

Local Market Update for October 2025

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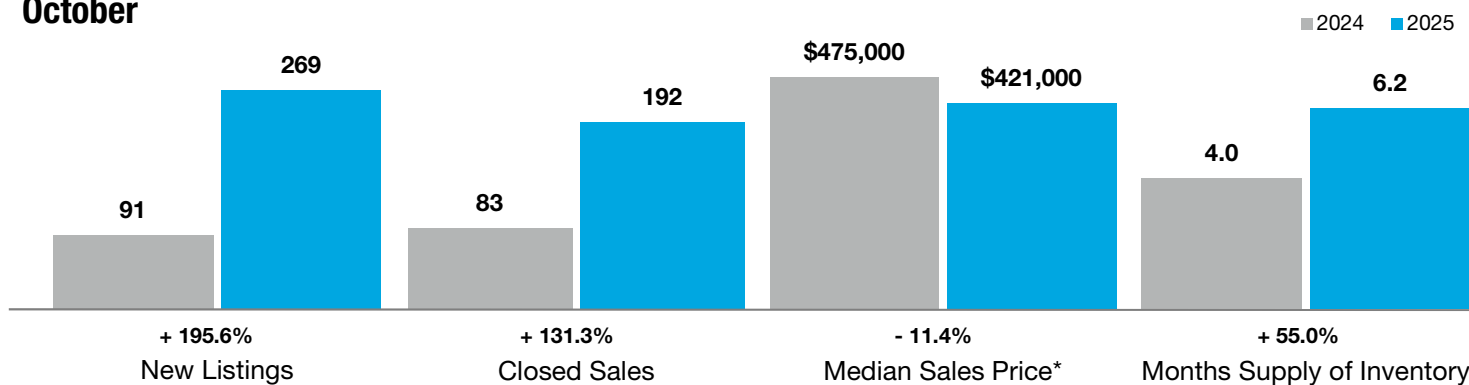
City of Asheville

North Carolina

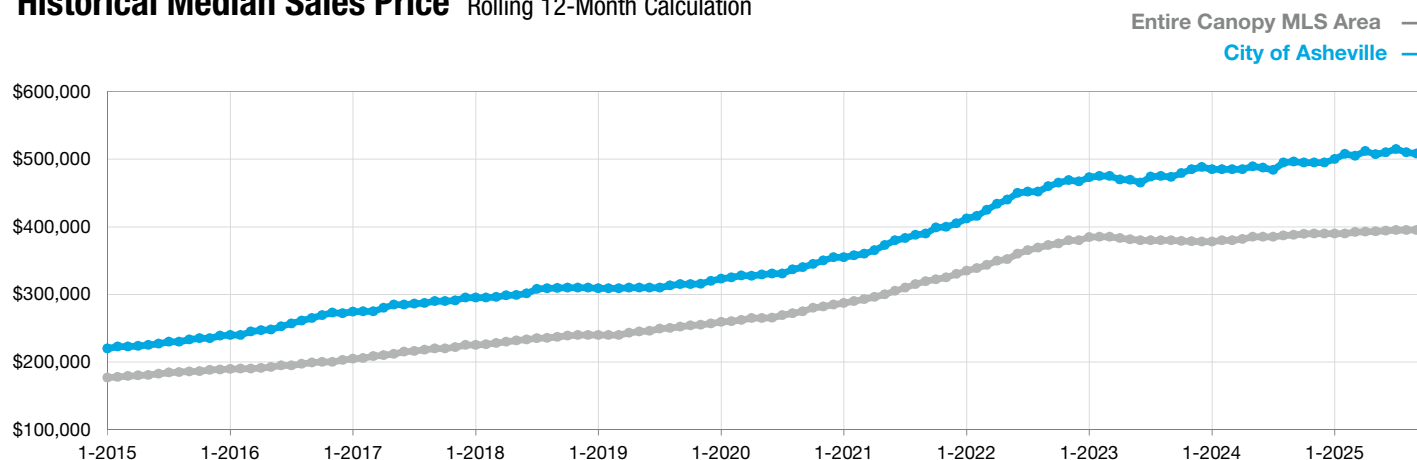
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	91	269	+ 195.6%	2,008	2,661	+ 32.5%
Pending Sales	55	176	+ 220.0%	1,364	1,545	+ 13.3%
Closed Sales	83	192	+ 131.3%	1,403	1,467	+ 4.6%
Median Sales Price*	\$475,000	\$421,000	- 11.4%	\$497,000	\$505,000	+ 1.6%
Average Sales Price*	\$623,850	\$572,007	- 8.3%	\$669,558	\$633,317	- 5.4%
Percent of Original List Price Received*	94.9%	93.2%	- 1.8%	95.9%	93.7%	- 2.3%
List to Close	83	105	+ 26.5%	89	98	+ 10.1%
Days on Market Until Sale	39	64	+ 64.1%	42	56	+ 33.3%
Cumulative Days on Market Until Sale	42	74	+ 76.2%	47	65	+ 38.3%
Average List Price	\$655,831	\$755,481	+ 15.2%	\$754,322	\$733,174	- 2.8%
Inventory of Homes for Sale	536	922	+ 72.0%	--	--	--
Months Supply of Inventory	4.0	6.2	+ 55.0%	--	--	--

* 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



Current as of November 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.