

Local Market Update for February 2026

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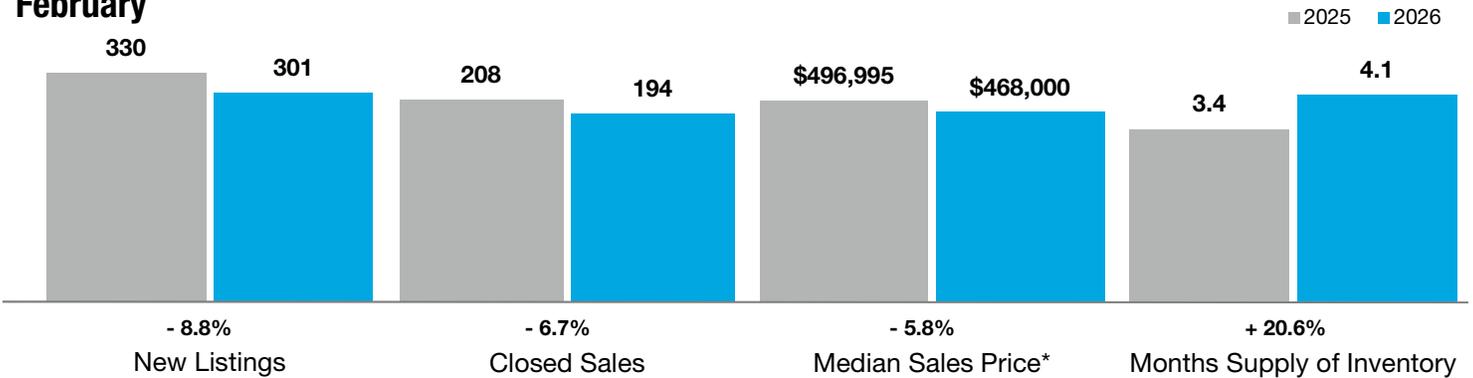
Buncombe County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	330	301	- 8.8%	636	553	- 13.1%
Pending Sales	223	233	+ 4.5%	469	469	0.0%
Closed Sales	208	194	- 6.7%	422	389	- 7.8%
Median Sales Price*	\$496,995	\$468,000	- 5.8%	\$491,500	\$465,000	- 5.4%
Average Sales Price*	\$585,423	\$554,936	- 5.2%	\$589,900	\$625,058	+ 6.0%
Percent of Original List Price Received*	92.9%	91.3%	- 1.7%	93.9%	91.4%	- 2.7%
List to Close	120	132	+ 10.0%	114	134	+ 17.5%
Days on Market Until Sale	71	91	+ 28.2%	65	89	+ 36.9%
Cumulative Days on Market Until Sale	75	109	+ 45.3%	72	103	+ 43.1%
Average List Price	\$696,665	\$728,817	+ 4.6%	\$686,744	\$698,353	+ 1.7%
Inventory of Homes for Sale	900	1,161	+ 29.0%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--

* 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

