

# Local Market Update for July 2026

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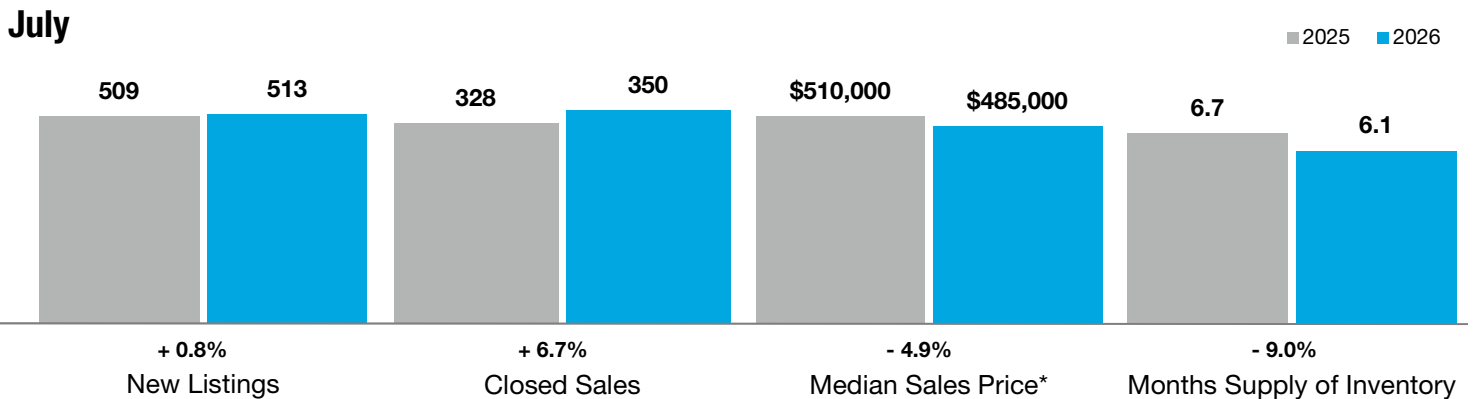


## Buncombe County

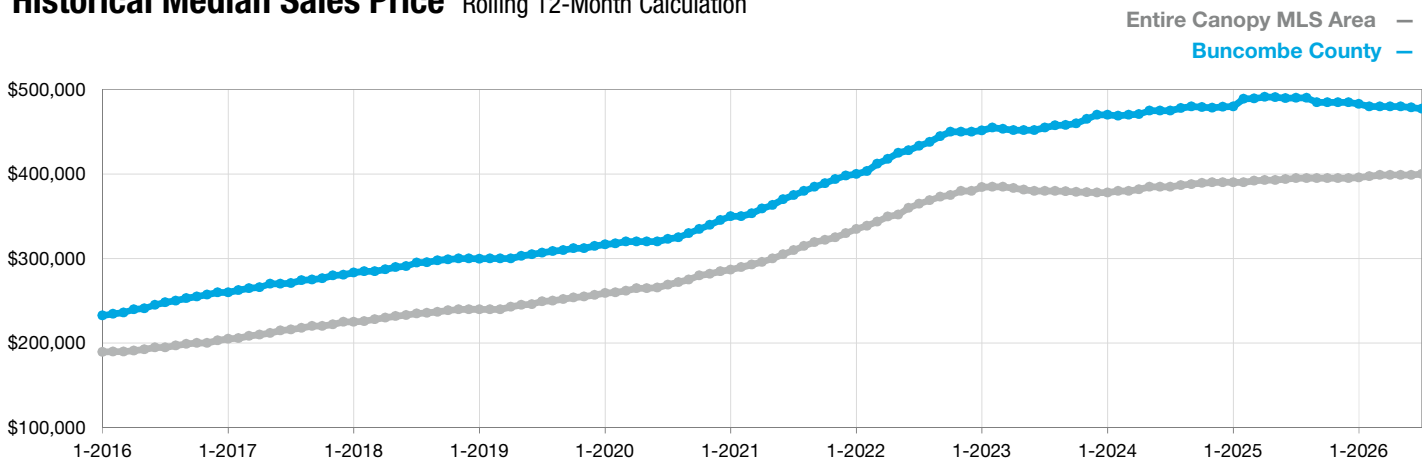
North Carolina

| Key Metrics                              | July      |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2025      | 2026      | Percent Change | Thru 7-2025  | Thru 7-2026 | Percent Change |
| New Listings                             | 509       | 513       | + 0.8%         | 3,455        | 3,518       | + 1.8%         |
| Pending Sales                            | 309       | 320       | + 3.6%         | 1,974        | 2,172       | + 10.0%        |
| Closed Sales                             | 328       | 350       | + 6.7%         | 1,884        | 2,014       | + 6.9%         |
| Median Sales Price*                      | \$510,000 | \$485,000 | - 4.9%         | \$495,000    | \$480,000   | - 3.0%         |
| Average Sales Price*                     | \$648,588 | \$613,276 | - 5.4%         | \$612,253    | \$624,915   | + 2.1%         |
| Percent of Original List Price Received* | 93.7%     | 93.6%     | - 0.1%         | 94.8%        | 93.3%       | - 1.6%         |
| List to Close                            | 89        | 106       | + 19.1%        | 96           | 116         | + 20.8%        |
| Days on Market Until Sale                | 49        | 64        | + 30.6%        | 52           | 74          | + 42.3%        |
| Cumulative Days on Market Until Sale     | 55        | 75        | + 36.4%        | 60           | 87          | + 45.0%        |
| Average List Price                       | \$746,360 | \$715,207 | - 4.2%         | \$707,297    | \$768,010   | + 8.6%         |
| Inventory of Homes for Sale              | 1,697     | 1,812     | + 6.8%         | --           | --          | --             |
| Months Supply of Inventory               | 6.7       | 6.1       | - 9.0%         | --           | --          | --             |

\* 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



Current as of August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.