

# Local Market Update for November 2025

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



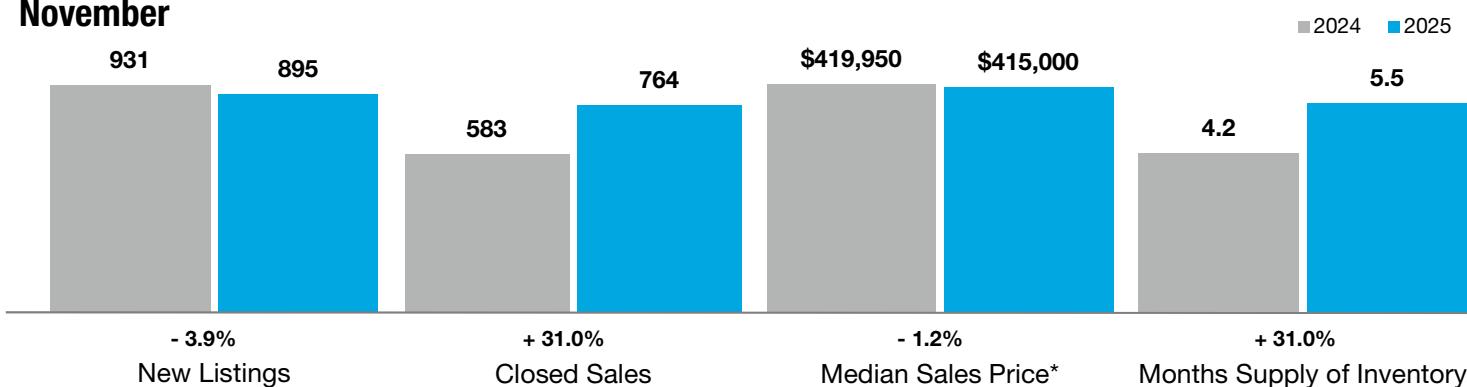
## Asheville Region

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

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	931	895	- 3.9%	12,659	14,859	+ 17.4%
Pending Sales	712	813	+ 14.2%	8,761	9,402	+ 7.3%
Closed Sales	583	764	+ 31.0%	8,647	9,052	+ 4.7%
Median Sales Price*	\$419,950	\$415,000	- 1.2%	\$419,245	\$415,000	- 1.0%
Average Sales Price*	\$516,321	\$542,429	+ 5.1%	\$527,035	\$521,477	- 1.1%
Percent of Original List Price Received*	93.4%	91.5%	- 2.0%	94.8%	93.3%	- 1.6%
List to Close	113	110	- 2.7%	97	109	+ 12.4%
Days on Market Until Sale	60	69	+ 15.0%	49	64	+ 30.6%
Cumulative Days on Market Until Sale	65	82	+ 26.2%	55	73	+ 32.7%
Average List Price	\$556,981	\$610,523	+ 9.6%	\$597,347	\$613,063	+ 2.6%
Inventory of Homes for Sale	3,272	4,611	+ 40.9%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

\* 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.

### November



### Historical Median Sales Price

Rolling 12-Month Calculation

