

Local Market Update for September 2025

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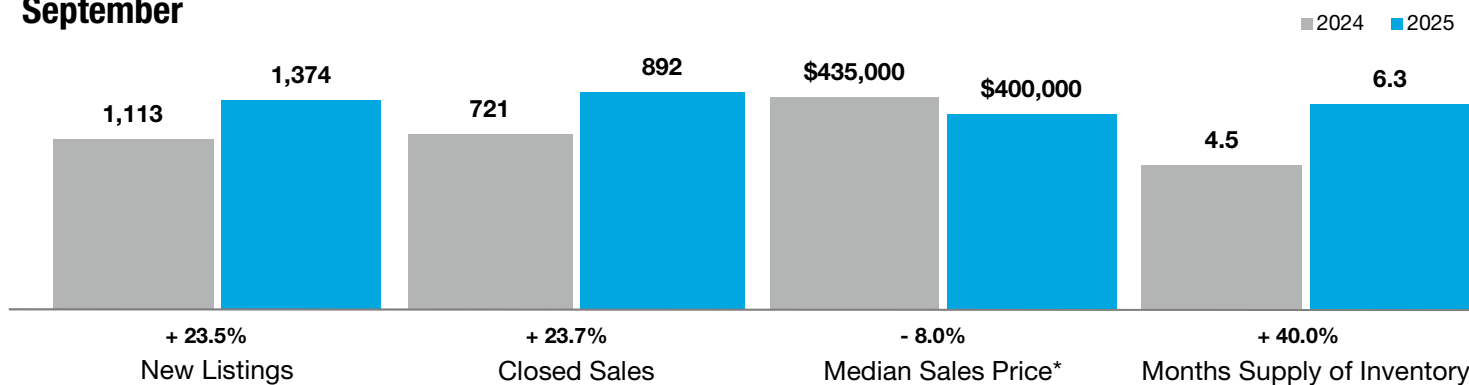
Asheville Region

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

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	1,113	1,374	+ 23.5%	11,012	12,598	+ 14.4%
Pending Sales	645	978	+ 51.6%	7,549	7,728	+ 2.4%
Closed Sales	721	892	+ 23.7%	7,376	7,293	- 1.1%
Median Sales Price*	\$435,000	\$400,000	- 8.0%	\$419,500	\$415,495	- 1.0%
Average Sales Price*	\$557,942	\$518,579	- 7.1%	\$526,948	\$518,691	- 1.6%
Percent of Original List Price Received*	94.0%	91.7%	- 2.4%	94.9%	93.7%	- 1.3%
List to Close	91	115	+ 26.4%	95	109	+ 14.7%
Days on Market Until Sale	47	69	+ 46.8%	48	63	+ 31.3%
Cumulative Days on Market Until Sale	56	78	+ 39.3%	54	71	+ 31.5%
Average List Price	\$616,203	\$622,707	+ 1.1%	\$604,386	\$615,248	+ 1.8%
Inventory of Homes for Sale	3,601	5,037	+ 39.9%	--	--	--
Months Supply of Inventory	4.5	6.3	+ 40.0%	--	--	--

* 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

