



46 Orchard Street, Suite 100 · Asheville, NC 28801 · 828-707-9556 · www.MyMosaicRealty.com

1st Quarter 2026 Asheville and Buncombe County Real Estate Market Analysis

The Asheville and Buncombe County housing market continued shifting toward a buyers' market in the first quarter of 2026, though conditions remain generally neutral and not strongly favoring either buyers or sellers.

In Buncombe County, home sales declined from 431 in the first quarter of 2025 to 394 in the first quarter of 2026. In the City of Asheville, sales rose slightly, from 242 in the first quarter of 2025 to 255 in the first quarter of 2026 ([Chart 1](#)). Median home prices also edged down during this period, with Buncombe County decreasing from \$450,000 to \$446,000, and Asheville from \$506,000 to \$493,000 ([Chart 4](#)).

Inventory levels increased modestly across most price categories between the first quarters of 2025 and 2026 ([Table 3](#) and [Table 4](#)). A balanced market is typically defined as having six months of inventory—meaning it would take six months to sell all available homes based on the past year's pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. While some lower and mid-range price points remained below six months of inventory, most categories hovered near that benchmark. The exception was the \$1,500,000-and-above segment, which remained well above six months ([Table 1](#) and [Table 2](#)).

Average Days on Market (DOM) increased from 66 days in Asheville in 2025 to 106 days in the first quarter of 2026. In Buncombe County, DOM rose from 72 days to 110 days ([Chart 5](#)). This increase largely reflects higher inventory levels, giving buyers more options and reducing urgency compared to prior years. However, rising DOM can also indicate increased market activity, as older listings begin to sell. Trends in the second and third quarters of 2026 will help clarify whether this increase reflects a market shift or a temporary adjustment.

The median home sale price per square foot declined across most price categories between 2025 and the first quarter of 2026 ([Table 5](#) and [Table 6](#)). Because the 2026 data reflects only the first quarter, there is not yet sufficient information to draw a reliable conclusion about a sustained decline in prices. As the year progresses, trends in median price per square foot will provide a clearer and more reliable indicator.

Table of Contents

Below is a list of the charts and tables in this report.

Number of Homes Sold

[Chart 1](#)- Number of Homes Sold in Asheville and Buncombe County

[Chart 2](#)- Number of Homes Sold in Asheville and Buncombe County by Quarter Comparison

Median Sales Prices

[Chart 3](#)- Median Home Sale Price in Asheville and Buncombe County

[Chart 4](#)- Median Home Sale Price in Asheville and Buncombe County by Quarter

Average Days on Market

[Chart 5](#)- Average Days on Market in Asheville and Buncombe County

Inventory of Homes

[Table 1](#)- Inventory Levels of Homes in Asheville

[Table 2](#)- Inventory Levels of Homes in Buncombe County

[Table 3](#)- Historical Inventory Levels of Homes in Asheville

[Table 4](#)- Historical Inventory Levels of Homes in Buncombe County

Median Price per Square Foot

[Table 5](#)- Median Price per Square Foot by Sell Price Categories for Asheville

[Table 6](#)- Median Price per Square Foot by Sell Price Categories for Buncombe County (not including Asheville)

New Construction

[Table 7](#)- Median Price per Square Foot and Inventory of New Construction in Buncombe County and Asheville

Chart 1 [\(back to top\)](#)

