

Local Market Update for September 2025

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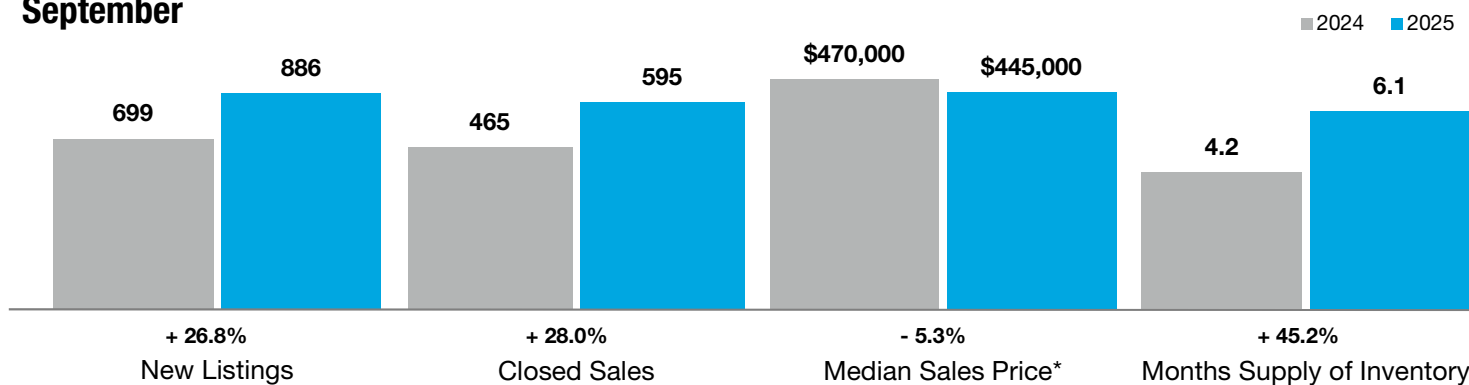
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	699	886	+ 26.8%	6,983	8,233	+ 17.9%
Pending Sales	414	645	+ 55.8%	4,893	5,089	+ 4.0%
Closed Sales	465	595	+ 28.0%	4,790	4,802	+ 0.3%
Median Sales Price*	\$470,000	\$445,000	- 5.3%	\$453,250	\$450,545	- 0.6%
Average Sales Price*	\$610,681	\$550,183	- 9.9%	\$573,045	\$554,965	- 3.2%
Percent of Original List Price Received*	94.5%	91.9%	- 2.8%	95.8%	94.2%	- 1.7%
List to Close	92	116	+ 26.1%	94	107	+ 13.8%
Days on Market Until Sale	47	70	+ 48.9%	46	61	+ 32.6%
Cumulative Days on Market Until Sale	56	81	+ 44.6%	51	69	+ 35.3%
Average List Price	\$666,872	\$672,354	+ 0.8%	\$646,029	\$645,221	- 0.1%
Inventory of Homes for Sale	2,221	3,197	+ 43.9%	--	--	--
Months Supply of Inventory	4.2	6.1	+ 45.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

