

Local Market Update for February 2026

A research tool provided by the Canopy Realtor® Association
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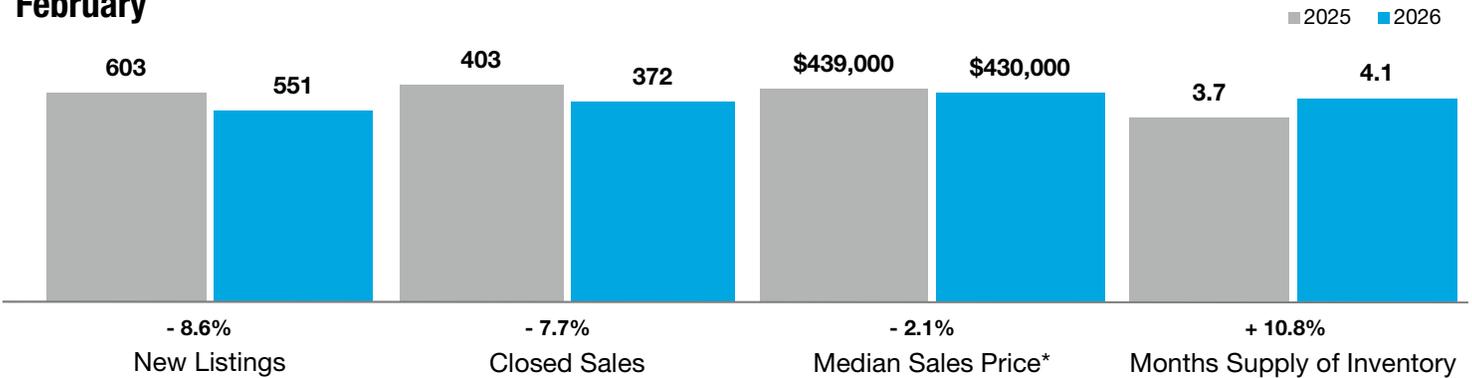
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	603	551	- 8.6%	1,229	1,071	- 12.9%
Pending Sales	441	461	+ 4.5%	913	914	+ 0.1%
Closed Sales	403	372	- 7.7%	825	783	- 5.1%
Median Sales Price*	\$439,000	\$430,000	- 2.1%	\$450,000	\$435,000	- 3.3%
Average Sales Price*	\$533,212	\$507,240	- 4.9%	\$538,765	\$545,954	+ 1.3%
Percent of Original List Price Received*	93.7%	92.2%	- 1.6%	94.2%	91.7%	- 2.7%
List to Close	120	132	+ 10.0%	118	134	+ 13.6%
Days on Market Until Sale	69	89	+ 29.0%	66	87	+ 31.8%
Cumulative Days on Market Until Sale	75	106	+ 41.3%	72	102	+ 41.7%
Average List Price	\$616,923	\$657,381	+ 6.6%	\$616,795	\$621,662	+ 0.8%
Inventory of Homes for Sale	1,854	2,208	+ 19.1%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

