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3rd Quarter 2026 Asheville and Buncombe County Real Estate Market Analysis

The Asheville and Buncombe County housing market stabilized in the 3rd quarter of 2026, with conditions remaining generally balanced between buyers and sellers in the market overall, but with variations between price ranges.

The median home sale price in the City of Asheville was $500,000 in the first three quarters of 2026, which was unchanged from 2025. The median home sale price of $479,000 in the first three quarters of 2026 in Buncombe County was virtually unchanged from the $477,000 median home sale price in 2025 (Chart 3). The median home sale price decreased in Asheville and increased in Buncombe County between the 2nd and 3rd quarters of 2026, which is most likely random variability between quarters, but which is a data point that will be important to monitor for future trends.

Compared to the first three quarters of 2025, the number of homes sold in Asheville rose 6.8% in 2026, while in Buncombe County the number of home sales rose by 8.7% (Chart 1). Home sales in Asheville and Buncombe County were also both higher when comparing the 3rd quarter of 2025 and the 3rd quarter of 2026 (Chart 2). Interest rates rose in the last month of the 3rd quarter of 2026, and if they stay elevated throughout the end of the year, 4th quarter home sale may decline.

Days on Market (DOM) rose between 2025 and the first three quarters of 2026, with 82 DOM in the City and 85 DOM in the County, showing that buyers are taking longer to make home buying decisions. The current figures are similar to the pre-Covid DOM numbers of 2019, when the market was also balanced (Chart 5).

Inventory is the best predictor of market direction. 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. Rising inventory indicates movement toward a buyer's market, while declining inventory signals a shift toward a seller's market. Comparing the 3rd quarters of 2025 and 2026 (Table 3 and Table 4), inventory levels fluctuated between price ranges, increasing in some price ranges and decreasing in others. Some lower- and mid-priced segments remained below six months of inventory, most categories were near 6 months, and some higher-priced segments exceeded six months (Table 1 and Table 2).

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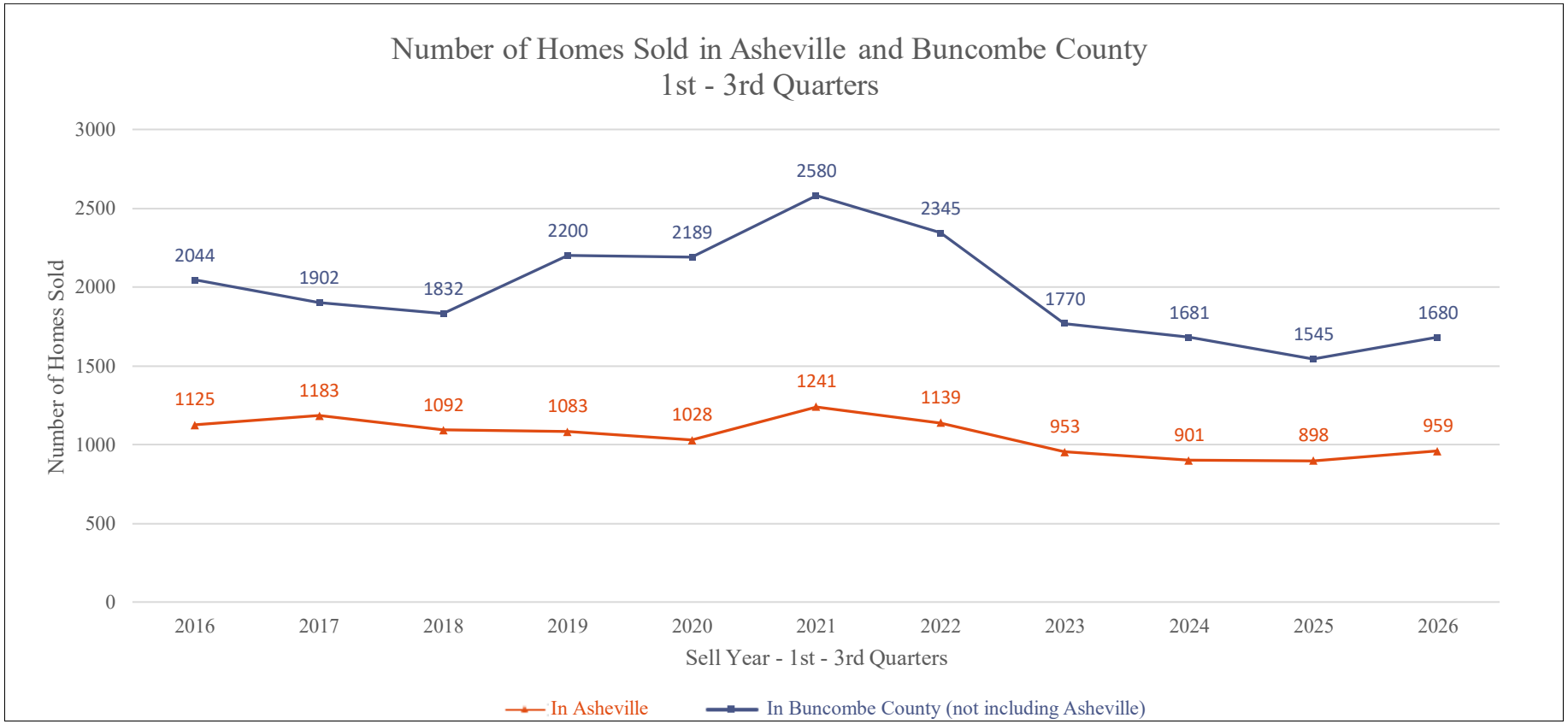


