local Market Update for August 2025

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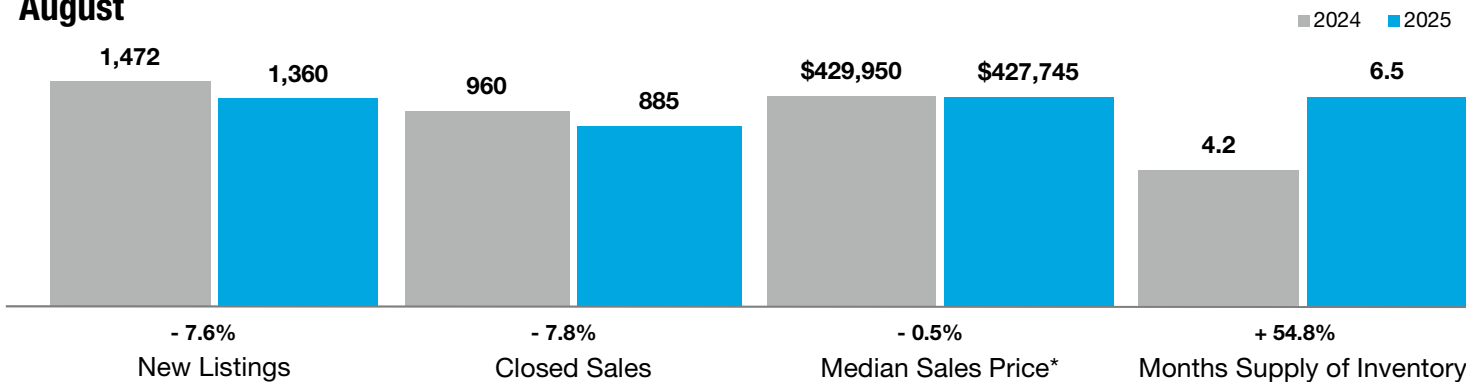
Asheville Region

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

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,472	1,360	- 7.6%	9,899	11,205	+ 13.2%
Pending Sales	853	1,005	+ 17.8%	6,905	6,819	- 1.2%
Closed Sales	960	885	- 7.8%	6,655	6,375	- 4.2%
Median Sales Price*	\$429,950	\$427,745	- 0.5%	\$417,990	\$419,700	+ 0.4%
Average Sales Price*	\$558,737	\$561,656	+ 0.5%	\$523,592	\$519,225	- 0.8%
Percent of Original List Price Received*	95.0%	92.7%	- 2.4%	95.0%	94.0%	- 1.1%
List to Close	92	108	+ 17.4%	95	108	+ 13.7%
Days on Market Until Sale	46	63	+ 37.0%	48	62	+ 29.2%
Cumulative Days on Market Until Sale	51	71	+ 39.2%	54	70	+ 29.6%
Average List Price	\$601,507	\$620,117	+ 3.1%	\$603,496	\$618,058	+ 2.4%
Inventory of Homes for Sale	3,465	4,999	+ 44.3%	--	--	--
Months Supply of Inventory	4.2	6.5	+ 54.8%	--	--	--

* 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