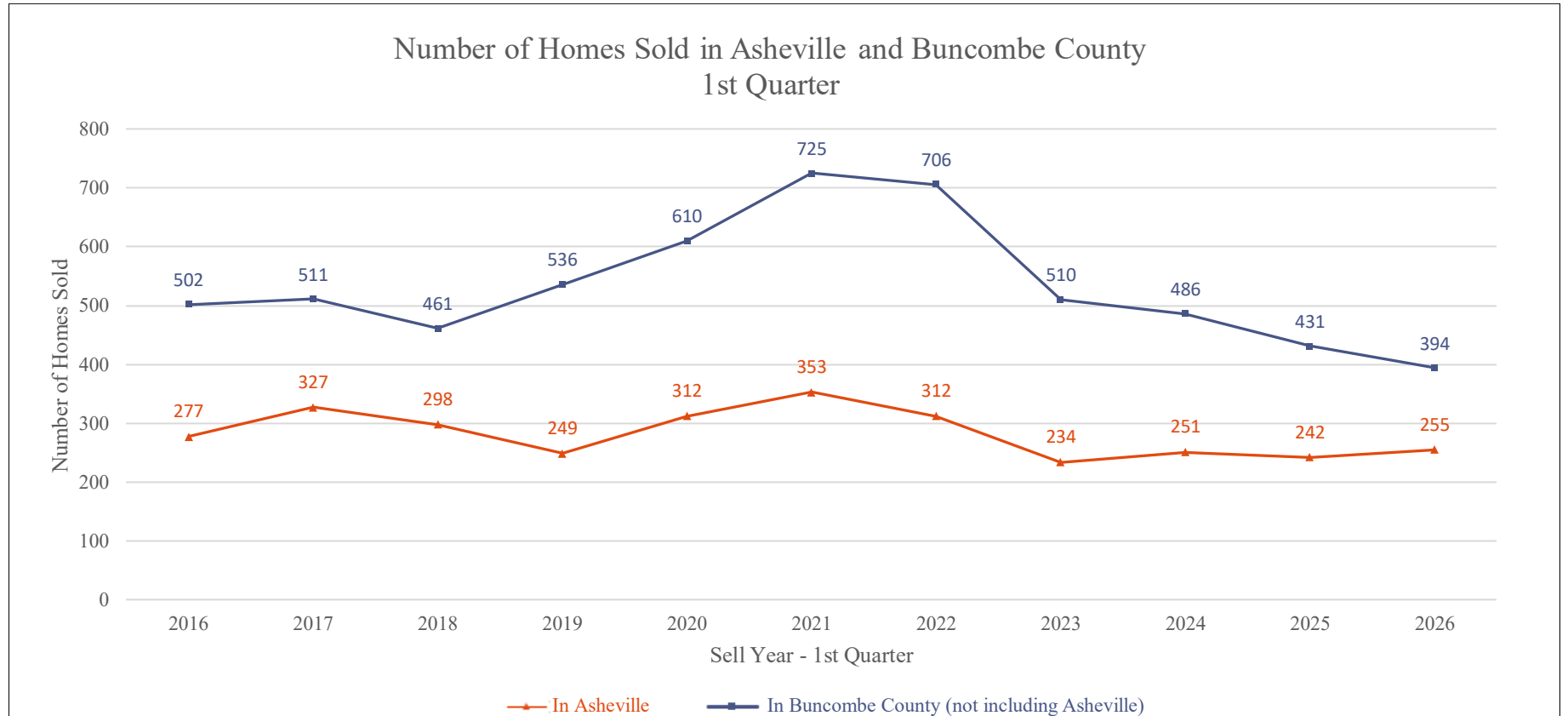


Chart 2 [\(back to top\)](#)

