

Local Market Update for June 2026

A research tool provided by the Canopy Realtor® Association
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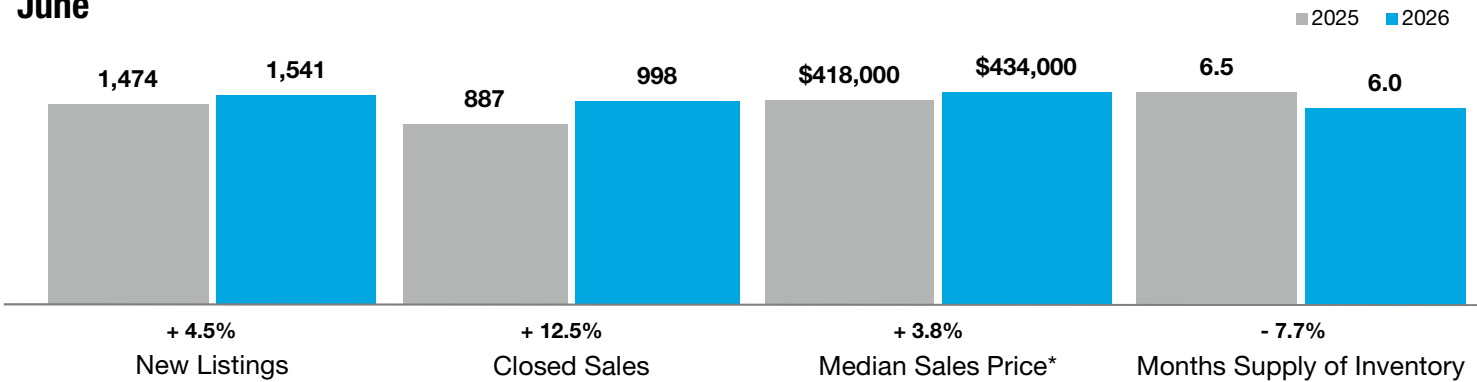
Asheville Region

Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	1,474	1,541	+ 4.5%	8,351	8,491	+ 1.7%
Pending Sales	892	1,030	+ 15.5%	4,854	5,282	+ 8.8%
Closed Sales	887	998	+ 12.5%	4,553	4,740	+ 4.1%
Median Sales Price*	\$418,000	\$434,000	+ 3.8%	\$415,000	\$420,000	+ 1.2%
Average Sales Price*	\$509,855	\$541,404	+ 6.2%	\$506,976	\$530,211	+ 4.6%
Percent of Original List Price Received*	94.3%	93.9%	- 0.4%	94.4%	93.0%	- 1.5%
List to Close	100	106	+ 6.0%	109	122	+ 11.9%
Days on Market Until Sale	55	63	+ 14.5%	62	78	+ 25.8%
Cumulative Days on Market Until Sale	59	74	+ 25.4%	70	92	+ 31.4%
Average List Price	\$623,918	\$696,186	+ 11.6%	\$605,436	\$649,578	+ 7.3%
Inventory of Homes for Sale	4,963	5,197	+ 4.7%	--	--	--
Months Supply of Inventory	6.5	6.0	- 7.7%	--	--	--

* 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

