

Local Market Update for July 2026

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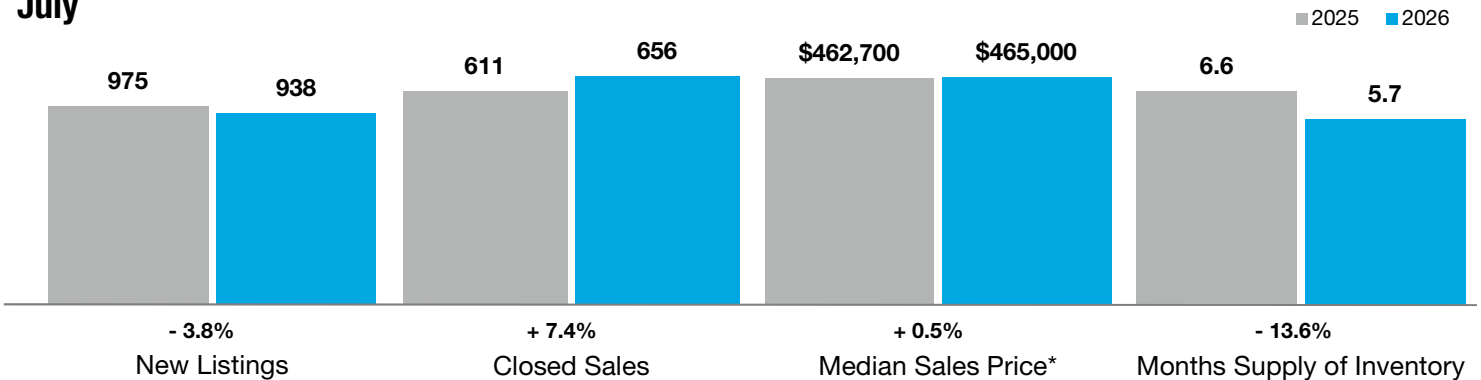
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	975	938	- 3.8%	6,411	6,488	+ 1.2%
Pending Sales	609	625	+ 2.6%	3,791	4,149	+ 9.4%
Closed Sales	611	656	+ 7.4%	3,621	3,888	+ 7.4%
Median Sales Price*	\$462,700	\$465,000	+ 0.5%	\$452,000	\$450,000	- 0.4%
Average Sales Price*	\$584,794	\$573,718	- 1.9%	\$553,222	\$559,721	+ 1.2%
Percent of Original List Price Received*	93.5%	93.6%	+ 0.1%	94.8%	93.4%	- 1.5%
List to Close	99	108	+ 9.1%	106	116	+ 9.4%
Days on Market Until Sale	56	66	+ 17.9%	59	73	+ 23.7%
Cumulative Days on Market Until Sale	65	77	+ 18.5%	66	85	+ 28.8%
Average List Price	\$651,305	\$659,860	+ 1.3%	\$636,883	\$685,054	+ 7.6%
Inventory of Homes for Sale	3,263	3,286	+ 0.7%	--	--	--
Months Supply of Inventory	6.6	5.7	- 13.6%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

