

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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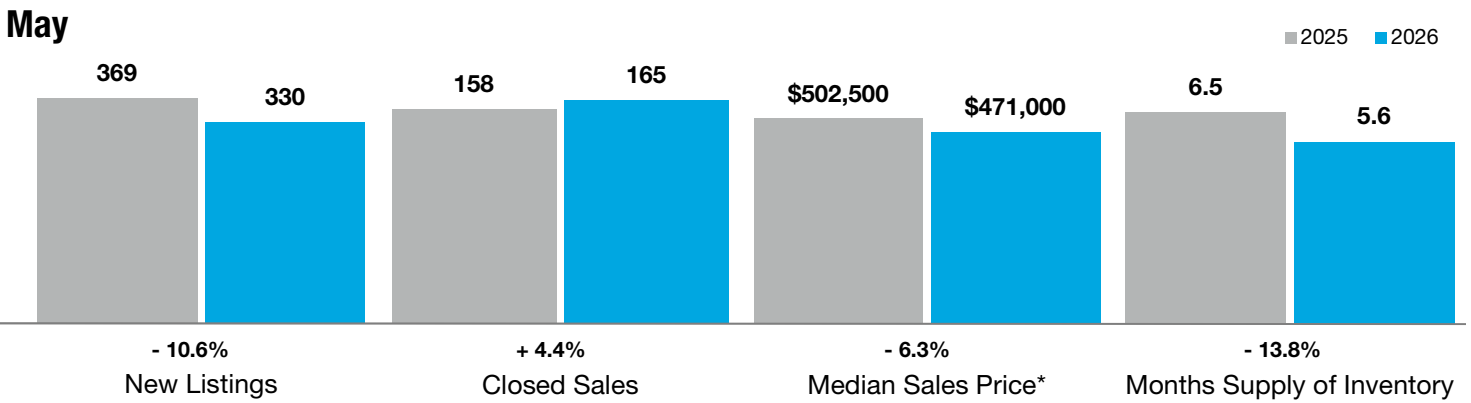


City of Asheville

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	369	330	- 10.6%	1,325	1,256	- 5.2%
Pending Sales	167	215	+ 28.7%	718	816	+ 13.6%
Closed Sales	158	165	+ 4.4%	660	681	+ 3.2%
Median Sales Price*	\$502,500	\$471,000	- 6.3%	\$505,000	\$491,265	- 2.7%
Average Sales Price*	\$616,407	\$631,959	+ 2.5%	\$622,000	\$637,694	+ 2.5%
Percent of Original List Price Received*	95.3%	93.7%	- 1.7%	94.8%	92.5%	- 2.4%
List to Close	86	106	+ 23.3%	95	125	+ 31.6%
Days on Market Until Sale	46	68	+ 47.8%	52	82	+ 57.7%
Cumulative Days on Market Until Sale	53	79	+ 49.1%	59	95	+ 61.0%
Average List Price	\$679,407	\$785,290	+ 15.6%	\$723,658	\$787,498	+ 8.8%
Inventory of Homes for Sale	862	868	+ 0.7%	--	--	--
Months Supply of Inventory	6.5	5.6	- 13.8%	--	--	--

* 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

