

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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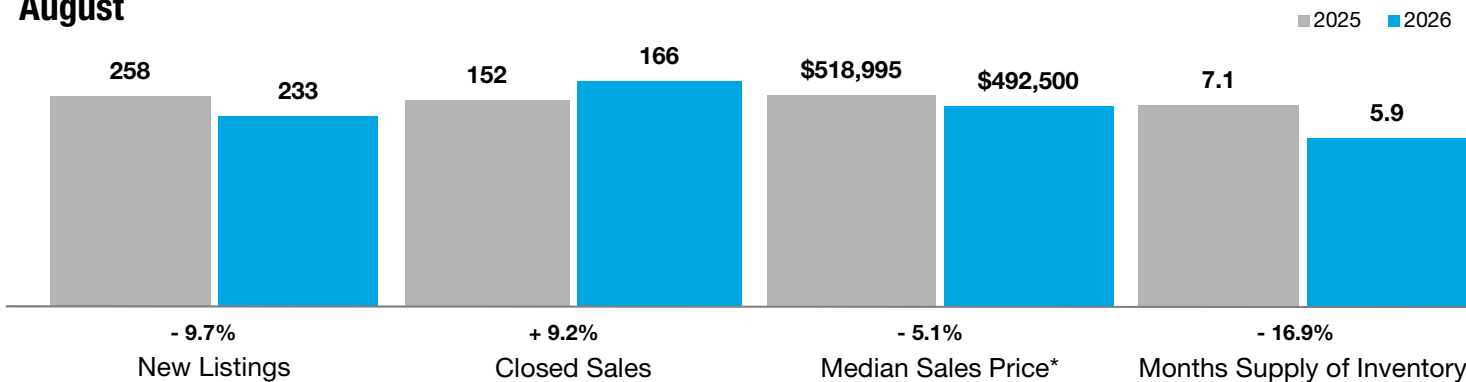
City of Asheville

North Carolina

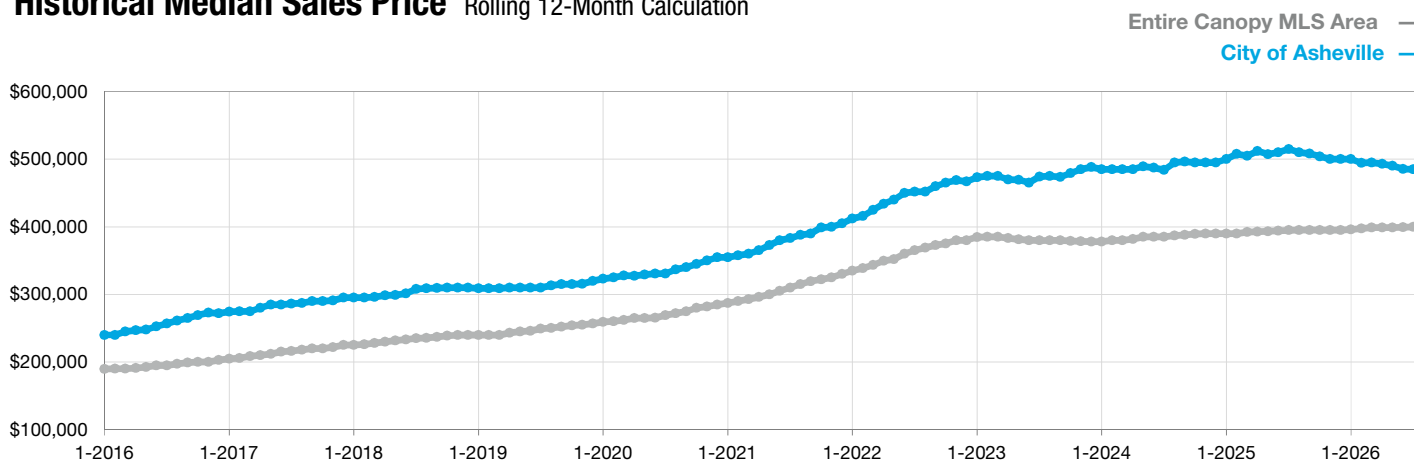
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	258	233	- 9.7%	2,115	2,086	- 1.4%
Pending Sales	166	189	+ 13.9%	1,182	1,310	+ 10.8%
Closed Sales	152	166	+ 9.2%	1,134	1,225	+ 8.0%
Median Sales Price*	\$518,995	\$492,500	- 5.1%	\$515,000	\$493,000	- 4.3%
Average Sales Price*	\$718,126	\$686,354	- 4.4%	\$647,582	\$646,621	- 0.1%
Percent of Original List Price Received*	92.3%	92.9%	+ 0.7%	94.3%	92.9%	- 1.5%
List to Close	116	117	+ 0.9%	96	117	+ 21.9%
Days on Market Until Sale	72	65	- 9.7%	53	75	+ 41.5%
Cumulative Days on Market Until Sale	81	77	- 4.9%	61	85	+ 39.3%
Average List Price	\$688,652	\$708,191	+ 2.8%	\$721,612	\$756,869	+ 4.9%
Inventory of Homes for Sale	933	935	+ 0.2%	--	--	--
Months Supply of Inventory	7.1	5.9	- 16.9%	--	--	--

* 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



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