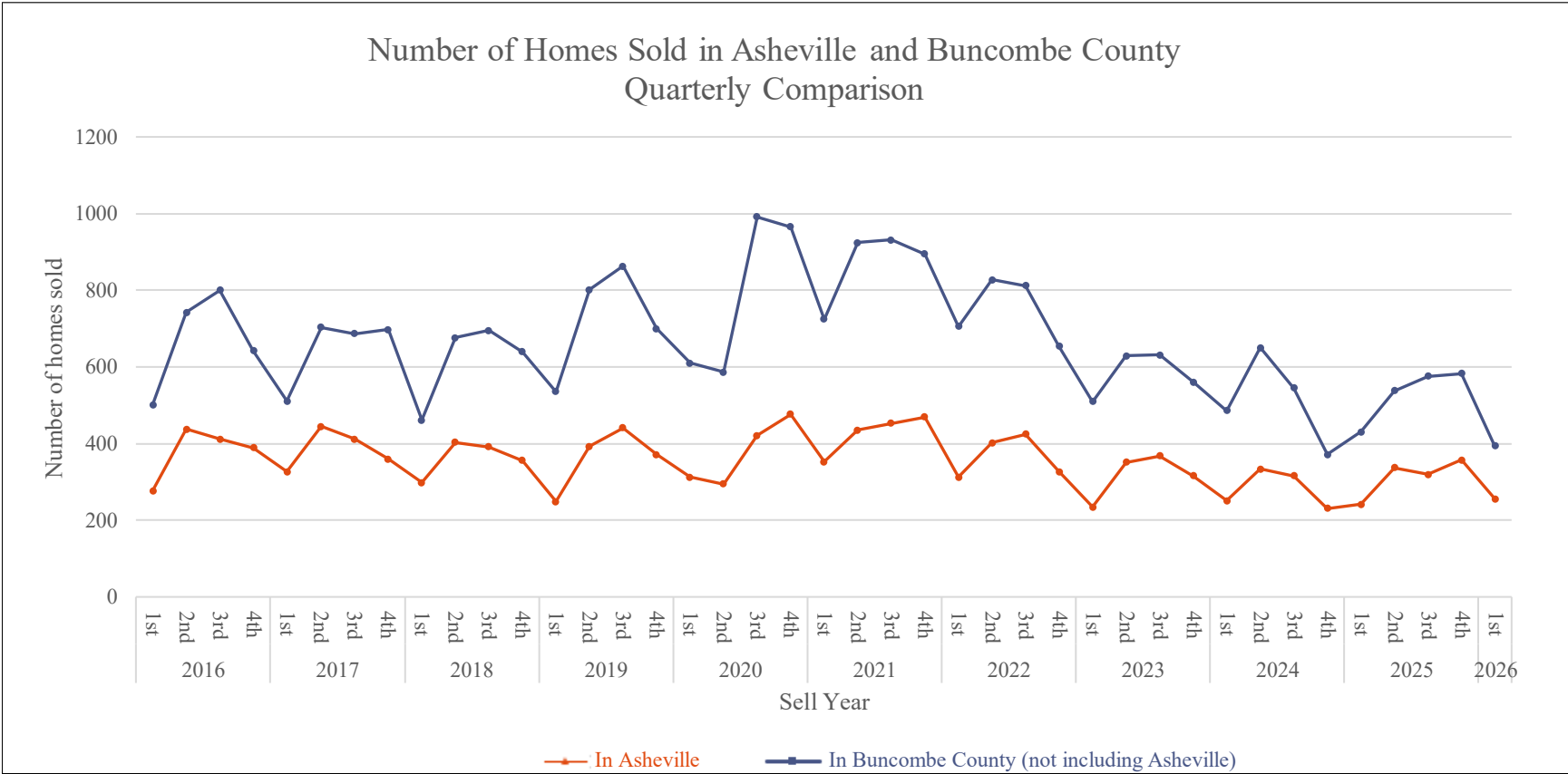


Chart 3 [\(back to top\)](#)

