



2nd Quarter 2026 Asheville and Buncombe County Real Estate Market Analysis

The Asheville and Buncombe County housing market continued shifting toward a buyer's market in the second quarter of 2026, though conditions remain generally balanced and do not strongly favor either buyers or sellers across most price ranges.

The majority of the data points to a market that is more buyer friendly than we have seen in several years. This is reflected in three key metrics. First, Average Days on Market (DOM) reached its highest second-quarter level since 2015 in both Asheville and Buncombe County ([Chart 5](#)). Second, inventory increased ([Table 3](#) and [Table 4](#)), with levels higher than in the previous four years across nearly every price range. Third, median price per square foot declined in most price ranges ([Table 5](#) and [Table 6](#)), another indication of a market becoming more favorable to buyers.

Inventory is the best predictor of market direction. Rising inventory indicates movement toward a buyer's market, while declining inventory signals a shift toward a seller's market. Inventory levels increased modestly across most price categories between the second 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 at the previous year's sales pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. Although some lower- and mid-priced segments remained below six months of inventory, most categories were near that benchmark, and several higher-priced segments exceeded six months ([Table 1](#) and [Table 2](#)).

There are signs that market conditions may be reaching their most buyer friendly point and beginning to stabilize. The basic laws of supply, demand, and pricing are working in our market and evident in the data. As prices have generally declined, reflected in lower median price per square foot across most price ranges ([Table 5](#) and [Table 6](#)), more buyers have purchased homes. The second quarter of 2026 recorded more home sales than any quarter since the third quarter of 2024, before Tropical Storm Helene impacted Western North Carolina ([Chart 2](#)). At the same time, lower prices appear to be discouraging some sellers from listing their homes. After adjusting for seasonality, the number of new listings has recently slowed slightly (see Mosaic Realty's bi-weekly market updates on [Instagram](#) and [Facebook](#)). If these trends continue, inventory should begin to decline, helping stabilize prices or place upward pressure on them.

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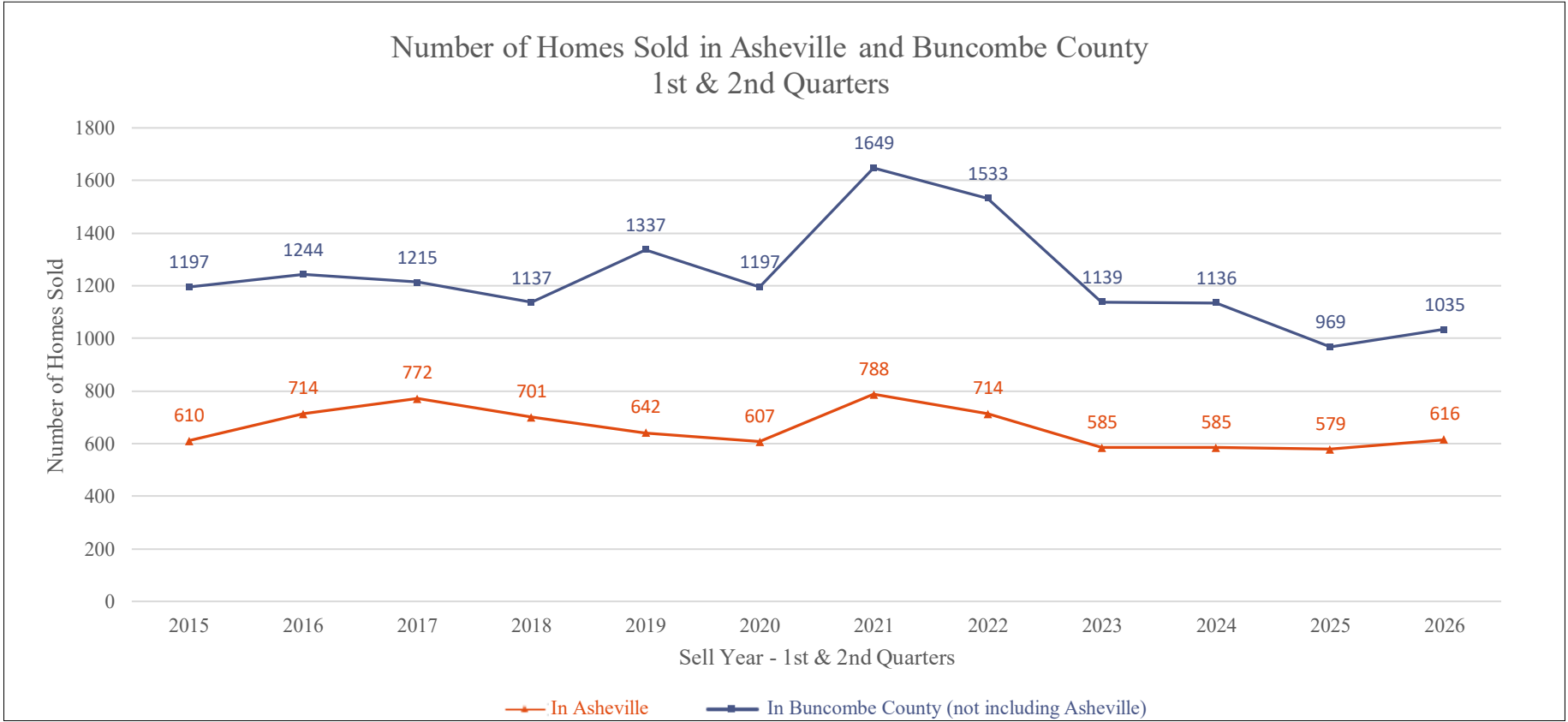


