

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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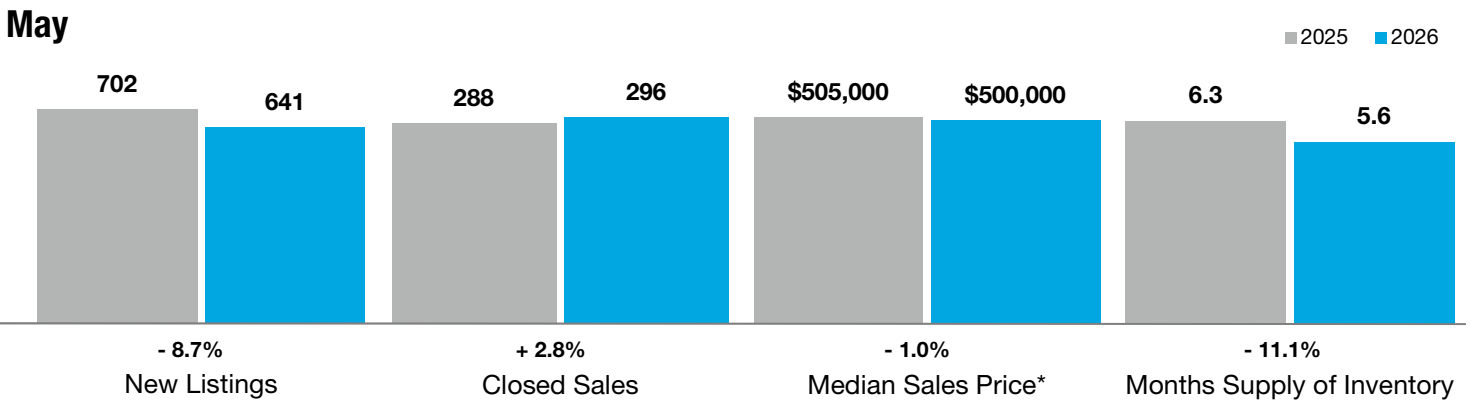


Buncombe County

North Carolina

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 5-2025 | Thru 5-2026 | Percent Change |
| New Listings | 702 | 641 | - 8.7% | 2,442 | 2,429 | - 0.5% |
| Pending Sales | 319 | 406 | + 27.3% | 1,357 | 1,545 | + 13.9% |
| Closed Sales | 288 | 296 | + 2.8% | 1,245 | 1,276 | + 2.5% |
| Median Sales Price* | \$505,000 | \$500,000 | - 1.0% | \$493,945 | \$478,550 | - 3.1% |
| Average Sales Price* | \$615,487 | \$656,761 | + 6.7% | \$604,660 | \$632,101 | + 4.5% |
| Percent of Original List Price Received* | 95.8% | 94.2% | - 1.7% | 95.0% | 92.9% | - 2.2% |
| List to Close | 84 | 108 | + 28.6% | 101 | 123 | + 21.8% |
| Days on Market Until Sale | 44 | 69 | + 56.8% | 56 | 81 | + 44.6% |
| Cumulative Days on Market Until Sale | 49 | 79 | + 61.2% | 63 | 95 | + 50.8% |
| Average List Price | \$669,137 | \$785,694 | + 17.4% | \$700,062 | \$771,976 | + 10.3% |
| Inventory of Homes for Sale | 1,582 | 1,663 | + 5.1% | -- | -- | -- |
| Months Supply of Inventory | 6.3 | 5.6 | - 11.1% | -- | -- | -- |

* 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

