

Local Market Update for March 2026

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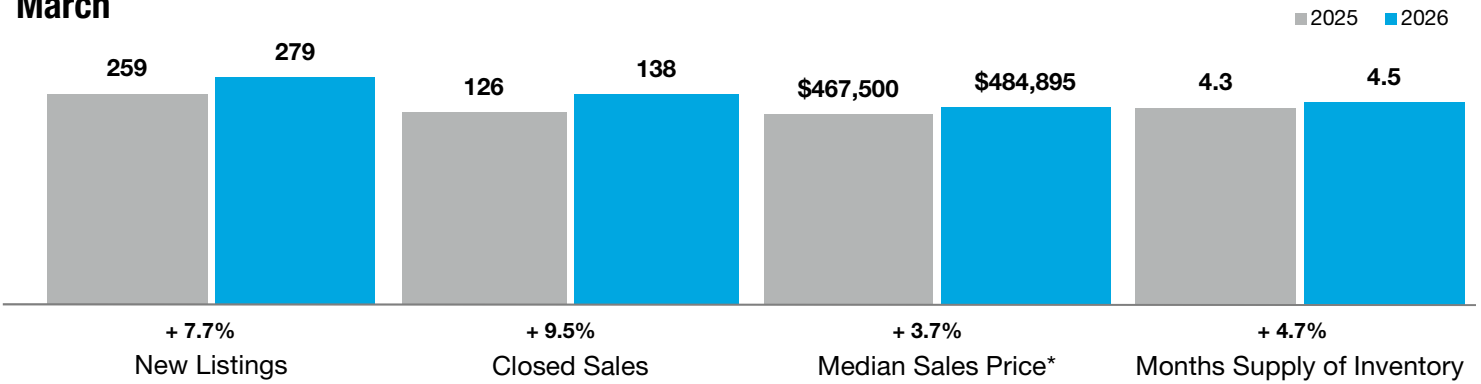
City of Asheville

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	259	279	+ 7.7%	613	561	- 8.5%
Pending Sales	162	185	+ 14.2%	400	424	+ 6.0%
Closed Sales	126	138	+ 9.5%	347	347	0.0%
Median Sales Price*	\$467,500	\$484,895	+ 3.7%	\$505,000	\$475,000	- 5.9%
Average Sales Price*	\$602,017	\$600,529	- 0.2%	\$618,997	\$625,538	+ 1.1%
Percent of Original List Price Received*	95.8%	92.2%	- 3.8%	94.4%	91.2%	- 3.4%
List to Close	84	133	+ 58.3%	102	139	+ 36.3%
Days on Market Until Sale	46	94	+ 104.3%	58	94	+ 62.1%
Cumulative Days on Market Until Sale	57	118	+ 107.0%	66	111	+ 68.2%
Average List Price	\$702,542	\$826,910	+ 17.7%	\$701,128	\$768,883	+ 9.7%
Inventory of Homes for Sale	574	664	+ 15.7%	--	--	--
Months Supply of Inventory	4.3	4.5	+ 4.7%	--	--	--

* 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