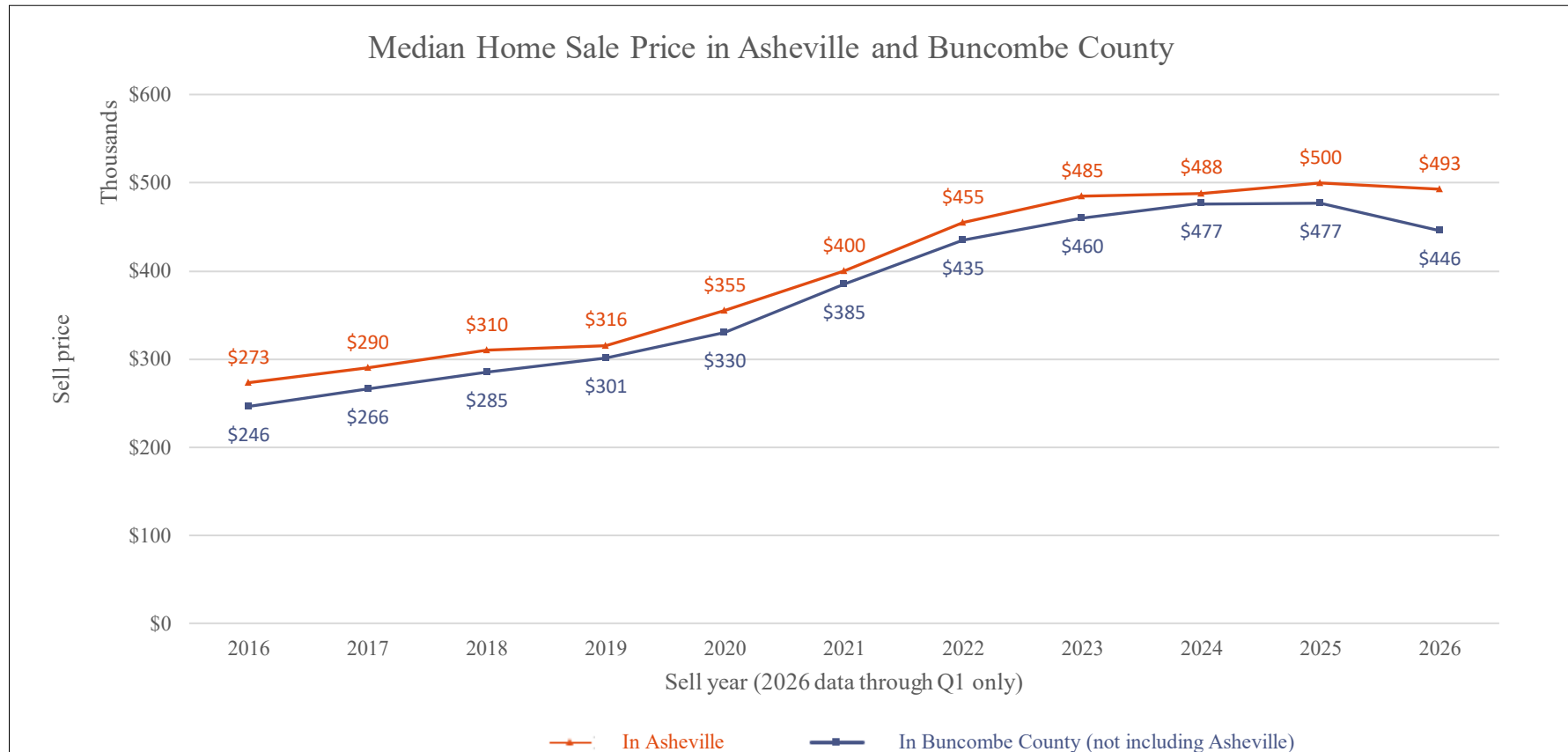


Chart 4 [\(back to top\)](#)

