

Local Market Update for February 2026

A research tool provided by the Canopy Realtor® Association
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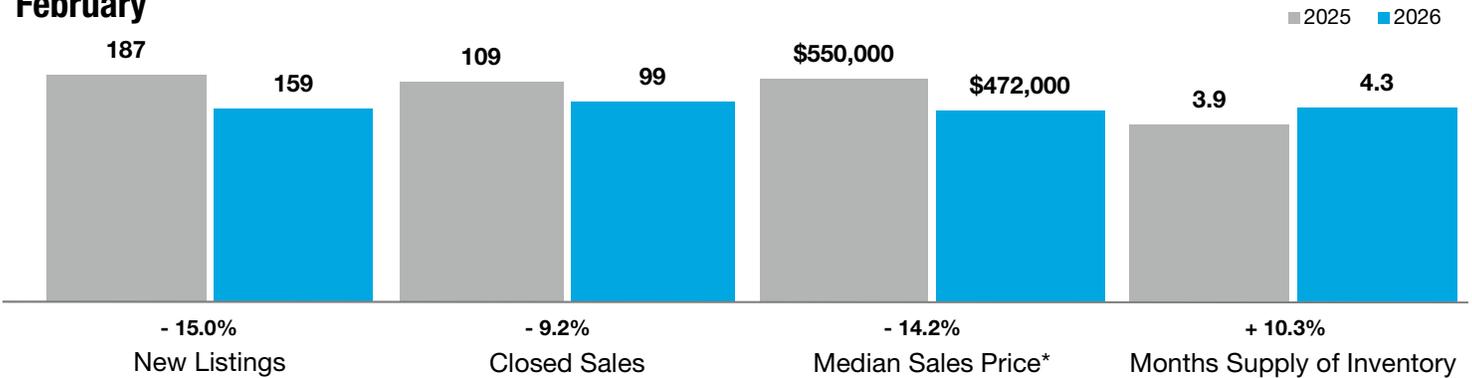
City of Asheville

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	187	159	- 15.0%	354	279	- 21.2%
Pending Sales	117	117	0.0%	238	245	+ 2.9%
Closed Sales	109	99	- 9.2%	221	206	- 6.8%
Median Sales Price*	\$550,000	\$472,000	- 14.2%	\$540,000	\$477,500	- 11.6%
Average Sales Price*	\$626,209	\$587,277	- 6.2%	\$628,678	\$646,504	+ 2.8%
Percent of Original List Price Received*	93.3%	88.9%	- 4.7%	93.7%	90.7%	- 3.2%
List to Close	116	148	+ 27.6%	112	142	+ 26.8%
Days on Market Until Sale	70	105	+ 50.0%	64	94	+ 46.9%
Cumulative Days on Market Until Sale	74	118	+ 59.5%	71	106	+ 49.3%
Average List Price	\$722,531	\$782,163	+ 8.3%	\$700,133	\$714,670	+ 2.1%
Inventory of Homes for Sale	513	634	+ 23.6%	--	--	--
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

