

Local Market Update for April 2026

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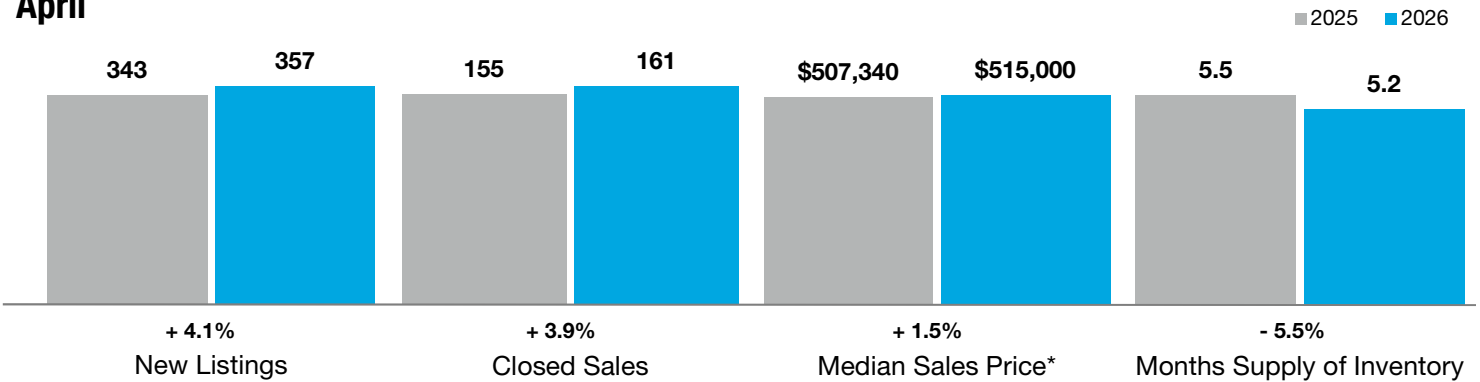
City of Asheville

North Carolina

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	343	357	+ 4.1%	956	920	- 3.8%
Pending Sales	151	202	+ 33.8%	551	612	+ 11.1%
Closed Sales	155	161	+ 3.9%	502	513	+ 2.2%
Median Sales Price*	\$507,340	\$515,000	+ 1.5%	\$506,170	\$492,000	- 2.8%
Average Sales Price*	\$634,424	\$674,950	+ 6.4%	\$623,760	\$639,805	+ 2.6%
Percent of Original List Price Received*	95.0%	93.9%	- 1.2%	94.6%	92.1%	- 2.6%
List to Close	90	116	+ 28.9%	98	131	+ 33.7%
Days on Market Until Sale	44	73	+ 65.9%	53	87	+ 64.2%
Cumulative Days on Market Until Sale	49	80	+ 63.3%	60	100	+ 66.7%
Average List Price	\$813,140	\$848,358	+ 4.3%	\$741,315	\$794,600	+ 7.2%
Inventory of Homes for Sale	722	783	+ 8.4%	--	--	--
Months Supply of Inventory	5.5	5.2	- 5.5%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