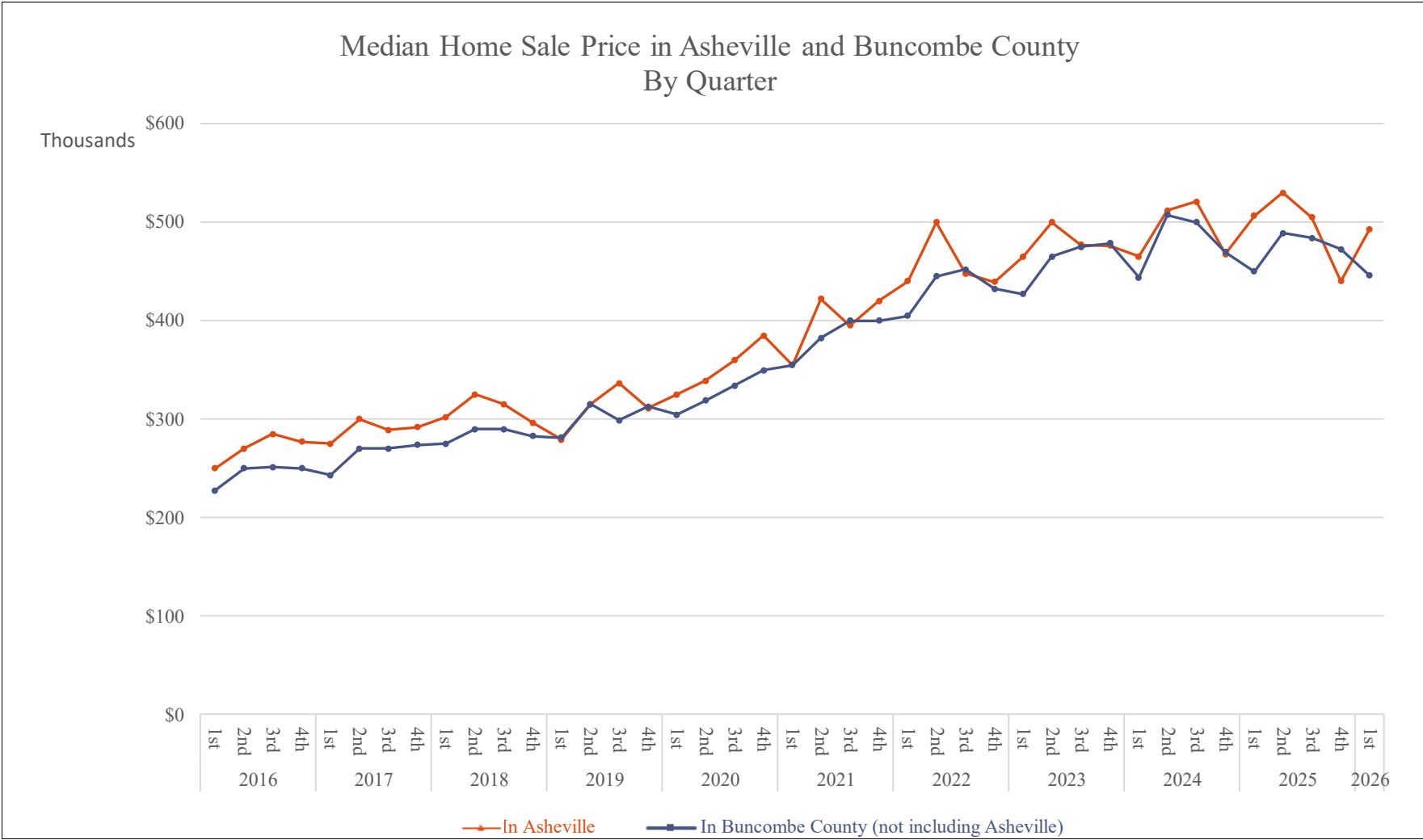


Chart 5 [\(back to top\)](#)

