

Local Market Update for August 2025

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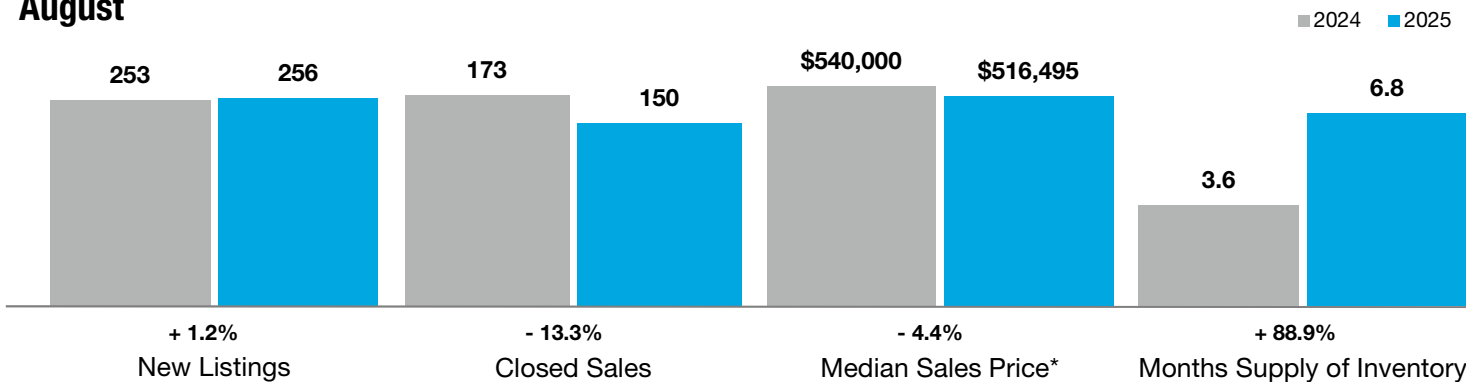
City of Asheville

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	253	256	+ 1.2%	1,696	2,108	+ 24.3%
Pending Sales	159	173	+ 8.8%	1,211	1,191	- 1.7%
Closed Sales	173	150	- 13.3%	1,181	1,132	- 4.1%
Median Sales Price*	\$540,000	\$516,495	- 4.4%	\$495,000	\$515,000	+ 4.0%
Average Sales Price*	\$751,321	\$717,661	- 4.5%	\$665,644	\$647,396	- 2.7%
Percent of Original List Price Received*	96.0%	92.1%	- 4.1%	96.2%	94.2%	- 2.1%
List to Close	88	113	+ 28.4%	89	95	+ 6.7%
Days on Market Until Sale	44	73	+ 65.9%	42	53	+ 26.2%
Cumulative Days on Market Until Sale	48	81	+ 68.8%	46	61	+ 32.6%
Average List Price	\$819,653	\$717,730	- 12.4%	\$764,287	\$736,512	- 3.6%
Inventory of Homes for Sale	527	899	+ 70.6%	--	--	--
Months Supply of Inventory	3.6	6.8	+ 88.9%	--	--	--

* 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

