

Local Market Update for April 2026

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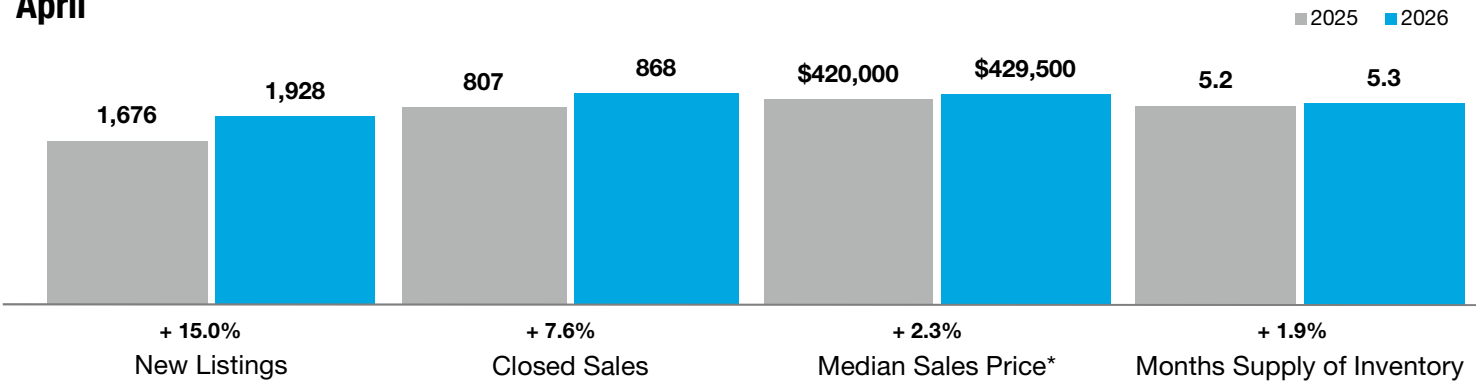
Asheville Region

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

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	1,676	1,928	+ 15.0%	5,012	5,160	+ 3.0%
Pending Sales	826	1,036	+ 25.4%	3,061	3,351	+ 9.5%
Closed Sales	807	868	+ 7.6%	2,808	2,831	+ 0.8%
Median Sales Price*	\$420,000	\$429,500	+ 2.3%	\$414,000	\$415,000	+ 0.2%
Average Sales Price*	\$513,064	\$522,302	+ 1.8%	\$505,467	\$529,900	+ 4.8%
Percent of Original List Price Received*	95.2%	93.8%	- 1.5%	94.2%	92.4%	- 1.9%
List to Close	107	121	+ 13.1%	115	131	+ 13.9%
Days on Market Until Sale	60	76	+ 26.7%	67	86	+ 28.4%
Cumulative Days on Market Until Sale	70	85	+ 21.4%	76	101	+ 32.9%
Average List Price	\$624,155	\$687,732	+ 10.2%	\$597,724	\$632,047	+ 5.7%
Inventory of Homes for Sale	4,005	4,512	+ 12.7%	--	--	--
Months Supply of Inventory	5.2	5.3	+ 1.9%	--	--	--

* 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

