

Local Market Update for November 2025

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

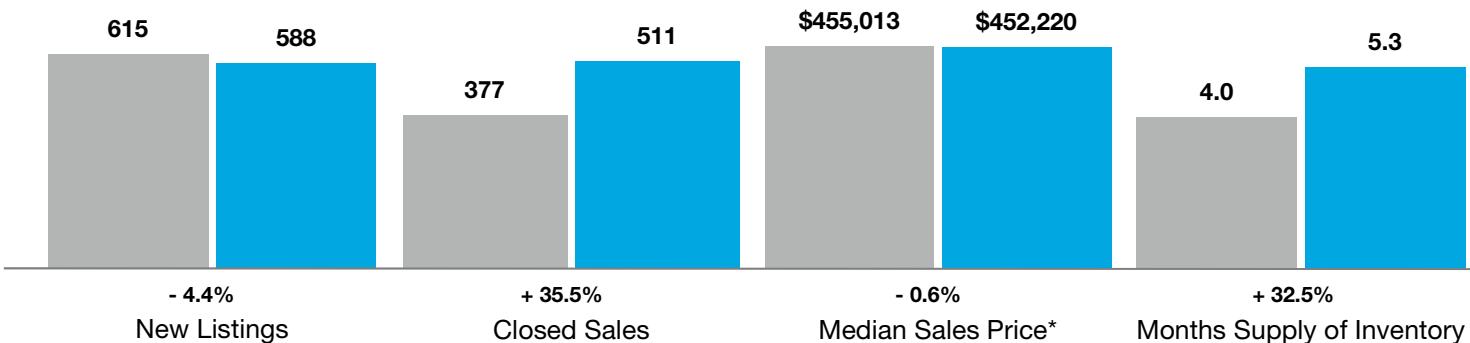
Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	615	588	- 4.4%	8,037	9,746	+ 21.3%
Pending Sales	480	547	+ 14.0%	5,689	6,217	+ 9.3%
Closed Sales	377	511	+ 35.5%	5,599	5,977	+ 6.8%
Median Sales Price*	\$455,013	\$452,220	- 0.6%	\$452,990	\$450,000	- 0.7%
Average Sales Price*	\$553,116	\$579,099	+ 4.7%	\$571,623	\$556,310	- 2.7%
Percent of Original List Price Received*	94.3%	92.1%	- 2.3%	95.6%	93.8%	- 1.9%
List to Close	115	111	- 3.5%	97	108	+ 11.3%
Days on Market Until Sale	60	70	+ 16.7%	47	63	+ 34.0%
Cumulative Days on Market Until Sale	63	84	+ 33.3%	52	71	+ 36.5%
Average List Price	\$588,724	\$624,716	+ 6.1%	\$636,269	\$641,468	+ 0.8%
Inventory of Homes for Sale	2,022	2,939	+ 45.4%	--	--	--
Months Supply of Inventory	4.0	5.3	+ 32.5%	--	--	--

* 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.

November

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Asheville MSA —