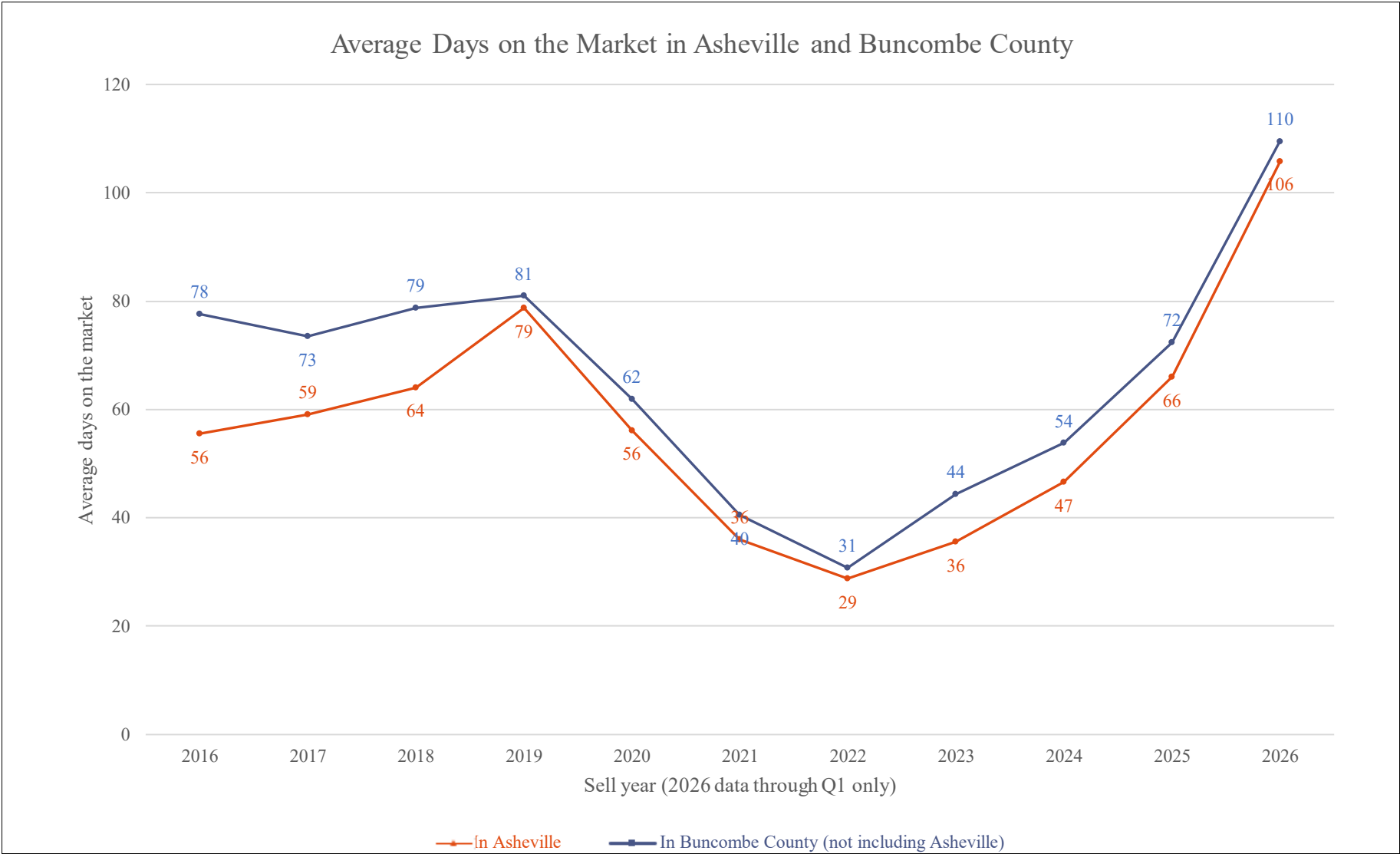


Table 1 ([back to top](#))

Asheville Housing Inventory 1st Quarter 2026			
Price range	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	0	2	0.00
\$100,001-\$150,000	0	4	0.00
\$150,001-\$200,000	2	11	2.18
\$200,001-\$250,000	28	67	5.01
\$250,001-\$300,000	26	81	3.85
\$300,001-\$350,000	30	141	2.55
\$350,001-\$400,000	49	149	3.95
\$400,001-\$450,000	41	106	4.64
\$450,001-\$500,000	38	92	4.96
\$500,001-\$600,000	51	154	3.97
\$600,001-\$700,000	56	121	5.55
\$700,001-\$800,000	44	93	5.68
\$800,001-\$900,000	36	67	6.45
\$900,001-\$1,000,000	21	44	5.73
\$1,000,001-\$1,500,000	33	88	4.50
\$1,500,001+	56	48	14.00

Table 2 ([back to top](#))

Buncombe County (not Asheville) Housing Inventory 1st Quarter 2026			
Price range	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	0	12	0.00
\$100,001-\$150,000	2	25	0.96
\$150,001-\$200,000	8	43	2.23
\$200,001-\$250,000	21	61	4.13
\$250,001-\$300,000	35	133	3.16
\$300,001-\$350,000	57	209	3.27
\$350,001-\$400,000	65	244	3.20
\$400,001-\$450,000	65	234	3.33
\$450,001-\$500,000	72	178	4.85
\$500,001-\$600,000	101	253	4.79
\$600,001-\$700,000	99	178	6.67
\$700,001-\$800,000	61	140	5.23
\$800,001-\$900,000	48	108	5.33
\$900,001-\$1,000,000	31	62	6.00
\$1,000,001-\$1,500,000	74	109	8.15
\$1,500,001+	105	102	12.35

Table 3 ([back to top](#))

Inventory Trend in Asheville (measured in months)				
Price range	1st Qtr. 2023	1st Qtr. 2024	1st Qtr. 2025	1st Qtr. 2026
\$0-\$100,000	0.0	0.0	0.0	0.0
\$100,001-\$150,000	0.0	0.0	0.0	0.0
\$150,001-\$200,000	0.0	0.6	1.5	2.2
\$200,001-\$250,000	0.2	1.2	4.6	5.0
\$250,001-\$300,000	0.6	1.8	4.3	3.9
\$300,001-\$350,000	1.6	1.8	2.9	2.6
\$350,001-\$400,000	1.2	2.3	2.8	3.9
\$400,001-\$450,000	1.3	0.9	4.2	4.6
\$450,001-\$500,000	1.4	1.3	3.7	5.0
\$500,001-\$600,000	1.5	2.6	3.9	4.0
\$600,001-\$700,000	1.6	1.9	4.5	5.6
\$700,001-\$800,000	3.1	1.9	5.3	5.7
\$800,001-\$900,000	2.7	2.3	5.5	6.4
\$900,001-\$1,000,000	2.5	2.1	7.0	5.7
\$1,000,001-\$1,500,000	2.4	3.3	5.2	4.5
\$1,500,001+	5.6	5.1	12.7	14.0

