

Local Market Update for December 2025

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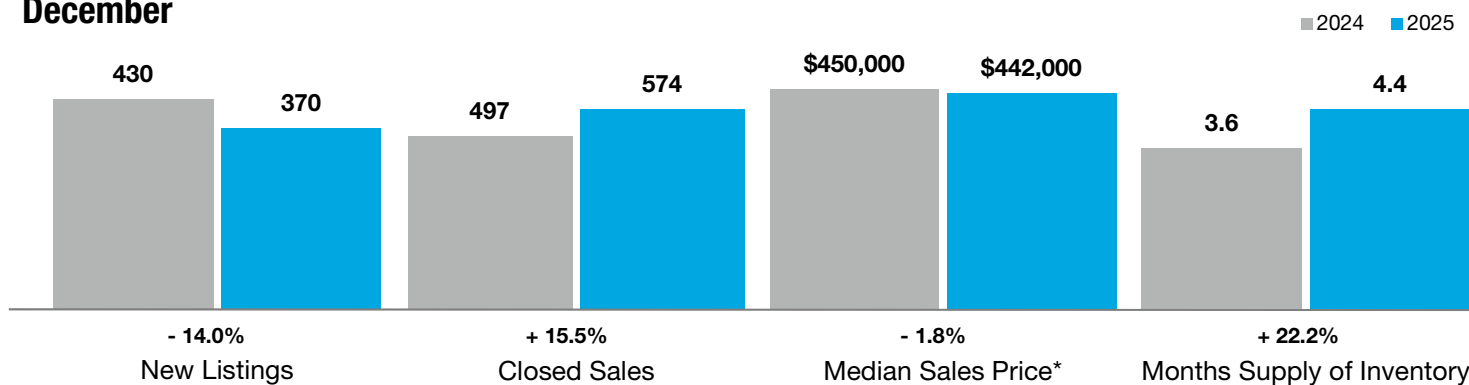
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	430	370	- 14.0%	8,467	10,128	+ 19.6%
Pending Sales	404	391	- 3.2%	6,093	6,566	+ 7.8%
Closed Sales	497	574	+ 15.5%	6,096	6,559	+ 7.6%
Median Sales Price*	\$450,000	\$442,000	- 1.8%	\$451,528	\$450,000	- 0.3%
Average Sales Price*	\$540,267	\$558,688	+ 3.4%	\$569,066	\$556,296	- 2.2%
Percent of Original List Price Received*	93.7%	91.2%	- 2.7%	95.5%	93.6%	- 2.0%
List to Close	112	118	+ 5.4%	98	109	+ 11.2%
Days on Market Until Sale	61	74	+ 21.3%	48	63	+ 31.3%
Cumulative Days on Market Until Sale	67	89	+ 32.8%	53	73	+ 37.7%
Average List Price	\$575,693	\$594,147	+ 3.2%	\$633,161	\$638,602	+ 0.9%
Inventory of Homes for Sale	1,805	2,416	+ 33.9%	--	--	--
Months Supply of Inventory	3.6	4.4	+ 22.2%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

