

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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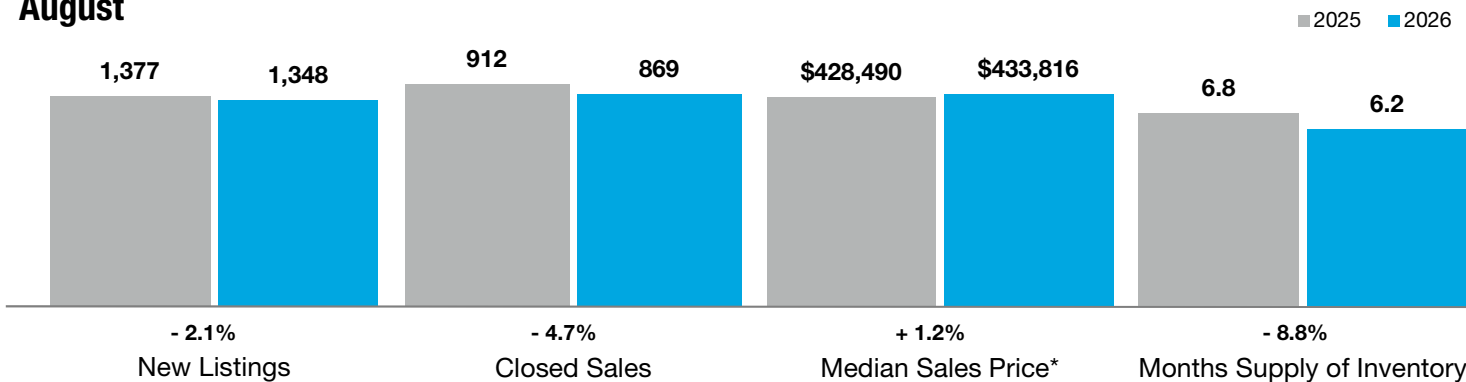
Asheville Region

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

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	1,377	1,348	- 2.1%	11,251	11,367	+ 1.0%
Pending Sales	939	1,005	+ 7.0%	6,728	7,128	+ 5.9%
Closed Sales	912	869	- 4.7%	6,404	6,649	+ 3.8%
Median Sales Price*	\$428,490	\$433,816	+ 1.2%	\$419,900	\$425,000	+ 1.2%
Average Sales Price*	\$557,568	\$558,546	+ 0.2%	\$518,775	\$534,478	+ 3.0%
Percent of Original List Price Received*	92.7%	93.2%	+ 0.5%	94.0%	93.1%	- 1.0%
List to Close	109	111	+ 1.8%	108	119	+ 10.2%
Days on Market Until Sale	64	67	+ 4.7%	62	75	+ 21.0%
Cumulative Days on Market Until Sale	71	77	+ 8.5%	70	88	+ 25.7%
Average List Price	\$596,278	\$596,418	+ 0.0%	\$606,475	\$633,002	+ 4.4%
Inventory of Homes for Sale	5,211	5,350	+ 2.7%	--	--	--
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.

August



Historical Median Sales Price Rolling 12-Month Calculation

