

Local Market Update for November 2025

A research tool provided by the Canopy Realtor® Association
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Buncombe County

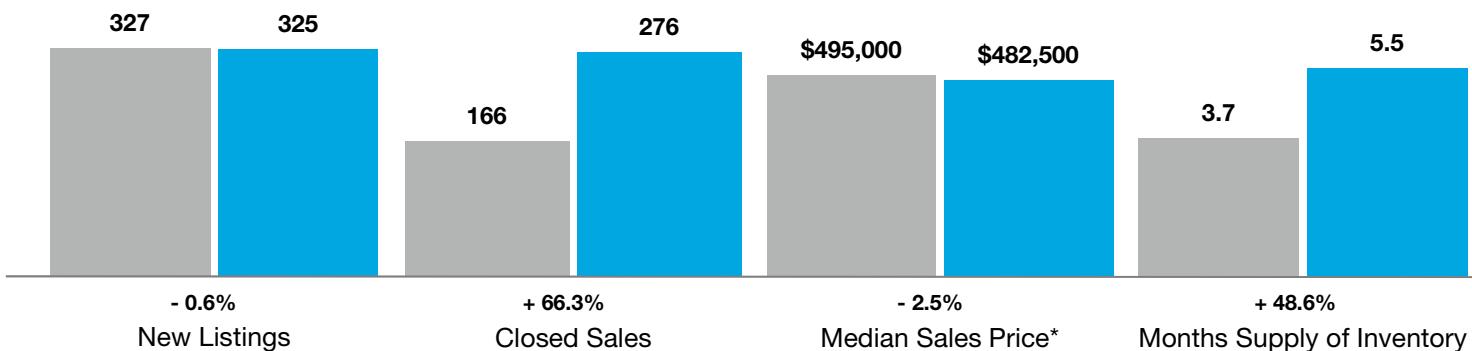
North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	327	325	- 0.6%	4,181	5,277	+ 26.2%
Pending Sales	233	289	+ 24.0%	2,968	3,228	+ 8.8%
Closed Sales	166	276	+ 66.3%	2,949	3,078	+ 4.4%
Median Sales Price*	\$495,000	\$482,500	- 2.5%	\$479,900	\$485,000	+ 1.1%
Average Sales Price*	\$610,147	\$650,987	+ 6.7%	\$639,738	\$612,341	- 4.3%
Percent of Original List Price Received*	94.7%	91.5%	- 3.4%	95.9%	93.8%	- 2.2%
List to Close	112	110	- 1.8%	93	101	+ 8.6%
Days on Market Until Sale	56	69	+ 23.2%	45	58	+ 28.9%
Cumulative Days on Market Until Sale	62	89	+ 43.5%	49	67	+ 36.7%
Average List Price	\$640,163	\$697,453	+ 8.9%	\$710,501	\$707,630	- 0.4%
Inventory of Homes for Sale	967	1,578	+ 63.2%	--	--	--
Months Supply of Inventory	3.7	5.5	+ 48.6%	--	--	--

* 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 —
Buncombe County —

