

# Local Market Update for May 2026

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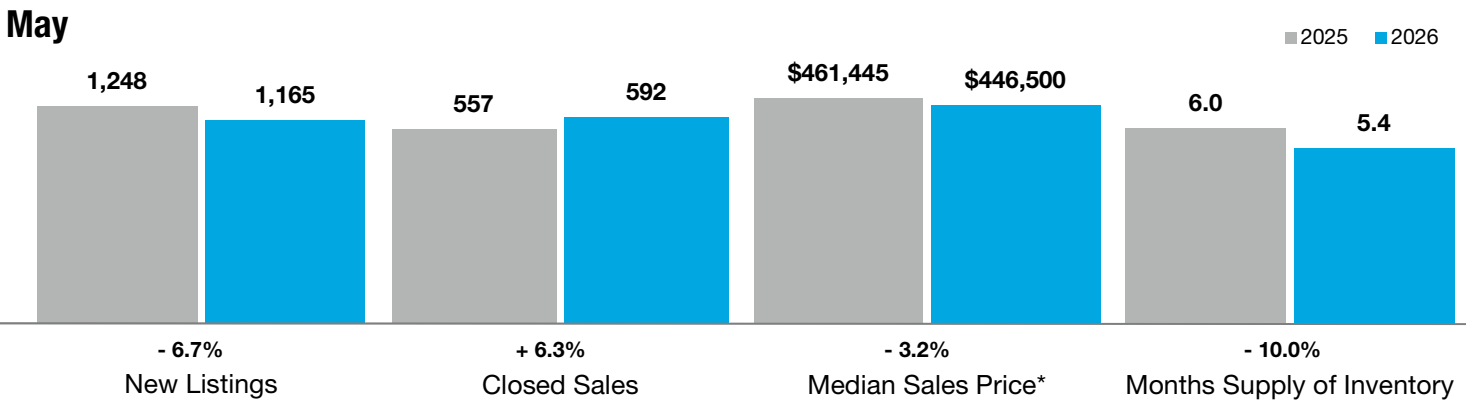


## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,248	<b>1,165</b>	- 6.7%	4,491	<b>4,542</b>	+ 1.1%
Pending Sales	595	<b>728</b>	+ 22.4%	2,618	<b>2,947</b>	+ 12.6%
Closed Sales	557	<b>592</b>	+ 6.3%	2,439	<b>2,524</b>	+ 3.5%
Median Sales Price*	\$461,445	<b>\$446,500</b>	- 3.2%	\$450,000	<b>\$440,000</b>	- 2.2%
Average Sales Price*	\$558,308	<b>\$573,215</b>	+ 2.7%	\$545,647	<b>\$555,620</b>	+ 1.8%
Percent of Original List Price Received*	95.7%	<b>94.4%</b>	- 1.4%	95.1%	<b>93.2%</b>	- 2.0%
List to Close	96	<b>104</b>	+ 8.3%	110	<b>122</b>	+ 10.9%
Days on Market Until Sale	51	<b>64</b>	+ 25.5%	61	<b>78</b>	+ 27.9%
Cumulative Days on Market Until Sale	59	<b>74</b>	+ 25.4%	69	<b>92</b>	+ 33.3%
Average List Price	\$622,330	<b>\$718,512</b>	+ 15.5%	\$632,773	<b>\$685,493</b>	+ 8.3%
Inventory of Homes for Sale	2,995	<b>3,092</b>	+ 3.2%	--	--	--
Months Supply of Inventory	6.0	<b>5.4</b>	- 10.0%	--	--	--

\* 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.



### Historical Median Sales Price Rolling 12-Month Calculation

