

Local Market Update for October 2025

A research tool provided by the Canopy Realtor® Association
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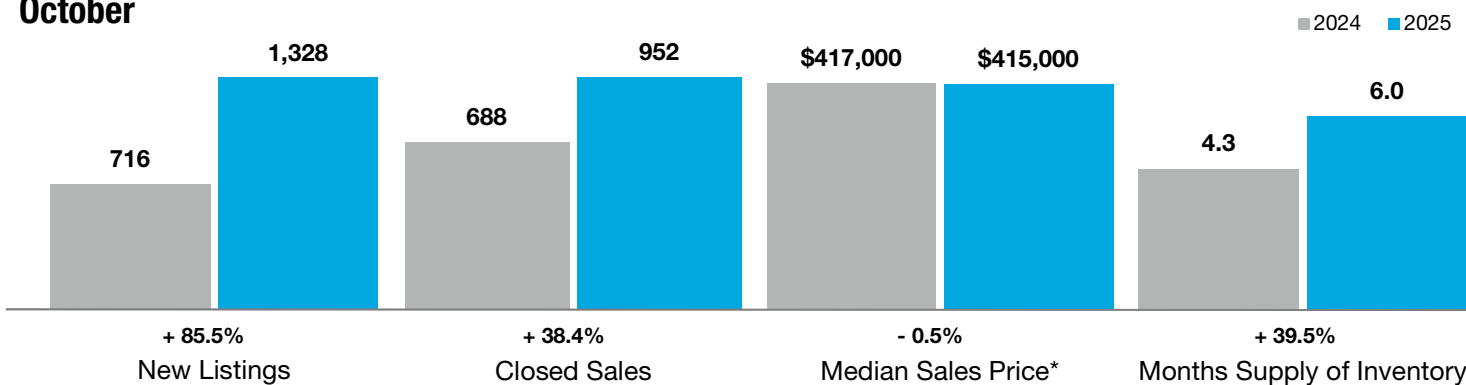
Asheville Region

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

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	716	1,328	+ 85.5%	11,728	13,936	+ 18.8%
Pending Sales	500	998	+ 99.6%	8,049	8,658	+ 7.6%
Closed Sales	688	952	+ 38.4%	8,064	8,273	+ 2.6%
Median Sales Price*	\$417,000	\$415,000	- 0.5%	\$419,000	\$415,000	- 1.0%
Average Sales Price*	\$537,048	\$527,734	- 1.7%	\$527,809	\$519,651	- 1.5%
Percent of Original List Price Received*	94.4%	91.9%	- 2.6%	94.9%	93.5%	- 1.5%
List to Close	106	113	+ 6.6%	96	109	+ 13.5%
Days on Market Until Sale	50	70	+ 40.0%	48	63	+ 31.3%
Cumulative Days on Market Until Sale	55	81	+ 47.3%	54	72	+ 33.3%
Average List Price	\$546,094	\$643,323	+ 17.8%	\$600,675	\$615,209	+ 2.4%
Inventory of Homes for Sale	3,375	4,961	+ 47.0%	--	--	--
Months Supply of Inventory	4.3	6.0	+ 39.5%	--	--	--

* 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

