

# Local Market Update for January 2026

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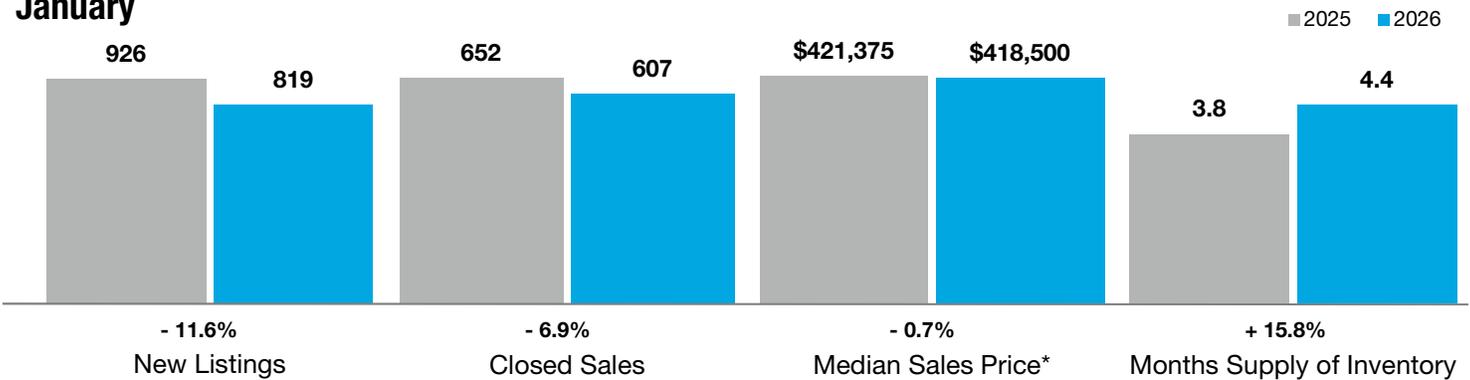
## Asheville Region

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

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	926	819	- 11.6%	926	819	- 11.6%
Pending Sales	700	733	+ 4.7%	700	733	+ 4.7%
Closed Sales	652	607	- 6.9%	652	607	- 6.9%
Median Sales Price*	\$421,375	\$418,500	- 0.7%	\$421,375	\$418,500	- 0.7%
Average Sales Price*	\$516,621	\$572,012	+ 10.7%	\$516,621	\$572,012	+ 10.7%
Percent of Original List Price Received*	93.9%	90.9%	- 3.2%	93.9%	90.9%	- 3.2%
List to Close	119	140	+ 17.6%	119	140	+ 17.6%
Days on Market Until Sale	67	90	+ 34.3%	67	90	+ 34.3%
Cumulative Days on Market Until Sale	75	103	+ 37.3%	75	103	+ 37.3%
Average List Price	\$581,758	\$549,584	- 5.5%	\$581,758	\$549,584	- 5.5%
Inventory of Homes for Sale	2,924	3,644	+ 24.6%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 15.8%	--	--	--

\* 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.

### January



### Historical Median Sales Price Rolling 12-Month Calculation

