Local Market Update for October 2026

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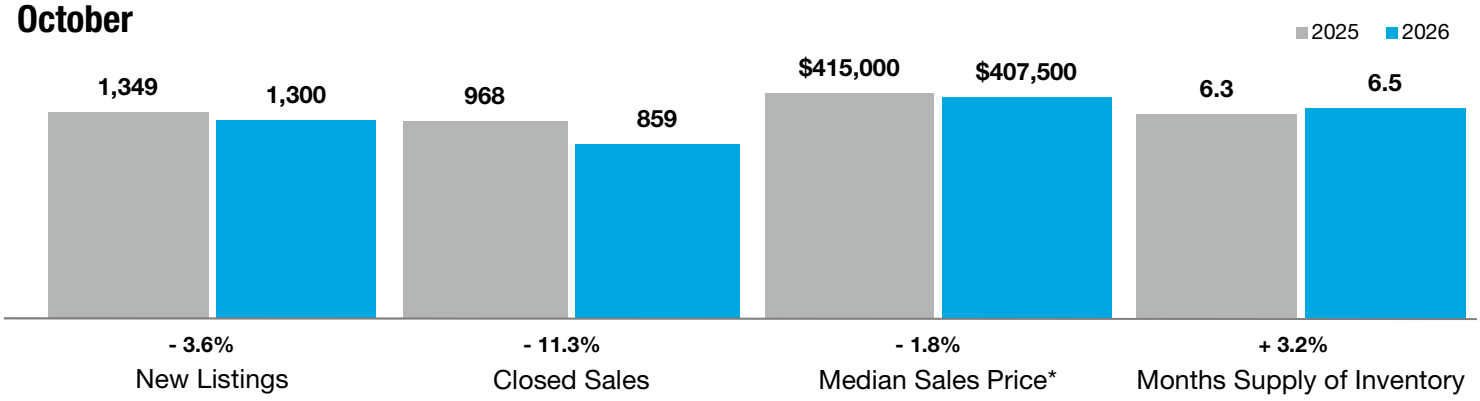
Asheville Region

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

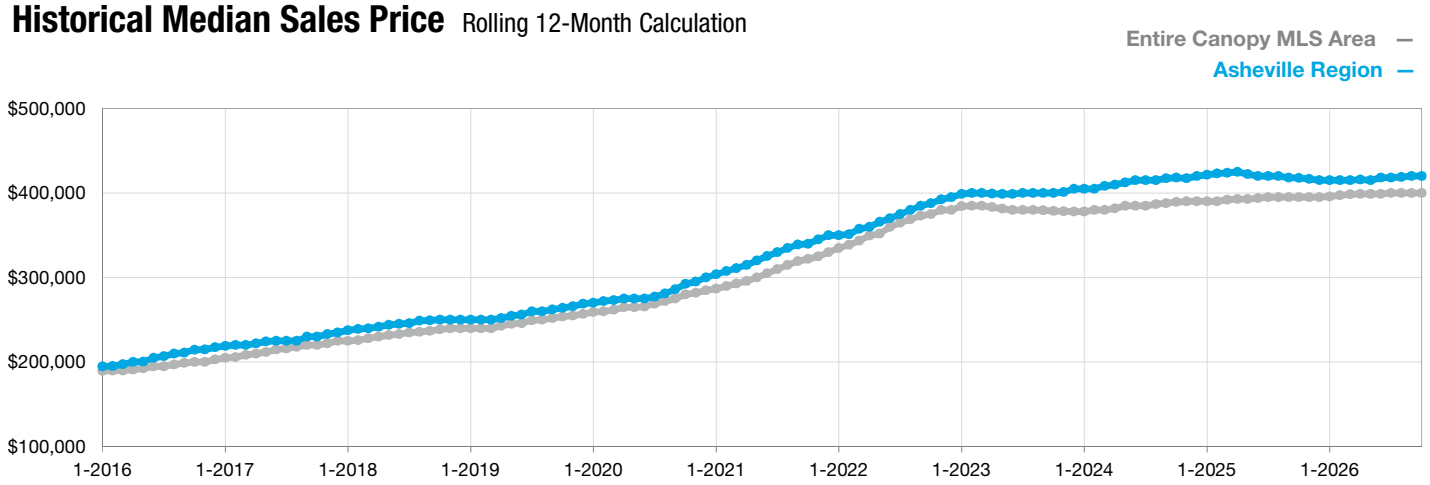
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	1,349	**1,300**	- 3.6%	13,996	**14,049**	+ 0.4%
Pending Sales	926	**859**	- 7.2%	8,569	**8,763**	+ 2.3%
Closed Sales	968	**859**	- 11.3%	8,292	**8,462**	+ 2.1%
Median Sales Price*	$415,000	**$407,500**	- 1.8%	$415,000	**$420,000**	+ 1.2%
Average Sales Price*	$526,492	**$518,081**	- 1.6%	$519,504	**$534,977**	+ 3.0%
Percent of Original List Price Received*	91.9%	**91.4%**	- 0.5%	93.5%	**92.8%**	- 0.7%
List to Close	112	**119**	+ 6.3%	109	**118**	+ 8.3%
Days on Market Until Sale	69	**76**	+ 10.1%	63	**75**	+ 19.0%
Cumulative Days on Market Until Sale	81	**86**	+ 6.2%	72	**87**	+ 20.8%
Average List Price	$618,943	**$642,121**	+ 3.7%	$606,653	**$630,625**	+ 4.0%
Inventory of Homes for Sale	5,187	**5,447**	+ 5.0%	--	--	--
Months Supply of Inventory	6.3	**6.5**	+ 3.2%	--	--	--

* 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.

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.