

# Local Market Update for February 2026

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



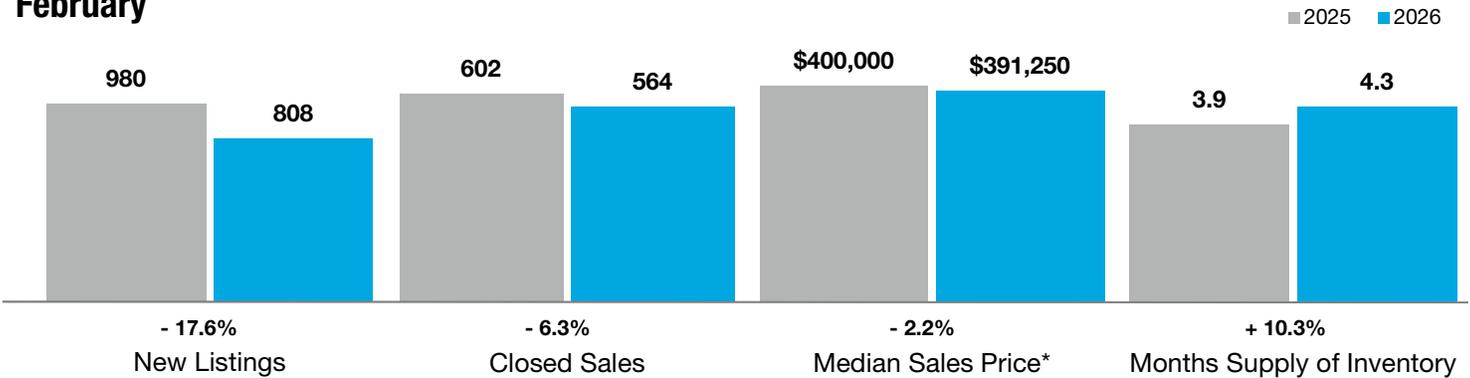
## Asheville Region

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

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	980	808	- 17.6%	1,907	1,641	- 13.9%
Pending Sales	672	671	- 0.1%	1,373	1,360	- 0.9%
Closed Sales	602	564	- 6.3%	1,254	1,185	- 5.5%
Median Sales Price*	\$400,000	\$391,250	- 2.2%	\$411,535	\$405,000	- 1.6%
Average Sales Price*	\$492,009	\$479,128	- 2.6%	\$504,787	\$526,929	+ 4.4%
Percent of Original List Price Received*	92.9%	91.6%	- 1.4%	93.4%	91.2%	- 2.4%
List to Close	120	135	+ 12.5%	120	138	+ 15.0%
Days on Market Until Sale	72	93	+ 29.2%	70	92	+ 31.4%
Cumulative Days on Market Until Sale	78	108	+ 38.5%	77	106	+ 37.7%
Average List Price	\$567,042	\$604,838	+ 6.7%	\$574,156	\$574,300	+ 0.0%
Inventory of Homes for Sale	3,028	3,557	+ 17.5%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

\* 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.

### February



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

