

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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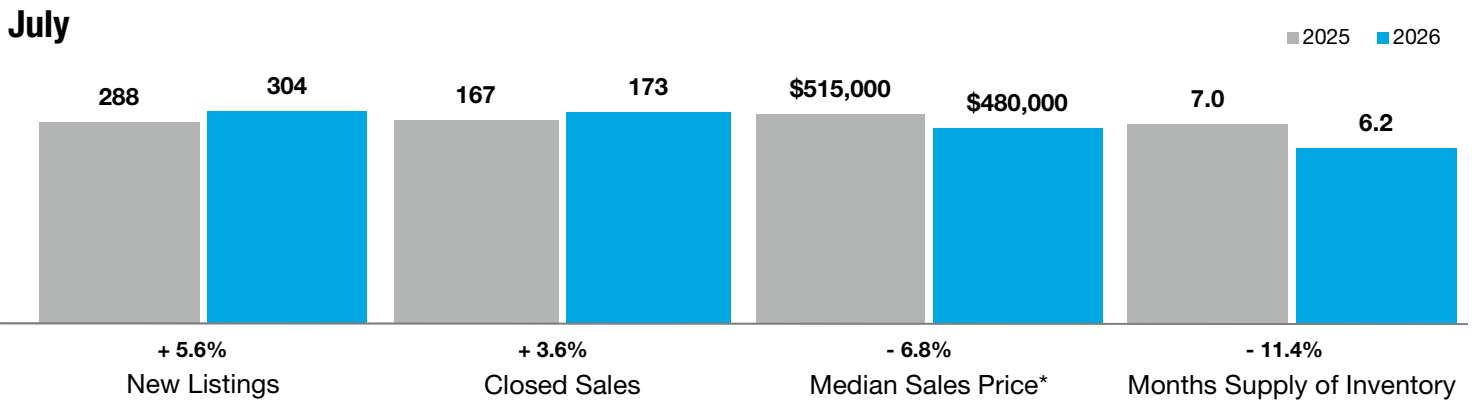


City of Asheville

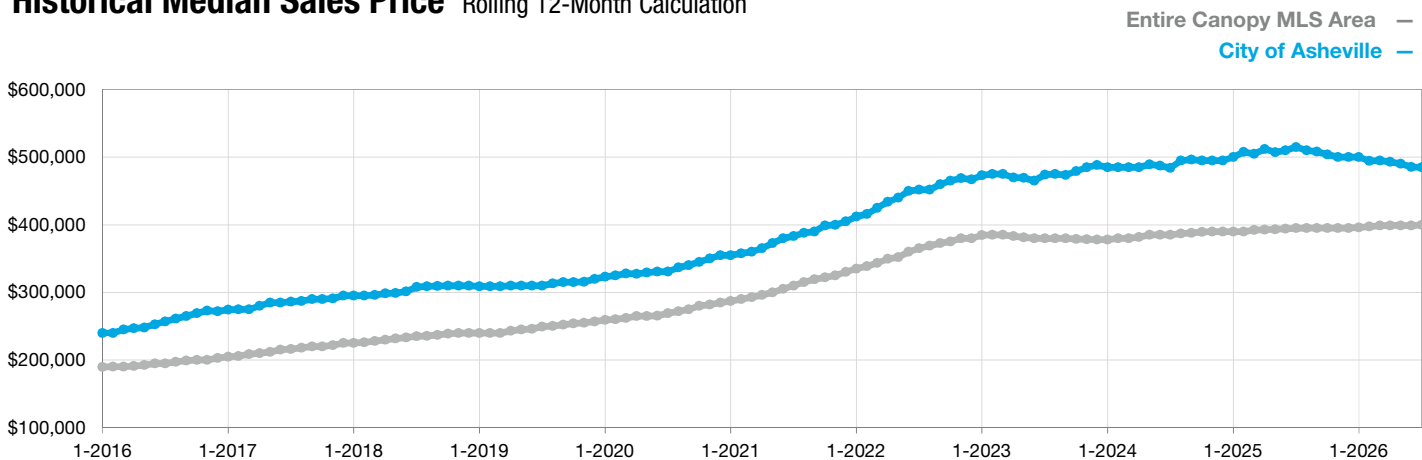
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	288	304	+ 5.6%	1,857	1,851	- 0.3%
Pending Sales	146	164	+ 12.3%	1,016	1,135	+ 11.7%
Closed Sales	167	173	+ 3.6%	982	1,054	+ 7.3%
Median Sales Price*	\$515,000	\$480,000	- 6.8%	\$515,000	\$494,000	- 4.1%
Average Sales Price*	\$668,331	\$630,584	- 5.6%	\$636,663	\$639,074	+ 0.4%
Percent of Original List Price Received*	92.8%	93.3%	+ 0.5%	94.6%	92.9%	- 1.8%
List to Close	93	101	+ 8.6%	93	117	+ 25.8%
Days on Market Until Sale	54	61	+ 13.0%	50	76	+ 52.0%
Cumulative Days on Market Until Sale	62	70	+ 12.9%	58	87	+ 50.0%
Average List Price	\$787,162	\$717,402	- 8.9%	\$728,602	\$768,445	+ 5.5%
Inventory of Homes for Sale	918	969	+ 5.6%	--	--	--
Months Supply of Inventory	7.0	6.2	- 11.4%	--	--	--

* 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.