

Local Market Update for March 2026

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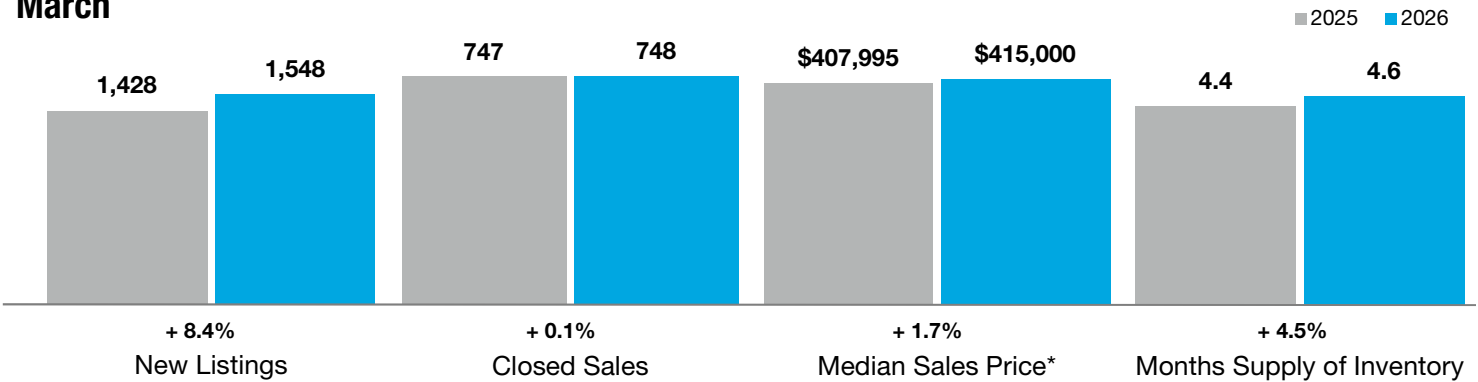
Asheville Region

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

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	1,428	1,548	+ 8.4%	3,335	3,206	- 3.9%
Pending Sales	862	1,027	+ 19.1%	2,234	2,358	+ 5.6%
Closed Sales	747	748	+ 0.1%	2,001	1,947	- 2.7%
Median Sales Price*	\$407,995	\$415,000	+ 1.7%	\$410,000	\$410,000	0.0%
Average Sales Price*	\$498,391	\$549,241	+ 10.2%	\$502,399	\$534,321	+ 6.4%
Percent of Original List Price Received*	94.5%	92.7%	- 1.9%	93.8%	91.8%	- 2.1%
List to Close	118	133	+ 12.7%	119	136	+ 14.3%
Days on Market Until Sale	70	90	+ 28.6%	70	91	+ 30.0%
Cumulative Days on Market Until Sale	80	110	+ 37.5%	78	108	+ 38.5%
Average List Price	\$598,503	\$645,463	+ 7.8%	\$584,561	\$606,252	+ 3.7%
Inventory of Homes for Sale	3,378	3,826	+ 13.3%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

* 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

