

# Local Market Update for October 2025

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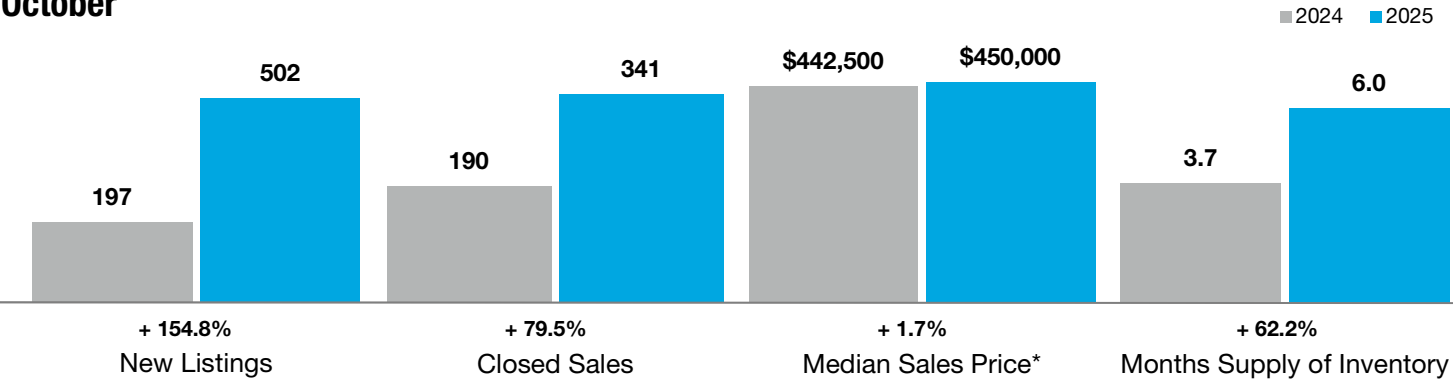
## Buncombe County

North Carolina

| Key Metrics                              | October   |           |                | Year to Date |              |                |
|------------------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
|                                          | 2024      | 2025      | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change |
| New Listings                             | 197       | 502       | + 154.8%       | 3,854        | 4,935        | + 28.0%        |
| Pending Sales                            | 134       | 351       | + 161.9%       | 2,735        | 2,954        | + 8.0%         |
| Closed Sales                             | 190       | 341       | + 79.5%        | 2,783        | 2,797        | + 0.5%         |
| Median Sales Price*                      | \$442,500 | \$450,000 | + 1.7%         | \$479,900    | \$485,000    | + 1.1%         |
| Average Sales Price*                     | \$666,750 | \$571,671 | - 14.3%        | \$641,493    | \$608,514    | - 5.1%         |
| Percent of Original List Price Received* | 95.3%     | 92.7%     | - 2.7%         | 96.0%        | 94.0%        | - 2.1%         |
| List to Close                            | 102       | 106       | + 3.9%         | 92           | 100          | + 8.7%         |
| Days on Market Until Sale                | 47        | 64        | + 36.2%        | 44           | 57           | + 29.5%        |
| Cumulative Days on Market Until Sale     | 50        | 76        | + 52.0%        | 48           | 65           | + 35.4%        |
| Average List Price                       | \$619,658 | \$715,817 | + 15.5%        | \$716,647    | \$710,486    | - 0.9%         |
| Inventory of Homes for Sale              | 977       | 1,697     | + 73.7%        | --           | --           | --             |
| Months Supply of Inventory               | 3.7       | 6.0       | + 62.2%        | --           | --           | --             |

\* 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

