# Local Market Update for October 2026

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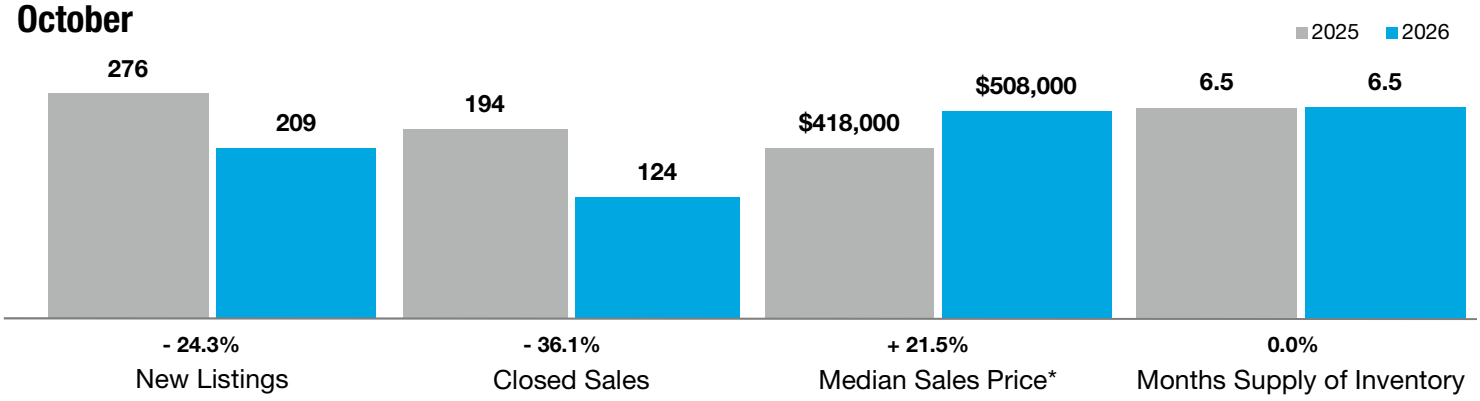
# City of Asheville

North Carolina

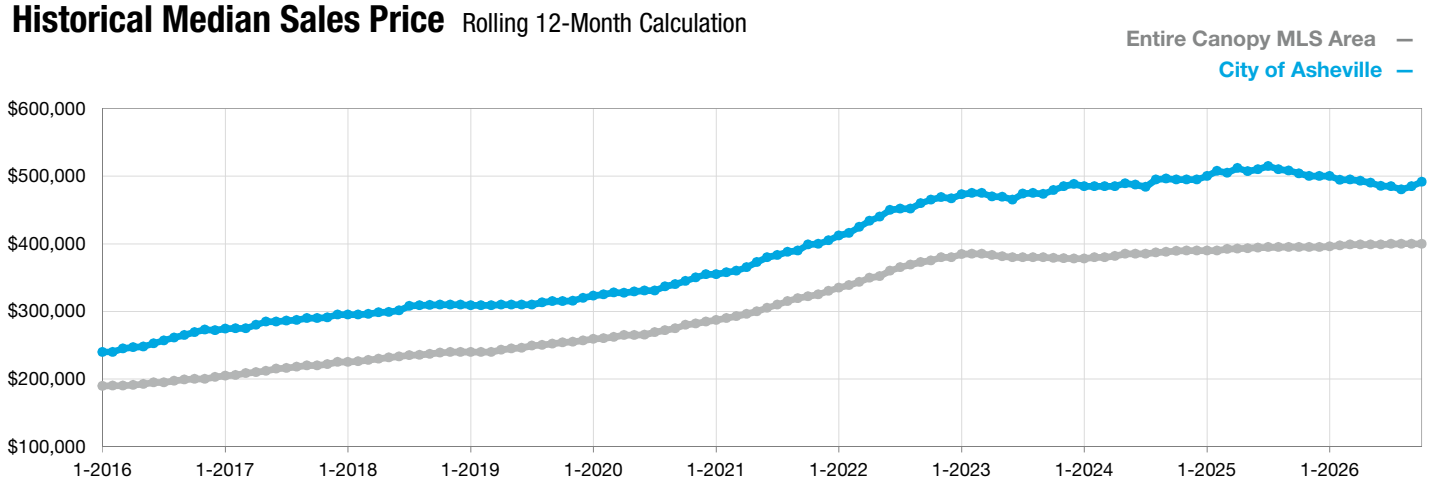
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **Thru 10-2025** | **Thru 10-2026** | Percent Change |
| New Listings | 276 | **209** | - 24.3% | 2,675 | **2,549** | - 4.7% |
| Pending Sales | 167 | **134** | - 19.8% | 1,534 | **1,557** | + 1.5% |
| Closed Sales | 194 | **124** | - 36.1% | 1,470 | **1,527** | + 3.9% |
| Median Sales Price* | $418,000 | **$508,000** | + 21.5% | $505,000 | **$497,000** | - 1.6% |
| Average Sales Price* | $568,614 | **$610,716** | + 7.4% | $632,685 | **$648,218** | + 2.5% |
| Percent of Original List Price Received* | 93.4% | **91.4%** | - 2.1% | 93.7% | **92.8%** | - 1.0% |
| List to Close | 104 | **109** | + 4.8% | 98 | **115** | + 17.3% |
| Days on Market Until Sale | 64 | **69** | + 7.8% | 56 | **73** | + 30.4% |
| Cumulative Days on Market Until Sale | 73 | **78** | + 6.8% | 65 | **83** | + 27.7% |
| Average List Price | $727,063 | **$744,881** | + 2.5% | $721,707 | **$748,660** | + 3.7% |
| Inventory of Homes for Sale | 961 | **968** | + 0.7% | -- | -- | -- |
| Months Supply of Inventory | 6.5 | **6.5** | 0.0% | -- | -- | -- |

* 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.

## 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.