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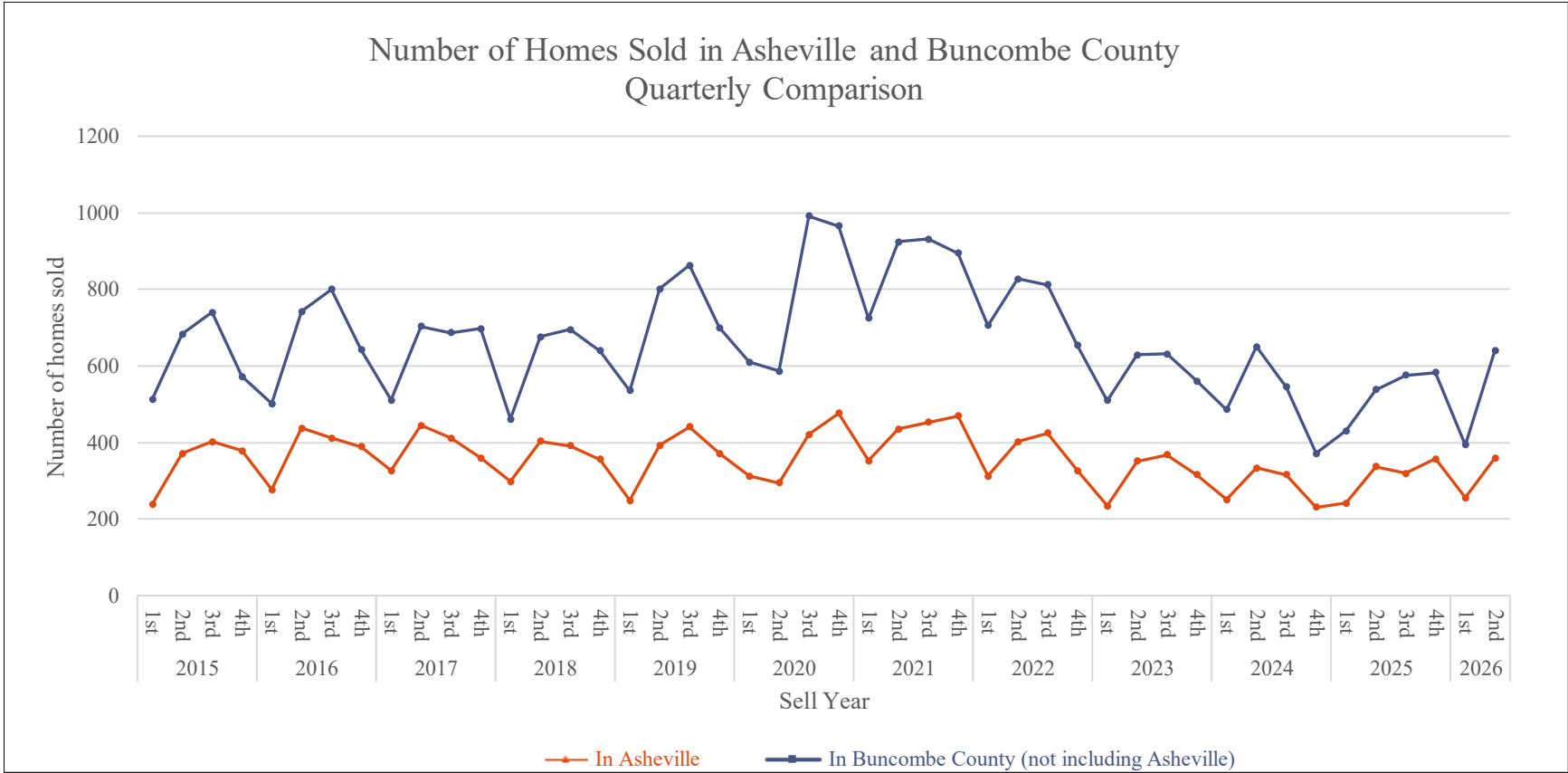


