

Local Market Update for April 2026

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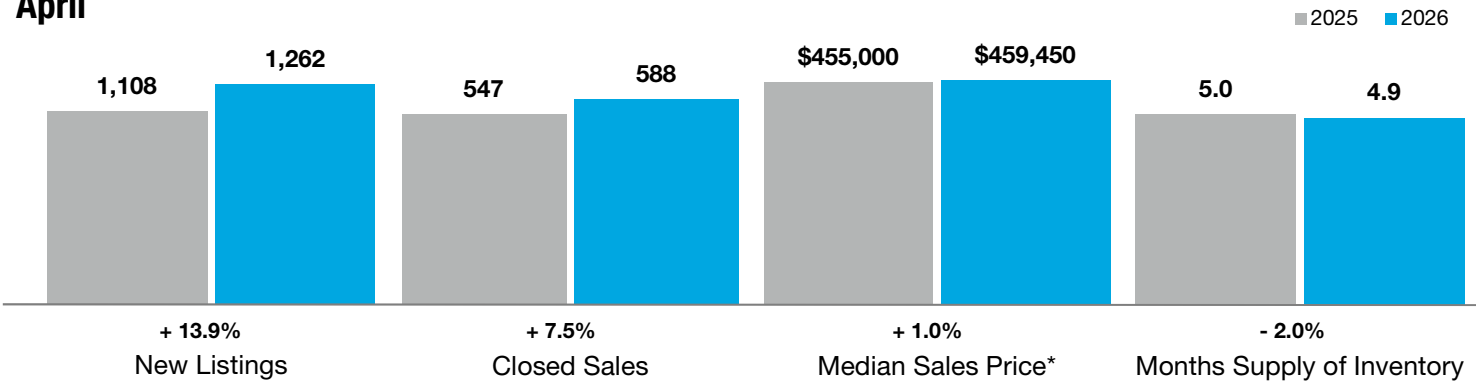
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	1,108	1,262	+ 13.9%	3,243	3,355	+ 3.5%
Pending Sales	543	680	+ 25.2%	2,023	2,261	+ 11.8%
Closed Sales	547	588	+ 7.5%	1,882	1,917	+ 1.9%
Median Sales Price*	\$455,000	\$459,450	+ 1.0%	\$447,000	\$439,990	- 1.6%
Average Sales Price*	\$563,492	\$557,041	- 1.1%	\$541,905	\$550,260	+ 1.5%
Percent of Original List Price Received*	95.9%	94.3%	- 1.7%	94.9%	92.8%	- 2.2%
List to Close	106	113	+ 6.6%	114	128	+ 12.3%
Days on Market Until Sale	59	68	+ 15.3%	64	82	+ 28.1%
Cumulative Days on Market Until Sale	68	80	+ 17.6%	72	98	+ 36.1%
Average List Price	\$661,272	\$738,998	+ 11.8%	\$637,017	\$677,562	+ 6.4%
Inventory of Homes for Sale	2,503	2,787	+ 11.3%	--	--	--
Months Supply of Inventory	5.0	4.9	- 2.0%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

