

Local Market Update for December 2025

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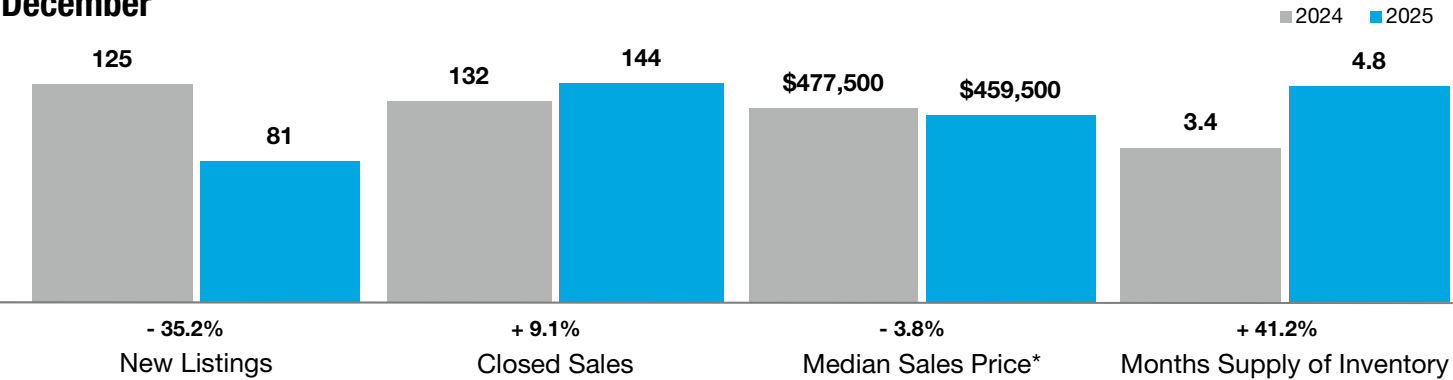
City of Asheville

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	125	81	- 35.2%	2,315	2,933	+ 26.7%
Pending Sales	115	96	- 16.5%	1,606	1,770	+ 10.2%
Closed Sales	132	144	+ 9.1%	1,612	1,764	+ 9.4%
Median Sales Price*	\$477,500	\$459,500	- 3.8%	\$495,000	\$500,000	+ 1.0%
Average Sales Price*	\$599,195	\$575,223	- 4.0%	\$663,141	\$626,829	- 5.5%
Percent of Original List Price Received*	92.6%	92.2%	- 0.4%	95.6%	93.5%	- 2.2%
List to Close	106	104	- 1.9%	91	99	+ 8.8%
Days on Market Until Sale	57	63	+ 10.5%	44	58	+ 31.8%
Cumulative Days on Market Until Sale	66	78	+ 18.2%	49	68	+ 38.8%
Average List Price	\$728,018	\$809,245	+ 11.2%	\$746,337	\$727,816	- 2.5%
Inventory of Homes for Sale	456	701	+ 53.7%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 41.2%	--	--	--

* 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

