

Local Market Update for September 2026

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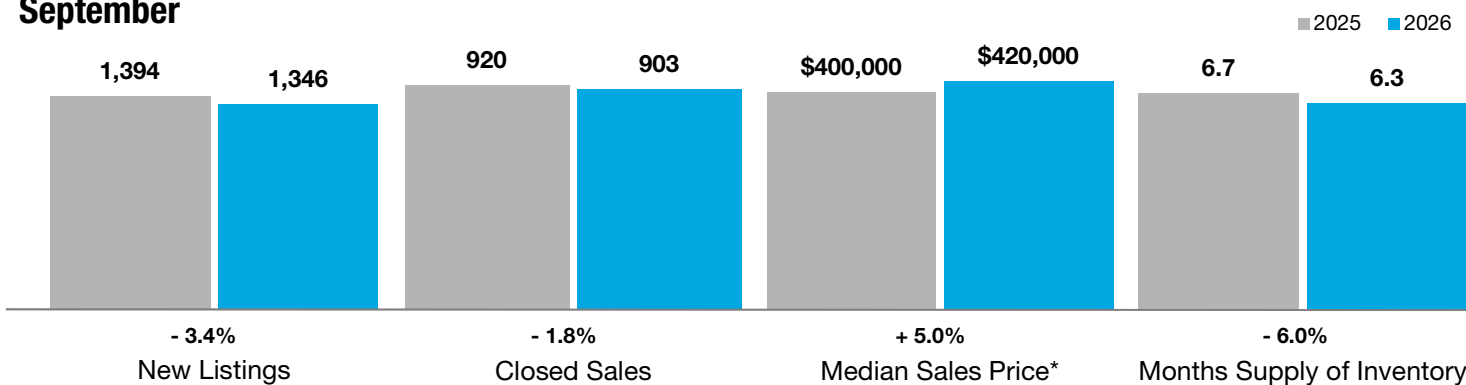
Asheville Region

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

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	1,394	1,346	- 3.4%	12,646	12,726	+ 0.6%
Pending Sales	913	924	+ 1.2%	7,642	7,977	+ 4.4%
Closed Sales	920	903	- 1.8%	7,324	7,573	+ 3.4%
Median Sales Price*	\$400,000	\$420,000	+ 5.0%	\$415,000	\$424,000	+ 2.2%
Average Sales Price*	\$517,225	\$558,566	+ 8.0%	\$518,580	\$537,029	+ 3.6%
Percent of Original List Price Received*	91.8%	92.4%	+ 0.7%	93.7%	93.0%	- 0.7%
List to Close	114	113	- 0.9%	109	118	+ 8.3%
Days on Market Until Sale	69	71	+ 2.9%	63	75	+ 19.0%
Cumulative Days on Market Until Sale	78	79	+ 1.3%	71	87	+ 22.5%
Average List Price	\$599,196	\$663,004	+ 10.6%	\$605,521	\$632,884	+ 4.5%
Inventory of Homes for Sale	5,245	5,410	+ 3.1%	--	--	--
Months Supply of Inventory	6.7	6.3	- 6.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