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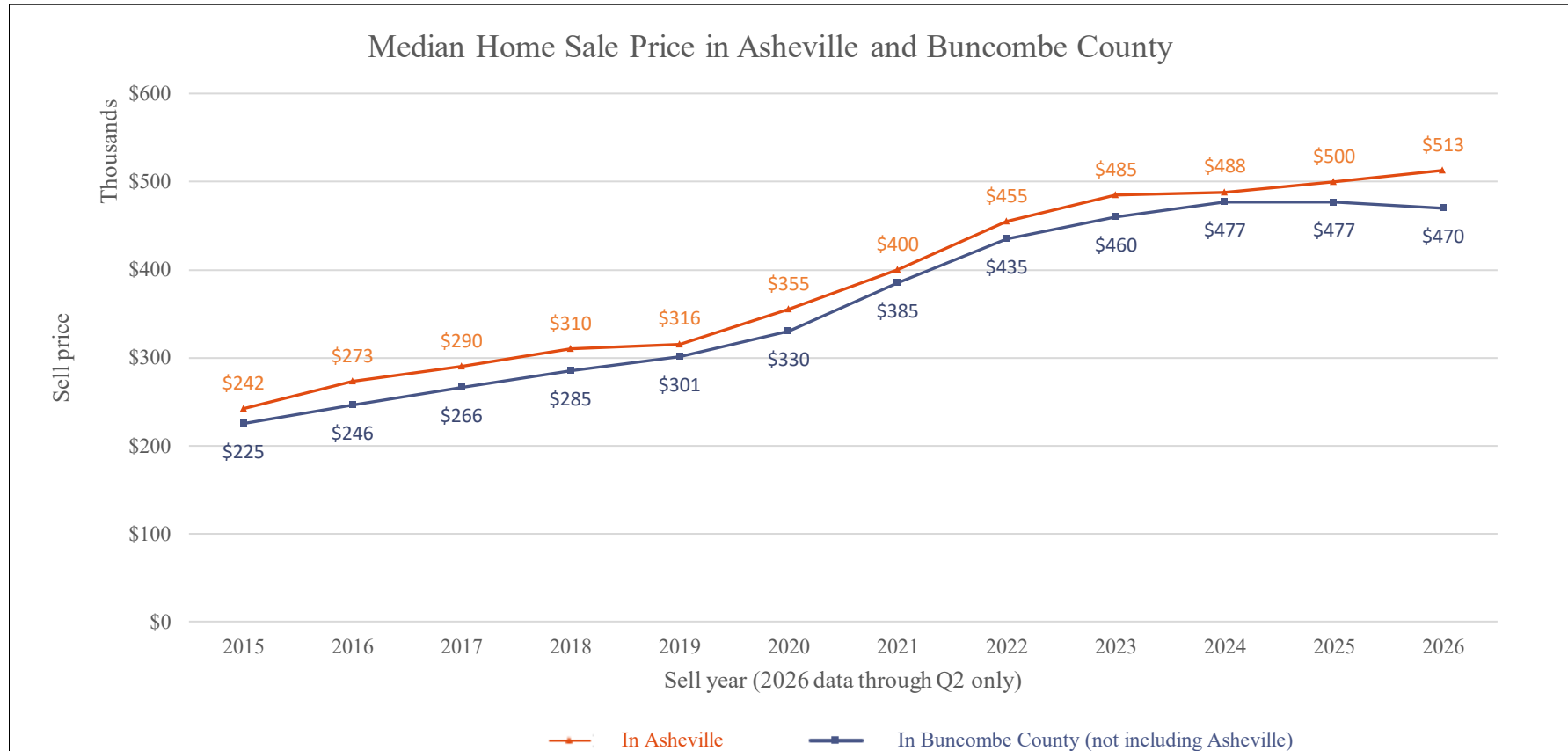


