

Local Market Update for June 2026

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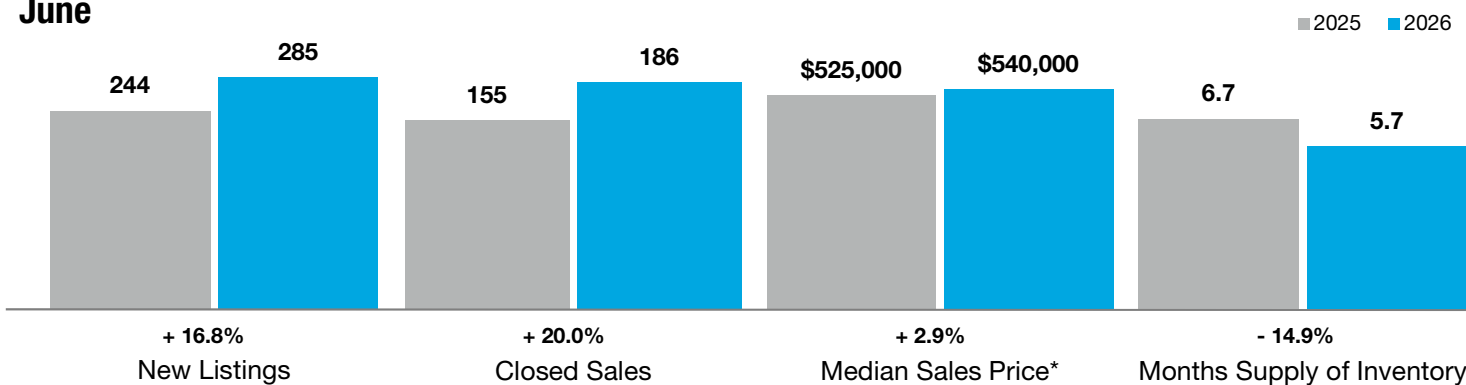
City of Asheville

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	244	285	+ 16.8%	1,569	1,544	- 1.6%
Pending Sales	152	185	+ 21.7%	870	986	+ 13.3%
Closed Sales	155	186	+ 20.0%	815	872	+ 7.0%
Median Sales Price*	\$525,000	\$540,000	+ 2.9%	\$515,000	\$500,000	- 2.9%
Average Sales Price*	\$664,978	\$662,054	- 0.4%	\$630,173	\$642,712	+ 2.0%
Percent of Original List Price Received*	95.6%	93.9%	- 1.8%	94.9%	92.8%	- 2.2%
List to Close	80	97	+ 21.3%	93	119	+ 28.0%
Days on Market Until Sale	41	61	+ 48.8%	49	78	+ 59.2%
Cumulative Days on Market Until Sale	50	67	+ 34.0%	57	89	+ 56.1%
Average List Price	\$688,444	\$808,546	+ 17.4%	\$717,949	\$783,363	+ 9.1%
Inventory of Homes for Sale	883	898	+ 1.7%	--	--	--
Months Supply of Inventory	6.7	5.7	- 14.9%	--	--	--

* 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

