

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



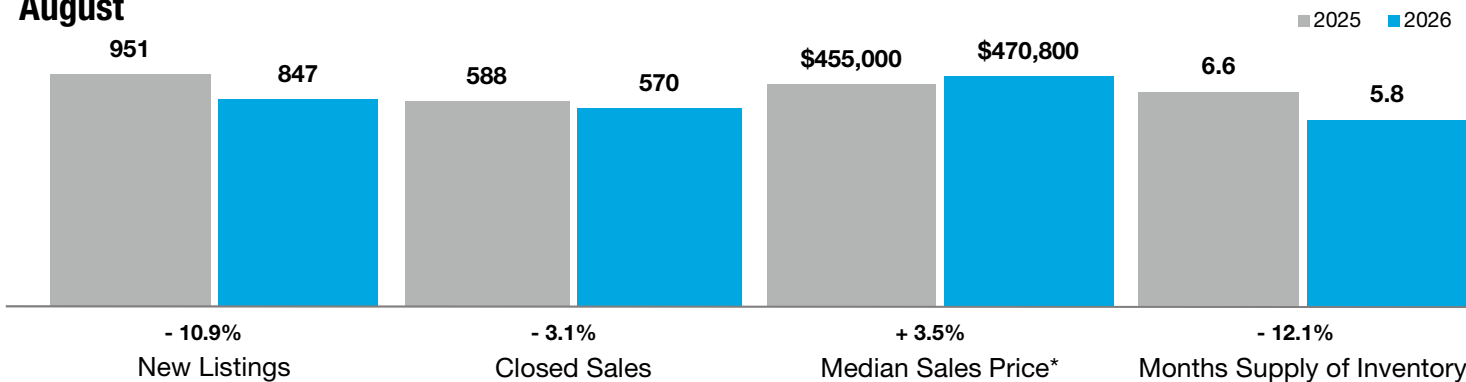
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	951	847	- 10.9%	7,362	7,346	- 0.2%
Pending Sales	635	630	- 0.8%	4,426	4,735	+ 7.0%
Closed Sales	588	570	- 3.1%	4,209	4,472	+ 6.2%
Median Sales Price*	\$455,000	\$470,800	+ 3.5%	\$452,000	\$450,000	- 0.4%
Average Sales Price*	\$571,710	\$608,887	+ 6.5%	\$555,803	\$566,099	+ 1.9%
Percent of Original List Price Received*	92.9%	93.6%	+ 0.8%	94.5%	93.4%	- 1.2%
List to Close	106	111	+ 4.7%	106	116	+ 9.4%
Days on Market Until Sale	64	64	0.0%	59	72	+ 22.0%
Cumulative Days on Market Until Sale	71	74	+ 4.2%	67	84	+ 25.4%
Average List Price	\$616,988	\$633,609	+ 2.7%	\$633,654	\$674,960	+ 6.5%
Inventory of Homes for Sale	3,332	3,291	- 1.2%	--	--	--
Months Supply of Inventory	6.6	5.8	- 12.1%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

