

Local Market Update for September 2025

A research tool provided by the Canopy Realtor® Association
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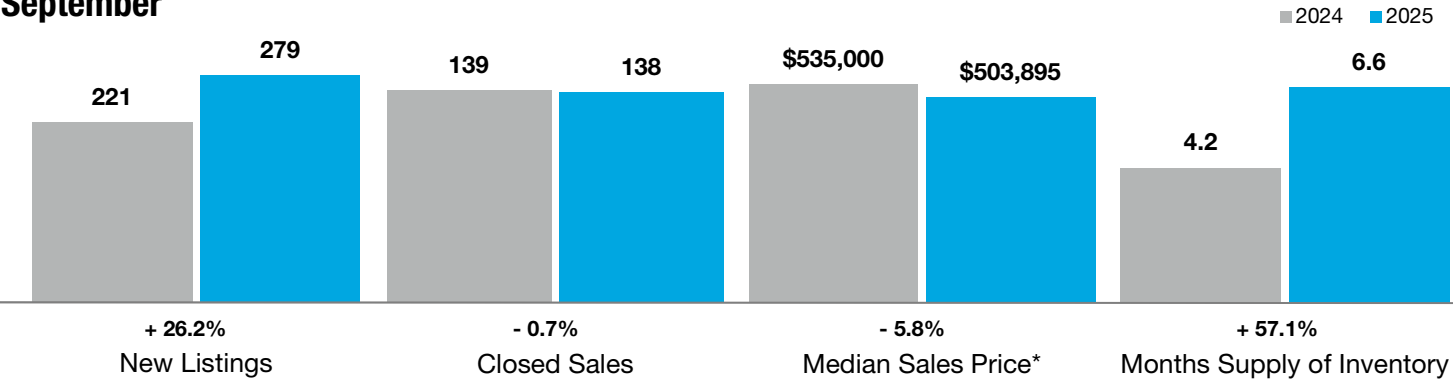
City of Asheville

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	221	279	+ 26.2%	1,917	2,388	+ 24.6%
Pending Sales	99	186	+ 87.9%	1,309	1,372	+ 4.8%
Closed Sales	139	138	- 0.7%	1,320	1,272	- 3.6%
Median Sales Price*	\$535,000	\$503,895	- 5.8%	\$500,000	\$515,000	+ 3.0%
Average Sales Price*	\$730,109	\$604,038	- 17.3%	\$672,432	\$642,858	- 4.4%
Percent of Original List Price Received*	94.5%	90.3%	- 4.4%	96.0%	93.8%	- 2.3%
List to Close	89	110	+ 23.6%	89	97	+ 9.0%
Days on Market Until Sale	49	72	+ 46.9%	43	55	+ 27.9%
Cumulative Days on Market Until Sale	59	85	+ 44.1%	47	64	+ 36.2%
Average List Price	\$721,398	\$745,270	+ 3.3%	\$758,829	\$733,988	- 3.3%
Inventory of Homes for Sale	590	923	+ 56.4%	--	--	--
Months Supply of Inventory	4.2	6.6	+ 57.1%	--	--	--

* 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

