

Local Market Update for November 2025

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

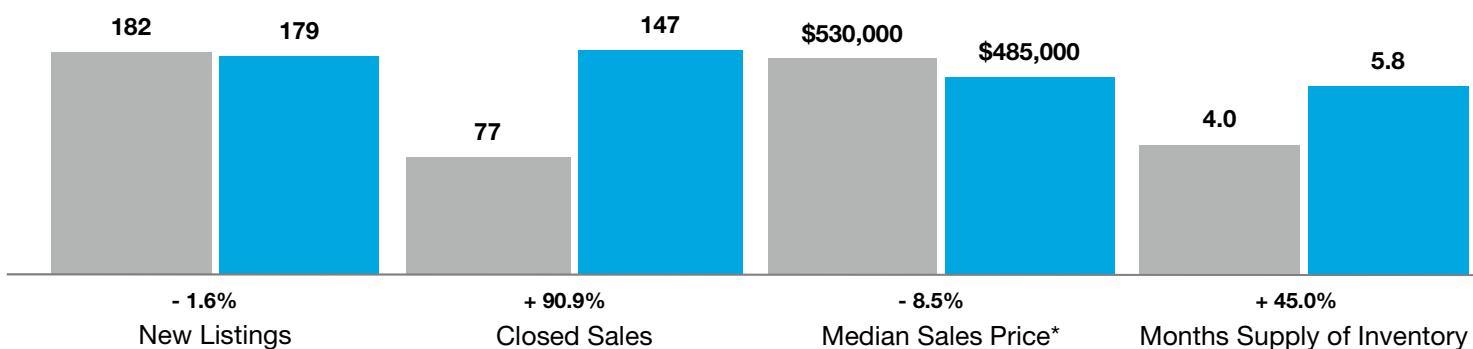
North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	182	179	- 1.6%	2,190	2,851	+ 30.2%
Pending Sales	127	148	+ 16.5%	1,491	1,689	+ 13.3%
Closed Sales	77	147	+ 90.9%	1,480	1,616	+ 9.2%
Median Sales Price*	\$530,000	\$485,000	- 8.5%	\$500,000	\$505,000	+ 1.0%
Average Sales Price*	\$655,832	\$620,766	- 5.3%	\$668,844	\$631,692	- 5.6%
Percent of Original List Price Received*	93.9%	92.1%	- 1.9%	95.8%	93.6%	- 2.3%
List to Close	106	107	+ 0.9%	90	99	+ 10.0%
Days on Market Until Sale	52	69	+ 32.7%	43	57	+ 32.6%
Cumulative Days on Market Until Sale	60	92	+ 53.3%	48	67	+ 39.6%
Average List Price	\$673,213	\$662,221	- 1.6%	\$747,440	\$726,582	- 2.8%
Inventory of Homes for Sale	531	872	+ 64.2%	--	--	--
Months Supply of Inventory	4.0	5.8	+ 45.0%	--	--	--

* 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

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
City of Asheville —

