

Local Market Update for January 2026

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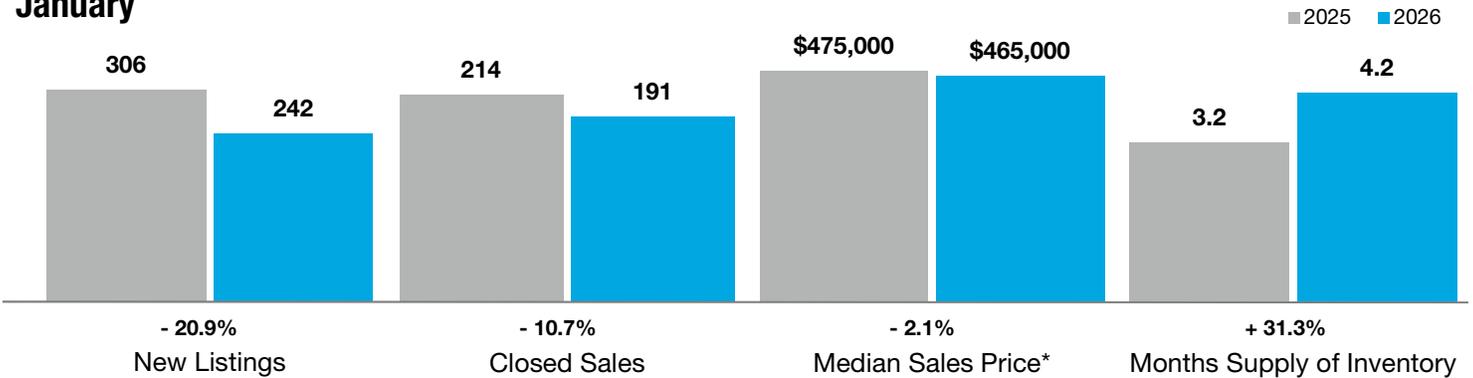
Buncombe County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	306	242	- 20.9%	306	242	- 20.9%
Pending Sales	246	242	- 1.6%	246	242	- 1.6%
Closed Sales	214	191	- 10.7%	214	191	- 10.7%
Median Sales Price*	\$475,000	\$465,000	- 2.1%	\$475,000	\$465,000	- 2.1%
Average Sales Price*	\$594,252	\$697,117	+ 17.3%	\$594,252	\$697,117	+ 17.3%
Percent of Original List Price Received*	94.8%	91.5%	- 3.5%	94.8%	91.5%	- 3.5%
List to Close	107	135	+ 26.2%	107	135	+ 26.2%
Days on Market Until Sale	60	86	+ 43.3%	60	86	+ 43.3%
Cumulative Days on Market Until Sale	69	97	+ 40.6%	69	97	+ 40.6%
Average List Price	\$676,459	\$668,353	- 1.2%	\$676,459	\$668,353	- 1.2%
Inventory of Homes for Sale	840	1,173	+ 39.6%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--

* 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