Table 4 ([back to top](#))

Inventory Trend in Buncombe County not including Asheville (measured in months)				
Price range	1st Qtr. 2023	1st Qtr. 2024	1st Qtr. 2025	1st Qtr. 2026
\$0-\$100,000	0.0	0.0	0.0	0.0
\$100,001-\$150,000	1.8	1.8	0.5	1.0
\$150,001-\$200,000	1.2	1.8	2.8	2.2
\$200,001-\$250,000	0.6	0.9	1.7	4.1
\$250,001-\$300,000	0.4	0.8	1.9	3.2
\$300,001-\$350,000	0.9	2.1	2.6	3.3
\$350,001-\$400,000	0.7	1.6	3.7	3.2
\$400,001-\$450,000	0.9	1.7	2.6	3.3
\$450,001-\$500,000	1.3	2.1	3.9	4.9
\$500,001-\$600,000	1.6	2.1	3.7	4.8
\$600,001-\$700,000	1.7	3.6	4.1	6.7
\$700,001-\$800,000	1.9	2.4	4.2	5.2
\$800,001-\$900,000	2.2	2.9	5.9	5.3
\$900,001-\$1,000,000	2.5	2.9	6.1	6.0
\$1,000,001-\$1,500,000	3.3	4.6	7.2	8.1
\$1,500,001+	7.9	7.0	7.4	12.4

Table 5 ([back to top](#))

Median Price Per Square Foot by Sell Price Groups within Asheville											
Price group	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2025 to 2026 Change
\$0-\$100,000	\$91	\$105	\$67	\$67	\$83	\$0	\$121	\$0	\$96	\$0	-100.0%
\$100,001-\$150,000	\$128	\$135	\$144	\$149	\$141	\$131	\$155	\$147	\$144	\$0	-100.0%
\$150,001-\$200,000	\$157	\$154	\$162	\$164	\$182	\$167	\$176	\$215	\$208	\$92	-55.8%
\$200,001-\$250,000	\$186	\$189	\$197	\$215	\$215	\$219	\$232	\$243	\$230	\$204	-11.4%
\$250,001-\$300,000	\$200	\$202	\$205	\$219	\$242	\$258	\$269	\$253	\$249	\$243	-2.3%
\$300,001-\$350,000	\$192	\$205	\$220	\$219	\$268	\$290	\$274	\$267	\$283	\$235	-17.0%
\$350,001-\$400,000	\$224	\$213	\$215	\$216	\$255	\$298	\$286	\$302	\$298	\$268	-10.2%
\$400,001-\$450,000	\$218	\$220	\$242	\$245	\$250	\$297	\$298	\$316	\$316	\$287	-9.1%
\$450,001-\$500,000	\$226	\$243	\$218	\$246	\$284	\$301	\$319	\$320	\$330	\$291	-11.8%
\$500,001-\$600,000	\$222	\$233	\$244	\$243	\$284	\$319	\$320	\$332	\$319	\$304	-4.6%
\$600,001-\$700,000	\$216	\$239	\$250	\$258	\$296	\$343	\$355	\$356	\$335	\$364	8.7%
\$700,001-\$800,000	\$222	\$260	\$258	\$251	\$315	\$326	\$360	\$353	\$362	\$328	-9.2%
\$800,001-\$900,000	\$250	\$258	\$299	\$273	\$299	\$354	\$345	\$366	\$358	\$315	-11.9%
\$900,001-\$1,000,000	\$246	\$288	\$270	\$302	\$309	\$337	\$352	\$382	\$359	\$336	-6.3%
\$1,000,001-\$1,500,000	\$288	\$301	\$301	\$351	\$323	\$402	\$414	\$393	\$395	\$406	2.7%
\$1,500,001+	\$582	\$396	\$338	\$370	\$463	\$480	\$511	\$630	\$512	\$480	-6.3%

