

# Local Market Update for September 2025

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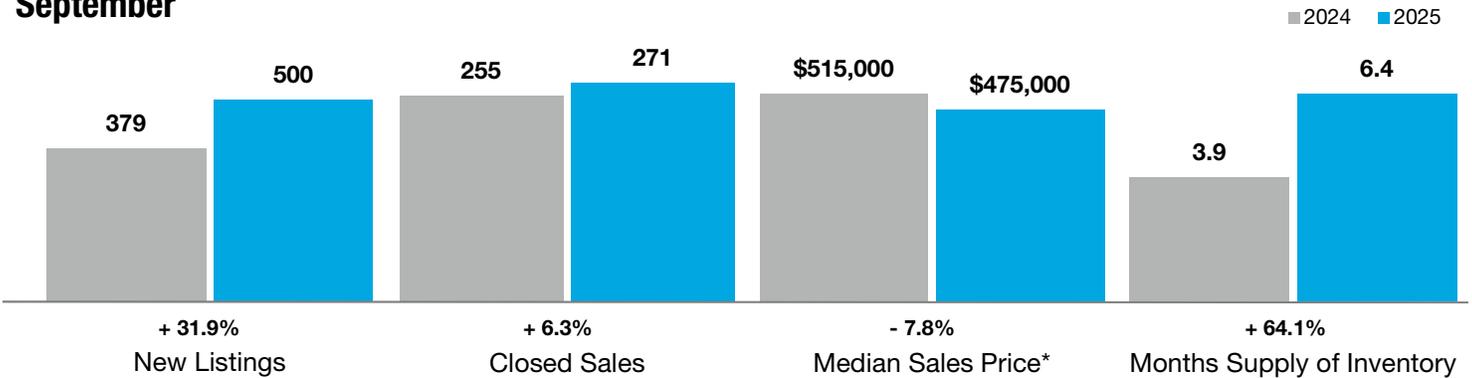
## Buncombe County

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	379	500	+ 31.9%	3,657	4,427	+ 21.1%
Pending Sales	205	337	+ 64.4%	2,601	2,612	+ 0.4%
Closed Sales	255	271	+ 6.3%	2,593	2,446	- 5.7%
Median Sales Price*	\$515,000	\$475,000	- 7.8%	\$480,500	\$491,000	+ 2.2%
Average Sales Price*	\$693,250	\$593,586	- 14.4%	\$639,642	\$614,125	- 4.0%
Percent of Original List Price Received*	94.3%	91.2%	- 3.3%	96.0%	94.1%	- 2.0%
List to Close	92	112	+ 21.7%	91	99	+ 8.8%
Days on Market Until Sale	49	69	+ 40.8%	44	56	+ 27.3%
Cumulative Days on Market Until Sale	55	81	+ 47.3%	48	64	+ 33.3%
Average List Price	\$727,984	\$740,016	+ 1.7%	\$721,902	\$713,255	- 1.2%
Inventory of Homes for Sale	1,074	1,711	+ 59.3%	--	--	--
Months Supply of Inventory	3.9	6.4	+ 64.1%	--	--	--

\* 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

