

# Local Market Update for November 2025

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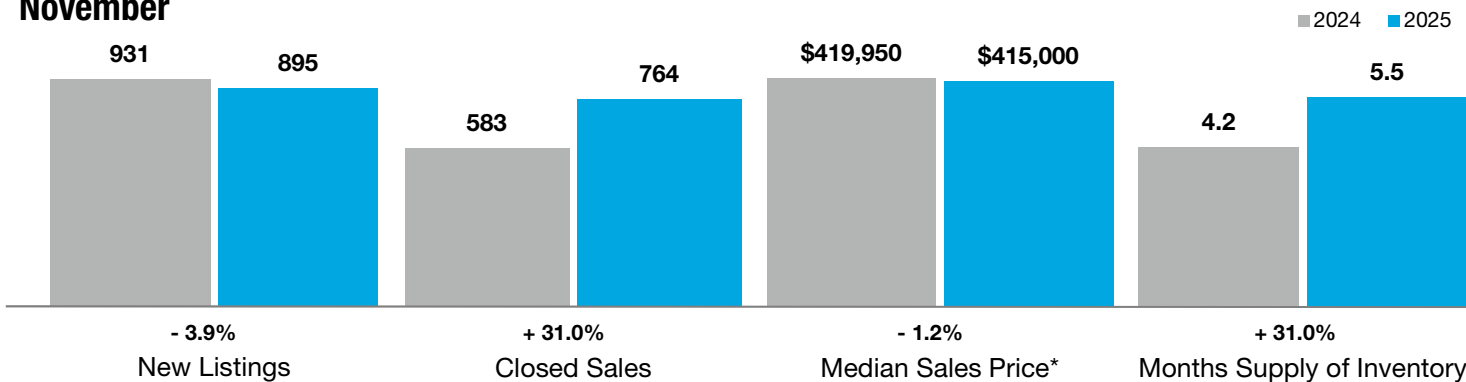
## Asheville Region

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

