

Local Market Update for September 2026

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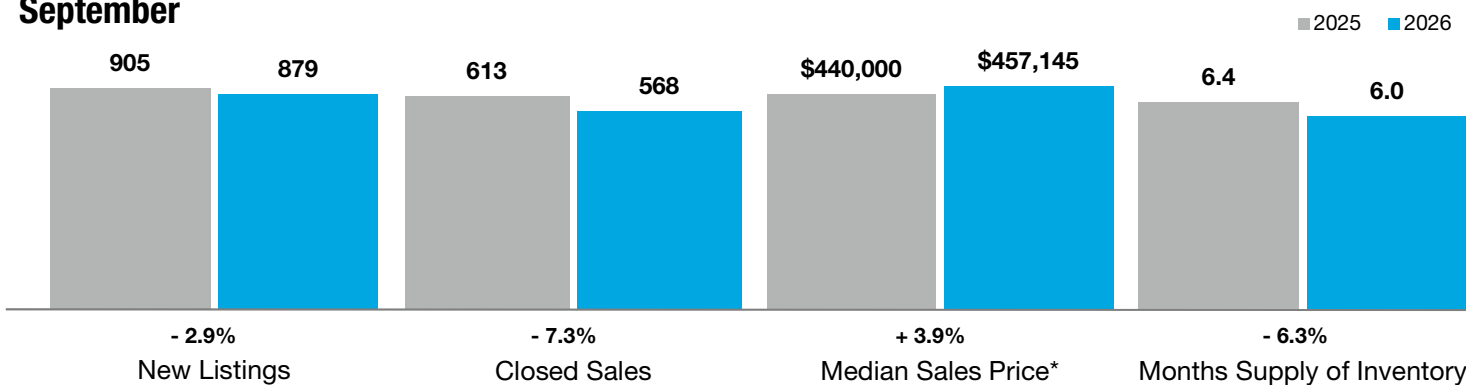
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	905	879	- 2.9%	8,267	8,235	- 0.4%
Pending Sales	623	590	- 5.3%	5,049	5,278	+ 4.5%
Closed Sales	613	568	- 7.3%	4,822	5,054	+ 4.8%
Median Sales Price*	\$440,000	\$457,145	+ 3.9%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$547,377	\$611,258	+ 11.7%	\$554,731	\$570,929	+ 2.9%
Percent of Original List Price Received*	92.0%	92.7%	+ 0.8%	94.2%	93.3%	- 1.0%
List to Close	115	106	- 7.8%	107	115	+ 7.5%
Days on Market Until Sale	70	64	- 8.6%	61	71	+ 16.4%
Cumulative Days on Market Until Sale	81	72	- 11.1%	69	83	+ 20.3%
Average List Price	\$648,114	\$721,203	+ 11.3%	\$635,066	\$676,366	+ 6.5%
Inventory of Homes for Sale	3,321	3,366	+ 1.4%	--	--	--
Months Supply of Inventory	6.4	6.0	- 6.3%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

