Local Market Update for October 2026

A research tool provided by the Canopy Realtor® Association
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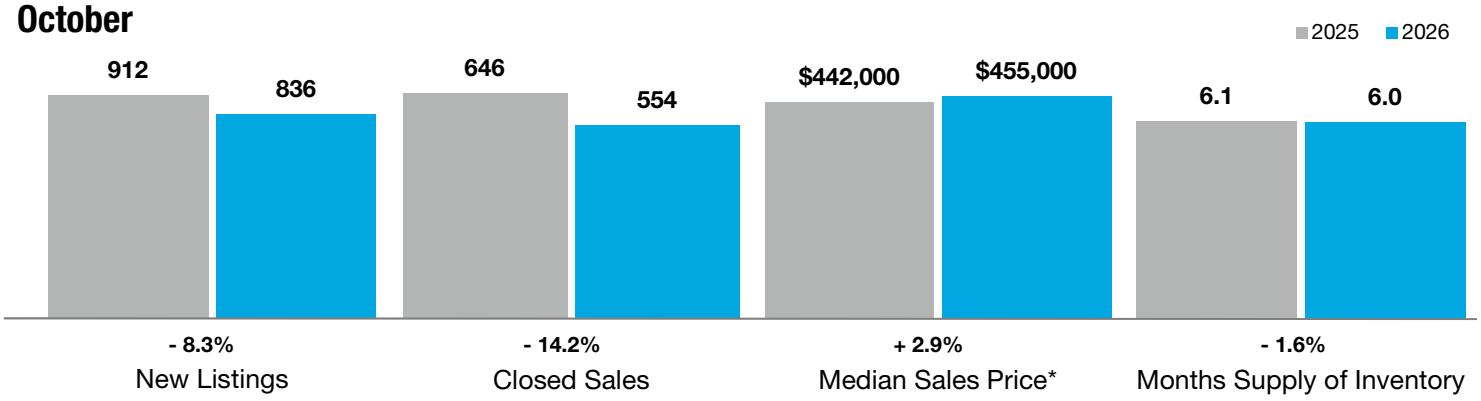
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

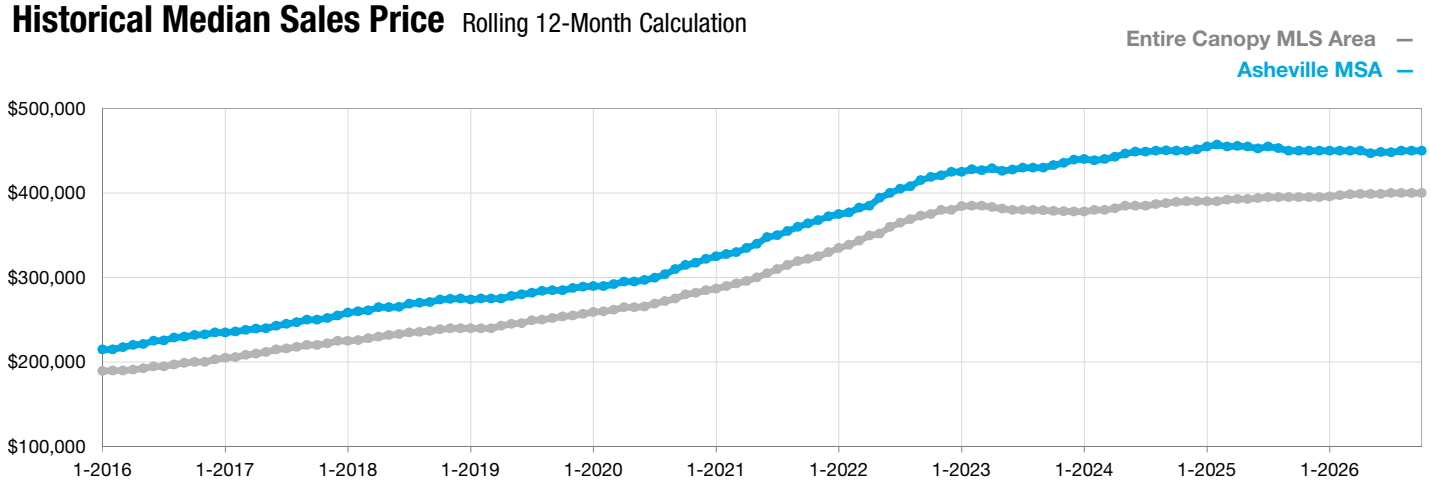
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	912	**836**	- 8.3%	9,180	**9,089**	- 1.0%
Pending Sales	608	**569**	- 6.4%	5,658	**5,810**	+ 2.7%
Closed Sales	646	**554**	- 14.2%	5,468	**5,622**	+ 2.8%
Median Sales Price*	$442,000	**$455,000**	+ 2.9%	$450,000	**$450,000**	0.0%
Average Sales Price*	$550,225	**$557,154**	+ 1.3%	$554,199	**$569,674**	+ 2.8%
Percent of Original List Price Received*	92.3%	**91.7%**	- 0.7%	94.0%	**93.2%**	- 0.9%
List to Close	113	**114**	+ 0.9%	108	**115**	+ 6.5%
Days on Market Until Sale	70	**73**	+ 4.3%	62	**71**	+ 14.5%
Cumulative Days on Market Until Sale	81	**80**	- 1.2%	70	**83**	+ 18.6%
Average List Price	$642,940	**$669,319**	+ 4.1%	$635,679	**$672,270**	+ 5.8%
Inventory of Homes for Sale	3,316	**3,371**	+ 1.7%	--	--	--
Months Supply of Inventory	6.1	**6.0**	- 1.6%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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