

Local Market Update for September 2026

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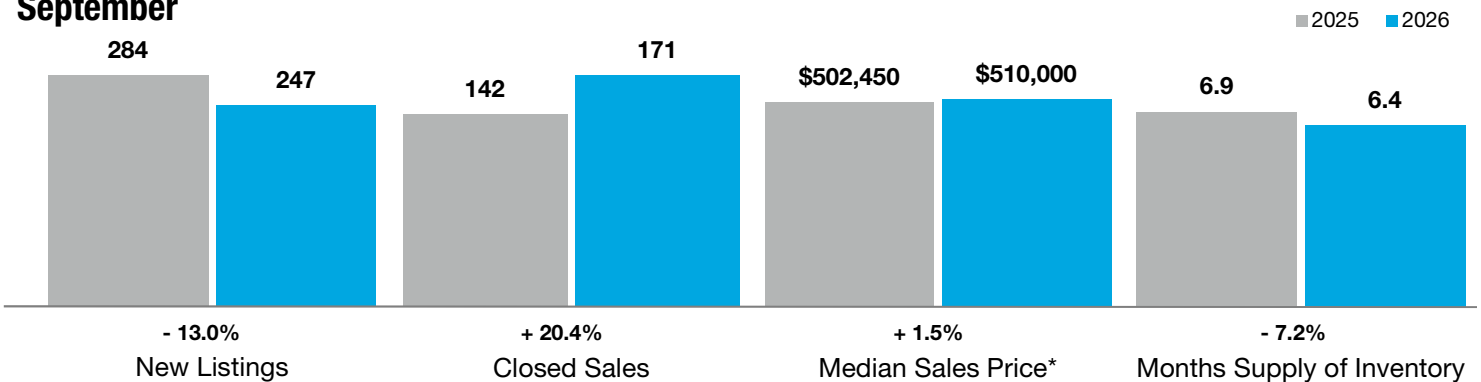
City of Asheville

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	284	247	- 13.0%	2,399	2,336	- 2.6%
Pending Sales	185	131	- 29.2%	1,367	1,437	+ 5.1%
Closed Sales	142	171	+ 20.4%	1,276	1,399	+ 9.6%
Median Sales Price*	\$502,450	\$510,000	+ 1.5%	\$513,750	\$495,000	- 3.6%
Average Sales Price*	\$601,248	\$688,720	+ 14.5%	\$642,426	\$652,504	+ 1.6%
Percent of Original List Price Received*	90.2%	93.1%	+ 3.2%	93.8%	92.9%	- 1.0%
List to Close	110	104	- 5.5%	97	115	+ 18.6%
Days on Market Until Sale	73	64	- 12.3%	55	73	+ 32.7%
Cumulative Days on Market Until Sale	85	67	- 21.2%	64	83	+ 29.7%
Average List Price	\$721,934	\$773,910	+ 7.2%	\$721,579	\$753,782	+ 4.5%
Inventory of Homes for Sale	951	975	+ 2.5%	--	--	--
Months Supply of Inventory	6.9	6.4	- 7.2%	--	--	--

* 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

