

Local Market Update for December 2025

A research tool provided by the Canopy Realtor® Association
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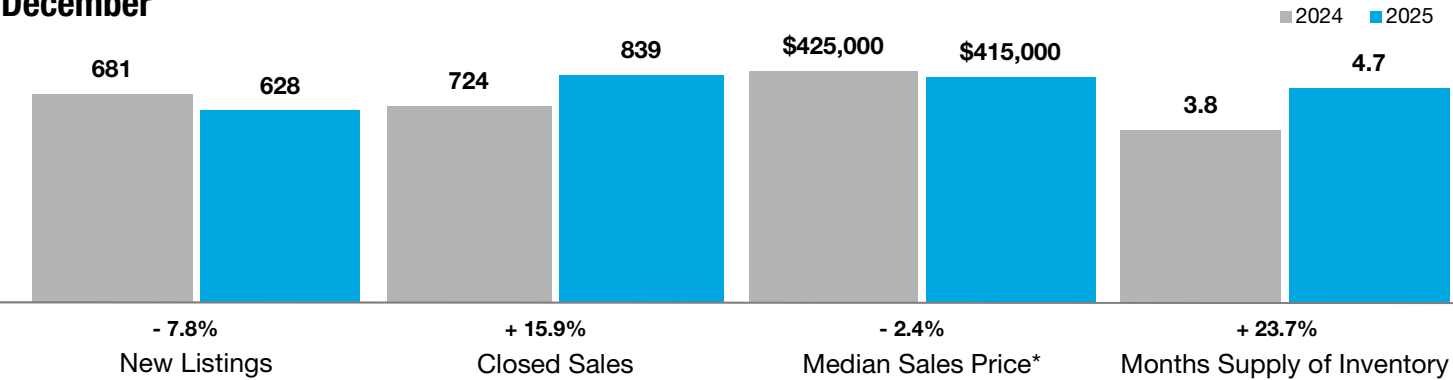
Asheville Region

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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	681	628	- 7.8%	13,340	15,504	+ 16.2%
Pending Sales	603	601	- 0.3%	9,364	9,939	+ 6.1%
Closed Sales	724	839	+ 15.9%	9,371	9,905	+ 5.7%
Median Sales Price*	\$425,000	\$415,000	- 2.4%	\$420,000	\$415,000	- 1.2%
Average Sales Price*	\$521,346	\$521,125	- 0.0%	\$526,595	\$521,214	- 1.0%
Percent of Original List Price Received*	93.4%	91.3%	- 2.2%	94.7%	93.1%	- 1.7%
List to Close	110	118	+ 7.3%	98	110	+ 12.2%
Days on Market Until Sale	62	75	+ 21.0%	50	65	+ 30.0%
Cumulative Days on Market Until Sale	70	91	+ 30.0%	56	74	+ 32.1%
Average List Price	\$557,823	\$549,948	- 1.4%	\$595,307	\$609,414	+ 2.4%
Inventory of Homes for Sale	2,958	3,909	+ 32.2%	--	--	--
Months Supply of Inventory	3.8	4.7	+ 23.7%	--	--	--

* 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