Chart 4 [\(back to top\)](#)

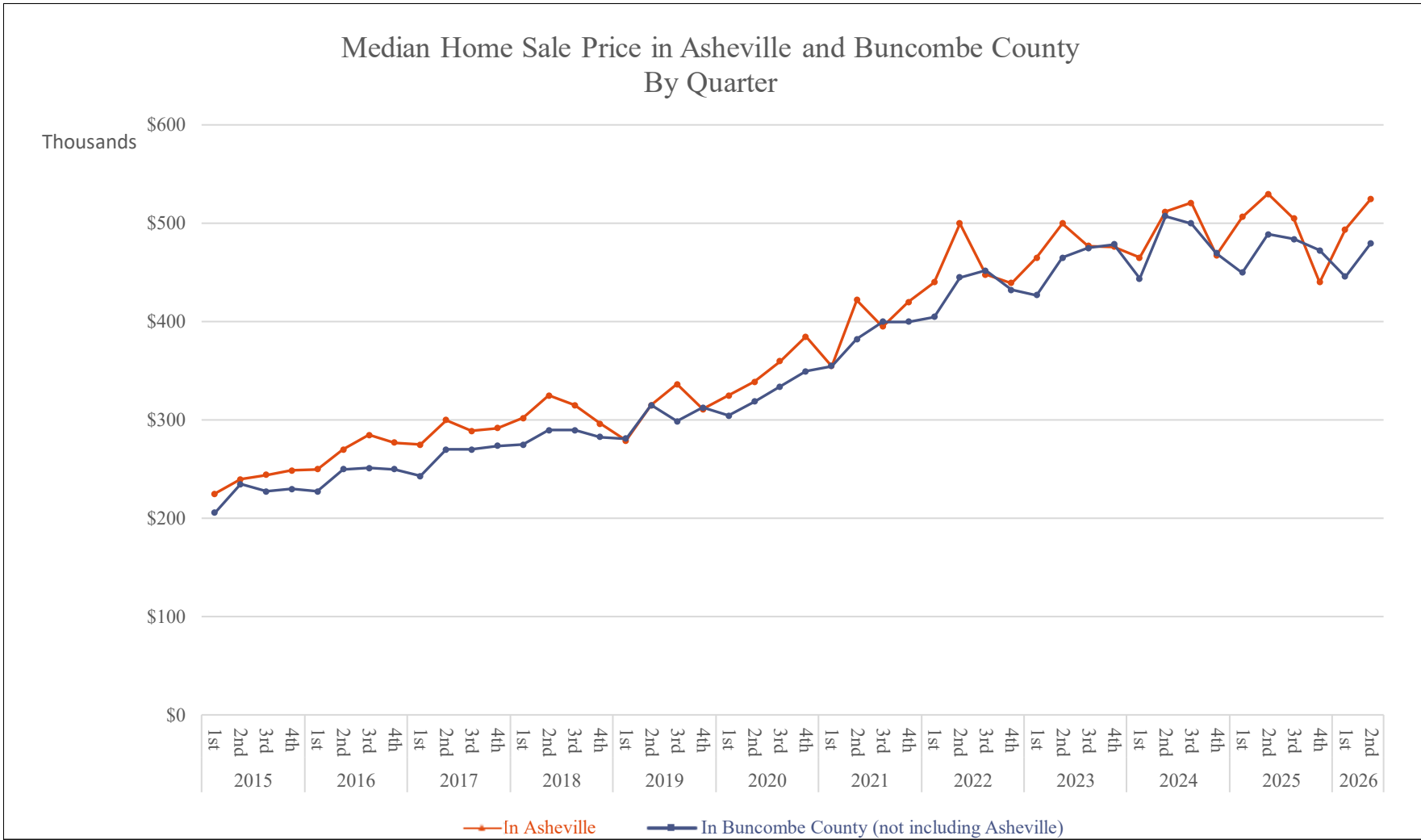


