

# Local Market Update for June 2026

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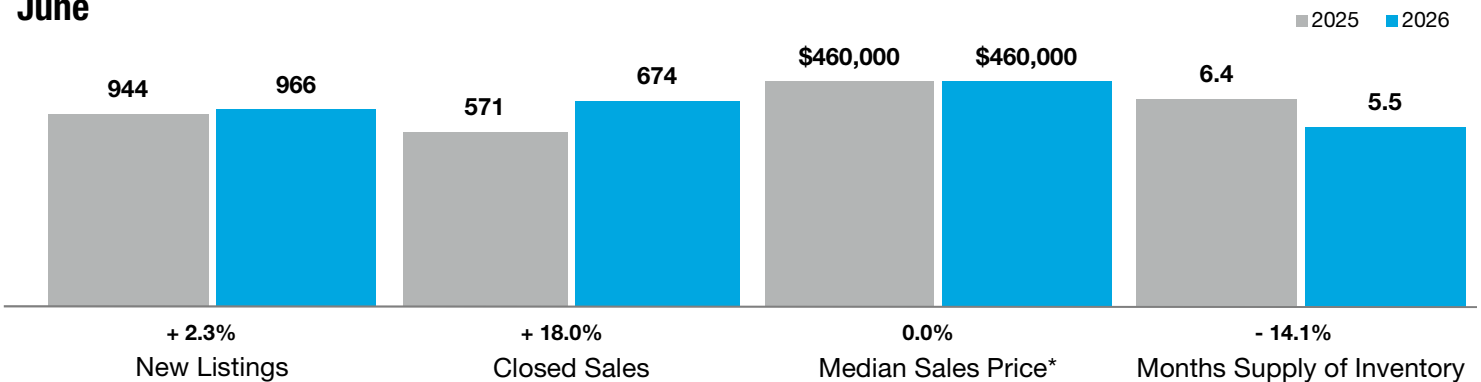
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

| Key Metrics                              | June      |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2025      | 2026      | Percent Change | Thru 6-2025  | Thru 6-2026 | Percent Change |
| New Listings                             | 944       | 966       | + 2.3%         | 5,436        | 5,527       | + 1.7%         |
| Pending Sales                            | 563       | 691       | + 22.7%        | 3,182        | 3,578       | + 12.4%        |
| Closed Sales                             | 571       | 674       | + 18.0%        | 3,010        | 3,210       | + 6.6%         |
| Median Sales Price*                      | \$460,000 | \$460,000 | 0.0%           | \$450,000    | \$445,000   | - 1.1%         |
| Average Sales Price*                     | \$551,824 | \$566,644 | + 2.7%         | \$546,820    | \$557,762   | + 2.0%         |
| Percent of Original List Price Received* | 95.0%     | 94.1%     | - 0.9%         | 95.1%        | 93.4%       | - 1.8%         |
| List to Close                            | 96        | 102       | + 6.3%         | 107          | 118         | + 10.3%        |
| Days on Market Until Sale                | 52        | 59        | + 13.5%        | 59           | 74          | + 25.4%        |
| Cumulative Days on Market Until Sale     | 57        | 69        | + 21.1%        | 67           | 87          | + 29.9%        |
| Average List Price                       | \$642,807 | \$757,707 | + 17.9%        | \$634,395    | \$693,827   | + 9.4%         |
| Inventory of Homes for Sale              | 3,160     | 3,193     | + 1.0%         | --           | --          | --             |
| Months Supply of Inventory               | 6.4       | 5.5       | - 14.1%        | --           | --          | --             |

\* 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.

### June



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

