

Local Market Update for December 2025

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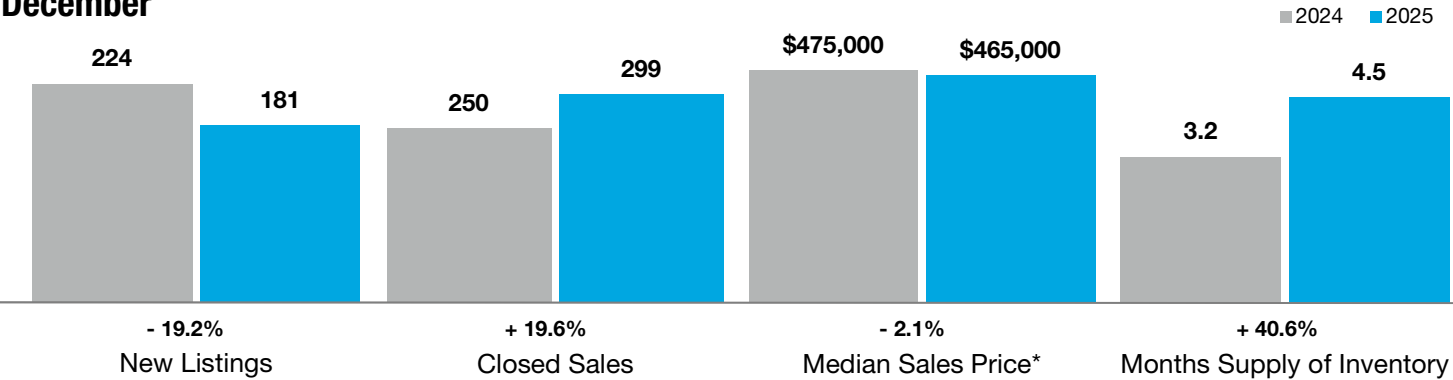
Buncombe County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	224	181	- 19.2%	4,405	5,462	+ 24.0%
Pending Sales	212	192	- 9.4%	3,180	3,395	+ 6.8%
Closed Sales	250	299	+ 19.6%	3,199	3,383	+ 5.8%
Median Sales Price*	\$475,000	\$465,000	- 2.1%	\$479,500	\$485,000	+ 1.1%
Average Sales Price*	\$596,447	\$612,207	+ 2.6%	\$636,353	\$612,027	- 3.8%
Percent of Original List Price Received*	93.0%	91.5%	- 1.6%	95.7%	93.6%	- 2.2%
List to Close	109	113	+ 3.7%	94	102	+ 8.5%
Days on Market Until Sale	60	74	+ 23.3%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	67	89	+ 32.8%	51	69	+ 35.3%
Average List Price	\$648,241	\$672,230	+ 3.7%	\$707,287	\$705,198	- 0.3%
Inventory of Homes for Sale	851	1,277	+ 50.1%	--	--	--
Months Supply of Inventory	3.2	4.5	+ 40.6%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

