



# January 2026 Market Overview

## ASHEVILLE MSA

Includes Buncombe, Haywood,  
Henderson and Madison Counties

### New Listings

**508**

↓ -18.8% YoY

### Pending Sales

**573**

↑ +0.2% YoY

### Closed Sales

**401**

↓ -5.0% YoY

### Median Sales Price

**\$437,000**

↓ -4.0% YoY

### Average Sales Price

**\$584,256**

↑ +7.4% YoY

### Average List Price

**\$588,960**

↓ -4.5% YoY

### Days on Market

**85**

↑ +37.1% YoY

### Inventory of Homes for sale

**2,253**

↑ +24.8% YoY

### Months Supply of Inventory

**4.1**

↑ +13.9% YoY