

Local Market Update for August 2026

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



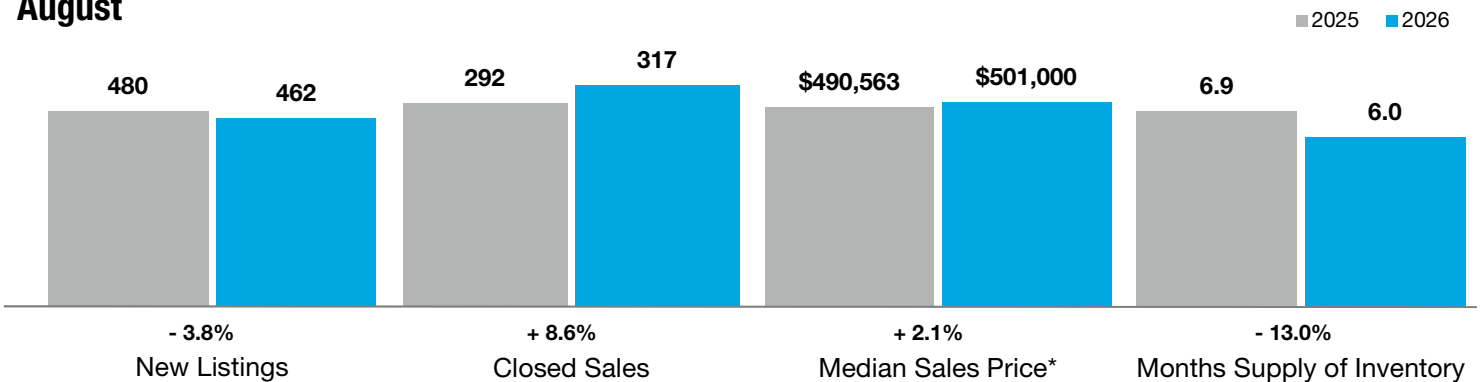
Buncombe County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	480	462	- 3.8%	3,935	3,985	+ 1.3%
Pending Sales	294	344	+ 17.0%	2,268	2,492	+ 9.9%
Closed Sales	292	317	+ 8.6%	2,176	2,338	+ 7.4%
Median Sales Price*	\$490,563	\$501,000	+ 2.1%	\$495,000	\$485,000	- 2.0%
Average Sales Price*	\$646,432	\$678,129	+ 4.9%	\$616,843	\$632,794	+ 2.6%
Percent of Original List Price Received*	92.4%	93.6%	+ 1.3%	94.5%	93.4%	- 1.2%
List to Close	107	109	+ 1.9%	97	115	+ 18.6%
Days on Market Until Sale	66	63	- 4.5%	54	72	+ 33.3%
Cumulative Days on Market Until Sale	74	72	- 2.7%	62	85	+ 37.1%
Average List Price	\$660,519	\$676,797	+ 2.5%	\$700,375	\$752,522	+ 7.4%
Inventory of Homes for Sale	1,748	1,791	+ 2.5%	--	--	--
Months Supply of Inventory	6.9	6.0	- 13.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

