

Local Market Update for October 2025

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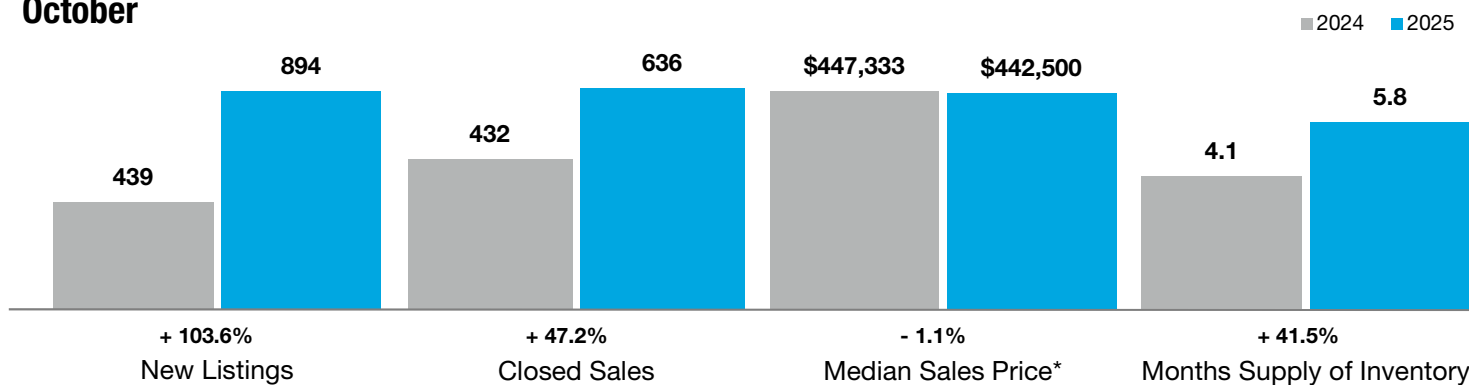
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	439	894	+ 103.6%	7,422	9,135	+ 23.1%
Pending Sales	316	652	+ 106.3%	5,209	5,708	+ 9.6%
Closed Sales	432	636	+ 47.2%	5,222	5,457	+ 4.5%
Median Sales Price*	\$447,333	\$442,500	- 1.1%	\$452,500	\$450,000	- 0.6%
Average Sales Price*	\$571,974	\$548,836	- 4.0%	\$572,956	\$553,982	- 3.3%
Percent of Original List Price Received*	95.2%	92.2%	- 3.2%	95.7%	94.0%	- 1.8%
List to Close	108	114	+ 5.6%	95	108	+ 13.7%
Days on Market Until Sale	49	70	+ 42.9%	46	62	+ 34.8%
Cumulative Days on Market Until Sale	52	81	+ 55.8%	51	70	+ 37.3%
Average List Price	\$554,495	\$667,872	+ 20.4%	\$640,368	\$644,637	+ 0.7%
Inventory of Homes for Sale	2,071	3,167	+ 52.9%	--	--	--
Months Supply of Inventory	4.1	5.8	+ 41.5%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

