

Local Market Update for March 2026

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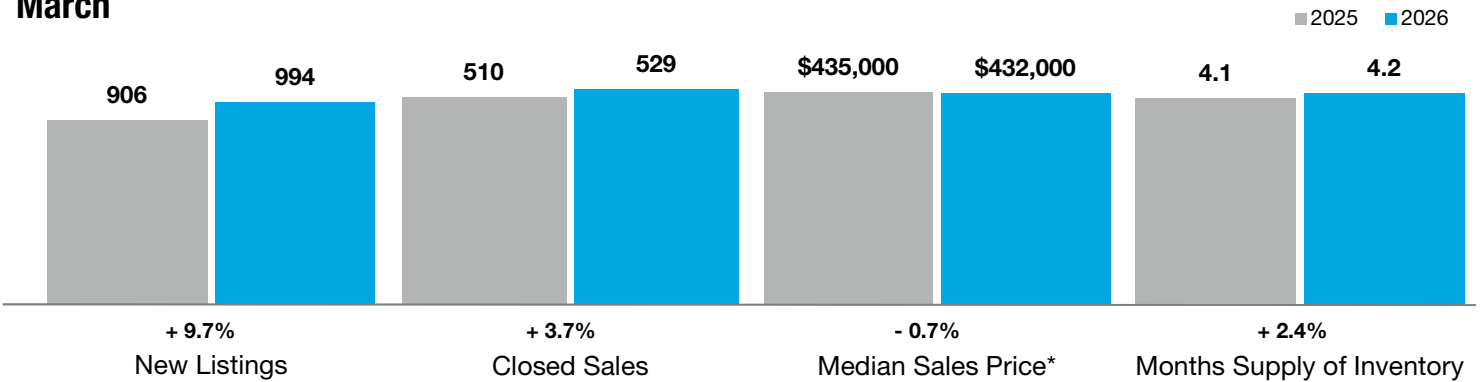
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	906	994	+ 9.7%	2,135	2,075	- 2.8%
Pending Sales	568	712	+ 25.4%	1,480	1,612	+ 8.9%
Closed Sales	510	529	+ 3.7%	1,335	1,319	- 1.2%
Median Sales Price*	\$435,000	\$432,000	- 0.7%	\$440,965	\$432,000	- 2.0%
Average Sales Price*	\$523,795	\$554,645	+ 5.9%	\$533,053	\$548,122	+ 2.8%
Percent of Original List Price Received*	95.1%	92.7%	- 2.5%	94.6%	92.1%	- 2.6%
List to Close	115	135	+ 17.4%	117	134	+ 14.5%
Days on Market Until Sale	65	92	+ 41.5%	66	89	+ 34.8%
Cumulative Days on Market Until Sale	75	112	+ 49.3%	73	106	+ 45.2%
Average List Price	\$635,053	\$683,053	+ 7.6%	\$624,548	\$648,745	+ 3.9%
Inventory of Homes for Sale	2,067	2,330	+ 12.7%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