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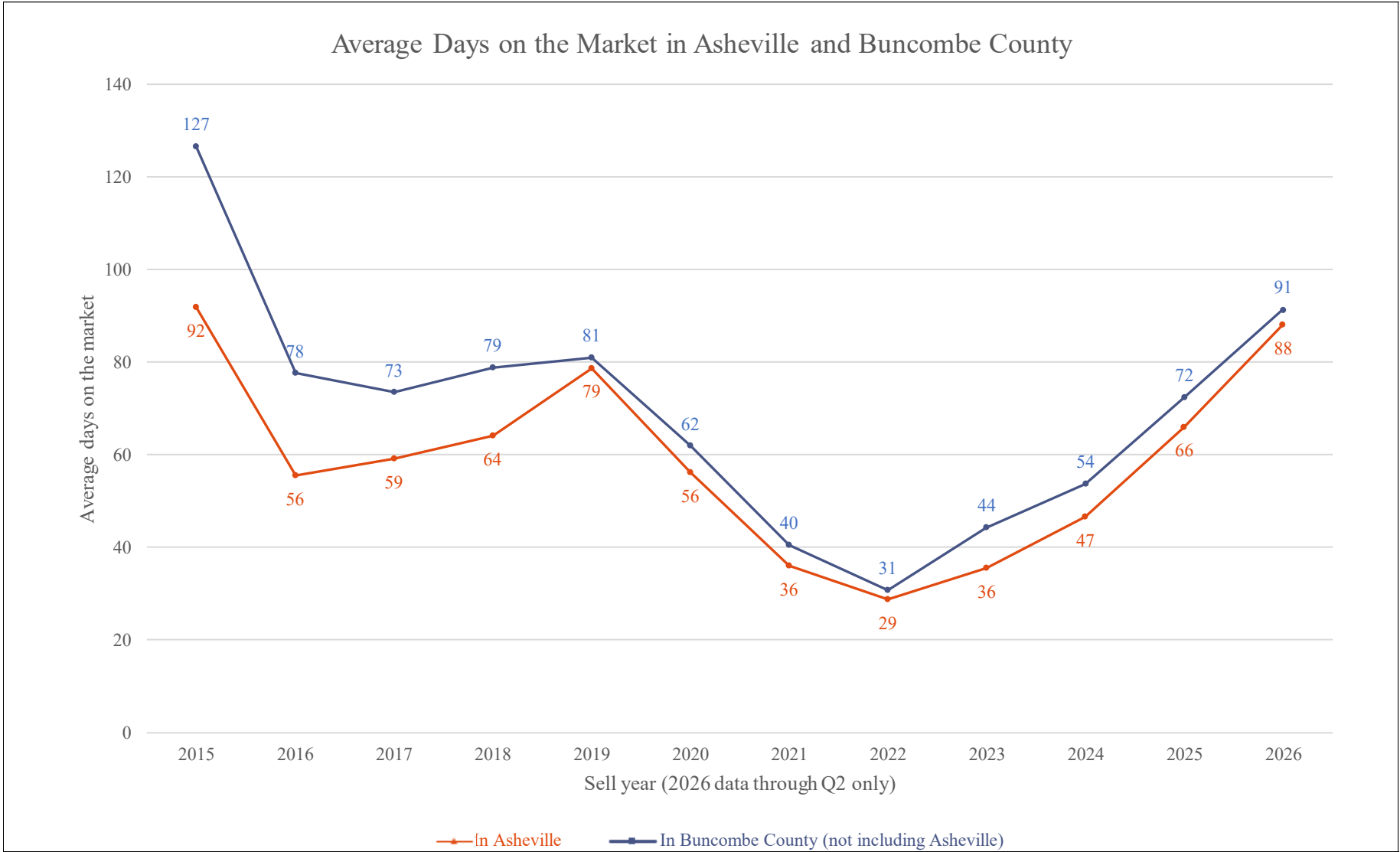