2026 data only includes 1st quarter

Table 6 ([back to top](#))

Median Price Per Square Foot by Sell Price Groups in Buncombe County (not including Asheville)											
Price group	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2025 to 2026 Change
\$0-\$100,000	\$62	\$65	\$66	\$71	\$87	\$86	\$83	\$78	\$72	\$105	46.2%
\$100,001-\$150,000	\$108	\$118	\$119	\$110	\$119	\$129	\$116	\$130	\$138	\$125	-9.7%
\$150,001-\$200,000	\$139	\$140	\$145	\$152	\$162	\$157	\$192	\$144	\$184	\$220	19.8%
\$200,001-\$250,000	\$155	\$167	\$174	\$186	\$184	\$196	\$196	\$224	\$208	\$205	-1.5%
\$250,001-\$300,000	\$154	\$165	\$177	\$189	\$202	\$214	\$226	\$226	\$215	\$210	-2.4%
\$300,001-\$350,000	\$157	\$161	\$174	\$183	\$217	\$237	\$246	\$240	\$247	\$229	-7.3%
\$350,001-\$400,000	\$162	\$165	\$170	\$175	\$220	\$252	\$261	\$275	\$273	\$231	-15.2%
\$400,001-\$450,000	\$155	\$167	\$181	\$182	\$219	\$254	\$252	\$269	\$275	\$266	-3.0%
\$450,001-\$500,000	\$157	\$182	\$178	\$183	\$215	\$250	\$251	\$263	\$275	\$241	-12.4%
\$500,001-\$600,000	\$190	\$186	\$184	\$200	\$228	\$257	\$271	\$274	\$280	\$256	-8.6%
\$600,001-\$700,000	\$181	\$200	\$202	\$218	\$231	\$259	\$285	\$292	\$293	\$271	-7.5%
\$700,001-\$800,000	\$234	\$240	\$218	\$204	\$239	\$288	\$285	\$292	\$287	\$279	-3.0%
\$800,001-\$900,000	\$215	\$219	\$226	\$228	\$249	\$293	\$312	\$327	\$310	\$318	2.8%
\$900,001-\$1,000,000	\$246	\$259	\$240	\$278	\$267	\$294	\$276	\$338	\$312	\$273	-12.4%
\$1,000,001-\$1,500,000	\$296	\$309	\$283	\$300	\$318	\$391	\$346	\$367	\$353	\$317	-10.1%
\$1,500,001+	\$365	\$347	\$398	\$419	\$413	\$516	\$516	\$515	\$512	\$532	3.9%

2026 data only includes 1st quarter

Table 7 ([back to top](#))

New Construction Home Inventory and Median Price Per Square Foot				
	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)	Median Price per Sq. Ft. for New Construction Homes Sold in Last 12 Months
Asheville	81	121	8.03	\$311
Buncombe County (not in Asheville)	146	293	5.98	\$274

About this Report

The data used in this report comes from the Carolina Multiple Listing Service (Carolina MLS). Information is given for all residential property types: single family homes, condominiums, and townhomes.

Mosaic Community Lifestyle Realty uses five statistical indicators in this report: 1) Number of Homes Sold, 2) Average Sales Price, 3) Average Days on Market (DOM), 4) Inventory, and 5) Average Price per Square Foot by Sell Price Category. When Buncombe County statistics are given, they do not include sales in Asheville.

Number of Homes Sold: A measure of how many sales took place over a certain period of time.

Median Sales Price: The median price of all of the properties sold.

Average Days on Market (DOM): The average number of days that it took properties to go under contract from the time they were listed on MLS.

Inventory: Inventory is a measure of how many months it would take for all of the homes that are currently on the market to sell based on the sales volume of the preceding 12 months. For example, if there were 200 homes on the market and 400 homes sold in the last 12 months, there would be 6 months of inventory (i.e. it would take 6 months for all of the currently on the market to sell).

Median Price per Square Foot by Sell Price Category: Price per square foot is calculated by dividing the sales price of a home by the number of square feet in a home.