

Local Market Update for January 2026

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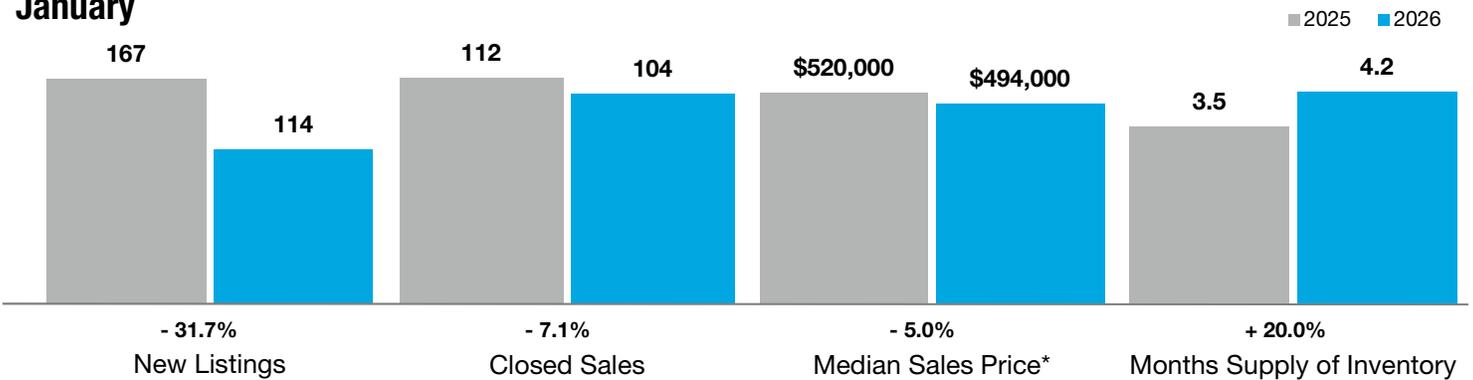
City of Asheville

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	167	114	- 31.7%	167	114	- 31.7%
Pending Sales	121	132	+ 9.1%	121	132	+ 9.1%
Closed Sales	112	104	- 7.1%	112	104	- 7.1%
Median Sales Price*	\$520,000	\$494,000	- 5.0%	\$520,000	\$494,000	- 5.0%
Average Sales Price*	\$631,080	\$703,451	+ 11.5%	\$631,080	\$703,451	+ 11.5%
Percent of Original List Price Received*	94.1%	92.3%	- 1.9%	94.1%	92.3%	- 1.9%
List to Close	109	137	+ 25.7%	109	137	+ 25.7%
Days on Market Until Sale	59	84	+ 42.4%	59	84	+ 42.4%
Cumulative Days on Market Until Sale	67	95	+ 41.8%	67	95	+ 41.8%
Average List Price	\$675,713	\$627,049	- 7.2%	\$675,713	\$627,049	- 7.2%
Inventory of Homes for Sale	468	626	+ 33.8%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

* 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