Table 1 ([back to top](#))

Asheville Housing Inventory 2nd Quarter 2026			
Price range	Number of Homes On the Market (as of Jun 30, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	0	3	0.00
\$100,001-\$150,000	0	4	0.00
\$150,001-\$200,000	4	16	3.00
\$200,001-\$250,000	34	61	6.69
\$250,001-\$300,000	37	91	4.88
\$300,001-\$350,000	37	141	3.15
\$350,001-\$400,000	65	149	5.23
\$400,001-\$450,000	38	108	4.22
\$450,001-\$500,000	48	93	6.19
\$500,001-\$600,000	69	158	5.24
\$600,001-\$700,000	71	121	7.04
\$700,001-\$800,000	50	93	6.45
\$800,001-\$900,000	43	71	7.27
\$900,001-\$1,000,000	25	39	7.69
\$1,000,001-\$1,500,000	45	92	5.87
\$1,500,001+	65	52	15.00

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

Buncombe County (not Asheville) Housing Inventory 2nd Quarter 2026			
Price range	Number of Homes On the Market (as of Jun 30, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	0	10	0.00
\$100,001-\$150,000	3	27	1.33
\$150,001-\$200,000	13	48	3.25
\$200,001-\$250,000	24	62	4.65
\$250,001-\$300,000	53	144	4.42
\$300,001-\$350,000	70	224	3.75
\$350,001-\$400,000	100	237	5.06
\$400,001-\$450,000	76	254	3.59
\$450,001-\$500,000	79	194	4.89
\$500,001-\$600,000	132	257	6.16
\$600,001-\$700,000	110	193	6.84
\$700,001-\$800,000	90	147	7.35
\$800,001-\$900,000	78	100	9.36
\$900,001-\$1,000,000	44	63	8.38
\$1,000,001-\$1,500,000	109	118	11.08
\$1,500,001+	154	116	15.93

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Inventory Trend in Asheville (measured in months)				
Price range	2nd Qtr. 2023	2nd Qtr. 2024	2nd Qtr. 2025	2nd 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	1.6	1.2	1.7	3.0
\$200,001-\$250,000	1.4	2.0	4.1	6.7
\$250,001-\$300,000	0.9	2.8	5.3	4.9
\$300,001-\$350,000	1.6	1.5	3.4	3.1
\$350,001-\$400,000	1.1	2.3	3.1	5.2
\$400,001-\$450,000	1.0	3.0	4.0	4.2
\$450,001-\$500,000	1.7	4.6	3.9	6.2
\$500,001-\$600,000	2.1	3.0	4.3	5.2
\$600,001-\$700,000	1.1	3.6	4.3	7.0
\$700,001-\$800,000	2.6	2.8	5.6	6.5
\$800,001-\$900,000	5.5	5.7	6.5	7.3
\$900,001-\$1,000,000	3.8	4.1	7.0	7.7
\$1,000,001-\$1,500,000	4.0	4.3	5.8	5.9
\$1,500,001+	8.1	6.9	12.7	15.0

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Inventory Trend in Buncombe County not including Asheville (measured in months)				
Price range	2nd Qtr. 2023	2nd Qtr. 2024	2nd Qtr. 2025	2nd Qtr. 2026
\$0-\$100,000	0.0	4.0	0.0	0.0
\$100,001-\$150,000	1.1	1.0	0.7	1.3
\$150,001-\$200,000	0.7	0.3	3.1	3.3
\$200,001-\$250,000	0.7	2.2	1.7	4.6
\$250,001-\$300,000	1.2	1.0	2.2	4.4
\$300,001-\$350,000	1.2	1.9	3.0	3.8
\$350,001-\$400,000	1.0	2.7	3.8	5.1
\$400,001-\$450,000	0.9	1.3	3.0	3.6
\$450,001-\$500,000	1.6	2.7	4.2	4.9
\$500,001-\$600,000	1.7	2.8	4.1	6.2
\$600,001-\$700,000	2.0	3.5	5.0	6.8
\$700,001-\$800,000	2.8	2.5	4.4	7.3
\$800,001-\$900,000	2.7	2.5	6.5	9.4
\$900,001-\$1,000,000	3.0	3.6	7.0	8.4
\$1,000,001-\$1,500,000	4.8	5.7	9.0	11.1
\$1,500,001+	11.7	7.7	8.8	15.9

