

Local Market Update for August 2025

A research tool provided by the Canopy Realtor® Association
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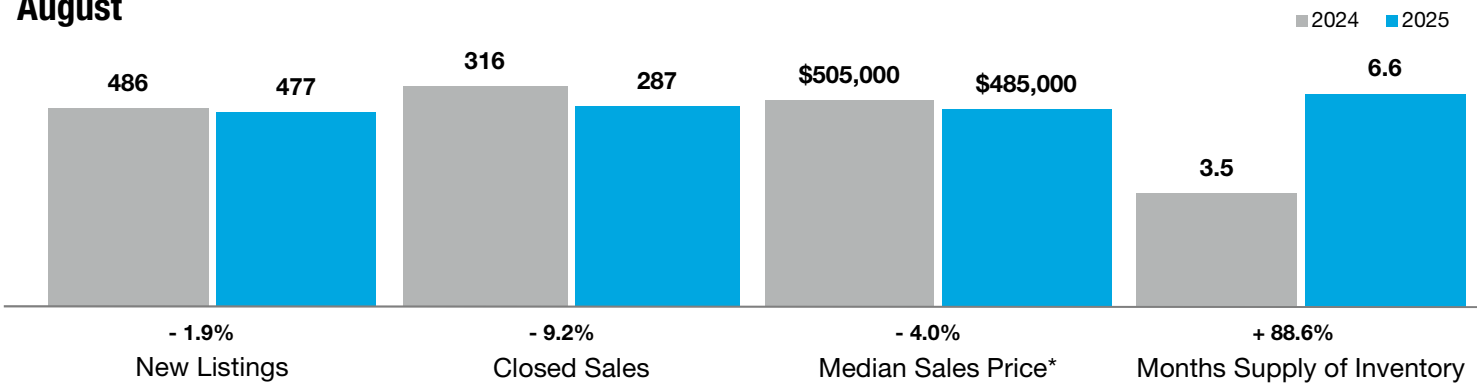
Buncombe County

North Carolina

| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 8-2024 | Thru 8-2025 | Percent Change |
| New Listings | 486 | 477 | - 1.9% | 3,278 | 3,923 | + 19.7% |
| Pending Sales | 277 | 314 | + 13.4% | 2,397 | 2,294 | - 4.3% |
| Closed Sales | 316 | 287 | - 9.2% | 2,338 | 2,171 | - 7.1% |
| Median Sales Price* | \$505,000 | \$485,000 | - 4.0% | \$479,900 | \$495,000 | + 3.1% |
| Average Sales Price* | \$712,543 | \$644,648 | - 9.5% | \$633,793 | \$616,535 | - 2.7% |
| Percent of Original List Price Received* | 96.0% | 92.3% | - 3.9% | 96.2% | 94.5% | - 1.8% |
| List to Close | 91 | 106 | + 16.5% | 91 | 97 | + 6.6% |
| Days on Market Until Sale | 45 | 67 | + 48.9% | 44 | 54 | + 22.7% |
| Cumulative Days on Market Until Sale | 48 | 74 | + 54.2% | 48 | 62 | + 29.2% |
| Average List Price | \$773,755 | \$689,267 | - 10.9% | \$721,869 | \$714,640 | - 1.0% |
| Inventory of Homes for Sale | 1,001 | 1,684 | + 68.2% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 6.6 | + 88.6% | -- | -- | -- |

* 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

