

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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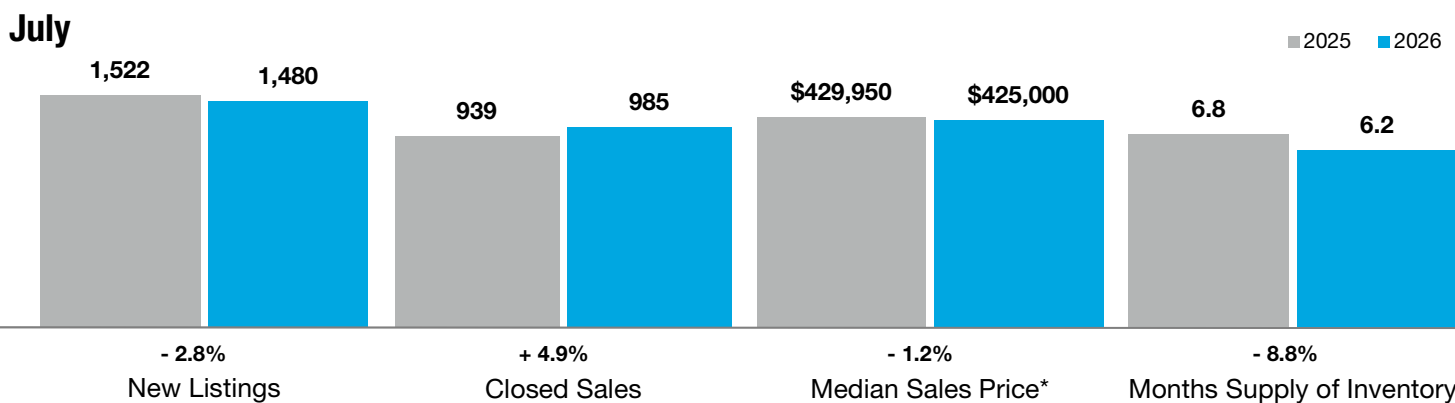


Asheville Region

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

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	1,522	1,480	- 2.8%	9,874	10,001	+ 1.3%
Pending Sales	934	995	+ 6.5%	5,789	6,191	+ 6.9%
Closed Sales	939	985	+ 4.9%	5,492	5,757	+ 4.8%
Median Sales Price*	\$429,950	\$425,000	- 1.2%	\$417,000	\$420,000	+ 0.7%
Average Sales Price*	\$538,309	\$535,426	- 0.5%	\$512,334	\$530,745	+ 3.6%
Percent of Original List Price Received*	93.1%	93.1%	0.0%	94.2%	93.0%	- 1.3%
List to Close	100	110	+ 10.0%	108	120	+ 11.1%
Days on Market Until Sale	58	68	+ 17.2%	62	77	+ 24.2%
Cumulative Days on Market Until Sale	67	78	+ 16.4%	69	90	+ 30.4%
Average List Price	\$625,319	\$621,256	- 0.6%	\$608,430	\$641,983	+ 5.5%
Inventory of Homes for Sale	5,168	5,353	+ 3.6%	--	--	--
Months Supply of Inventory	6.8	6.2	- 8.8%	--	--	--

* 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