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Median Price Per Square Foot by Sell Price Groups within Asheville											2025 to 2026 Change
Price group	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
\$0-\$100,000	\$91	\$105	\$67	\$67	\$83	\$0	\$121	\$0	\$96	\$65	-32.3%
\$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	\$177	-14.9%
\$200,001-\$250,000	\$186	\$189	\$197	\$215	\$215	\$219	\$232	\$243	\$230	\$209	-9.0%
\$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	\$242	-14.5%
\$350,001-\$400,000	\$224	\$213	\$215	\$216	\$255	\$298	\$286	\$302	\$298	\$283	-5.2%
\$400,001-\$450,000	\$218	\$220	\$242	\$245	\$250	\$297	\$298	\$316	\$316	\$291	-7.8%
\$450,001-\$500,000	\$226	\$243	\$218	\$246	\$284	\$301	\$319	\$320	\$330	\$304	-8.0%
\$500,001-\$600,000	\$222	\$233	\$244	\$243	\$284	\$319	\$320	\$332	\$319	\$308	-3.4%
\$600,001-\$700,000	\$216	\$239	\$250	\$258	\$296	\$343	\$355	\$356	\$335	\$349	4.1%
\$700,001-\$800,000	\$222	\$260	\$258	\$251	\$315	\$326	\$360	\$353	\$362	\$355	-1.7%
\$800,001-\$900,000	\$250	\$258	\$299	\$273	\$299	\$354	\$345	\$366	\$358	\$342	-4.5%
\$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	\$481	-6.1%

2026 data only includes 1st & 2nd quarters

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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	\$146	5.4%
\$150,001-\$200,000	\$139	\$140	\$145	\$152	\$162	\$157	\$192	\$144	\$184	\$215	16.8%
\$200,001-\$250,000	\$155	\$167	\$174	\$186	\$184	\$196	\$196	\$224	\$208	\$196	-5.5%
\$250,001-\$300,000	\$154	\$165	\$177	\$189	\$202	\$214	\$226	\$226	\$215	\$217	0.9%
\$300,001-\$350,000	\$157	\$161	\$174	\$183	\$217	\$237	\$246	\$240	\$247	\$240	-2.9%
\$350,001-\$400,000	\$162	\$165	\$170	\$175	\$220	\$252	\$261	\$275	\$273	\$252	-7.6%
\$400,001-\$450,000	\$155	\$167	\$181	\$182	\$219	\$254	\$252	\$269	\$275	\$261	-4.8%
\$450,001-\$500,000	\$157	\$182	\$178	\$183	\$215	\$250	\$251	\$263	\$275	\$260	-5.5%
\$500,001-\$600,000	\$190	\$186	\$184	\$200	\$228	\$257	\$271	\$274	\$280	\$267	-4.6%
\$600,001-\$700,000	\$181	\$200	\$202	\$218	\$231	\$259	\$285	\$292	\$293	\$289	-1.4%
\$700,001-\$800,000	\$234	\$240	\$218	\$204	\$239	\$288	\$285	\$292	\$287	\$311	8.3%
\$800,001-\$900,000	\$215	\$219	\$226	\$228	\$249	\$293	\$312	\$327	\$310	\$320	3.2%
\$900,001-\$1,000,000	\$246	\$259	\$240	\$278	\$267	\$294	\$276	\$338	\$312	\$280	-10.1%
\$1,000,001-\$1,500,000	\$296	\$309	\$283	\$300	\$318	\$391	\$346	\$367	\$353	\$343	-2.6%
\$1,500,001+	\$365	\$347	\$398	\$419	\$413	\$516	\$516	\$515	\$512	\$531	3.7%

2026 data only includes 1st & 2nd quarters

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

New Construction Home Inventory and Median Price Per Square Foot				
	Number of Homes On the Market (as of Jun 30, 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	73	130	6.74	\$292
Buncombe County (not in Asheville)	158	282	6.72	\$269

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.