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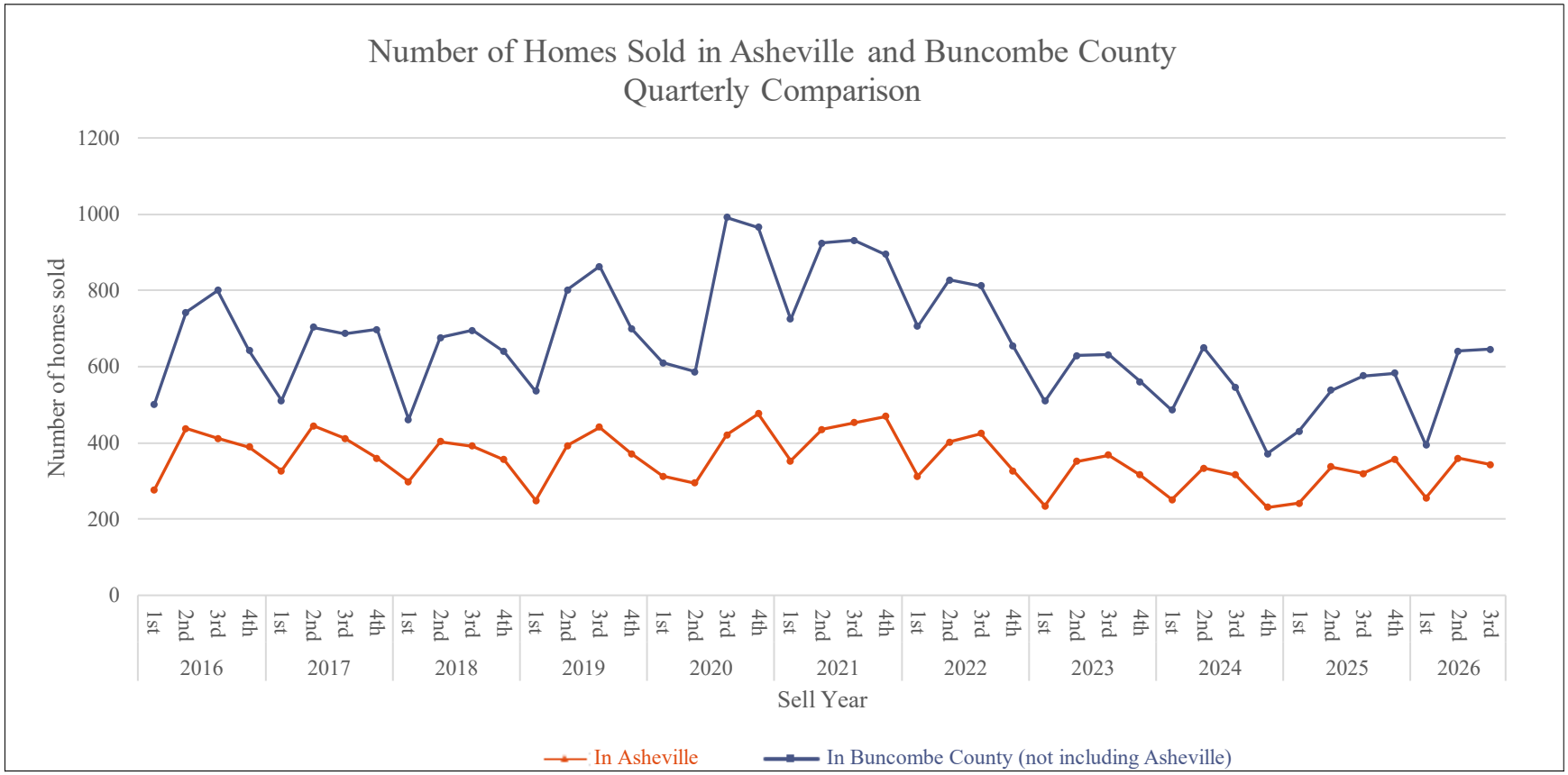


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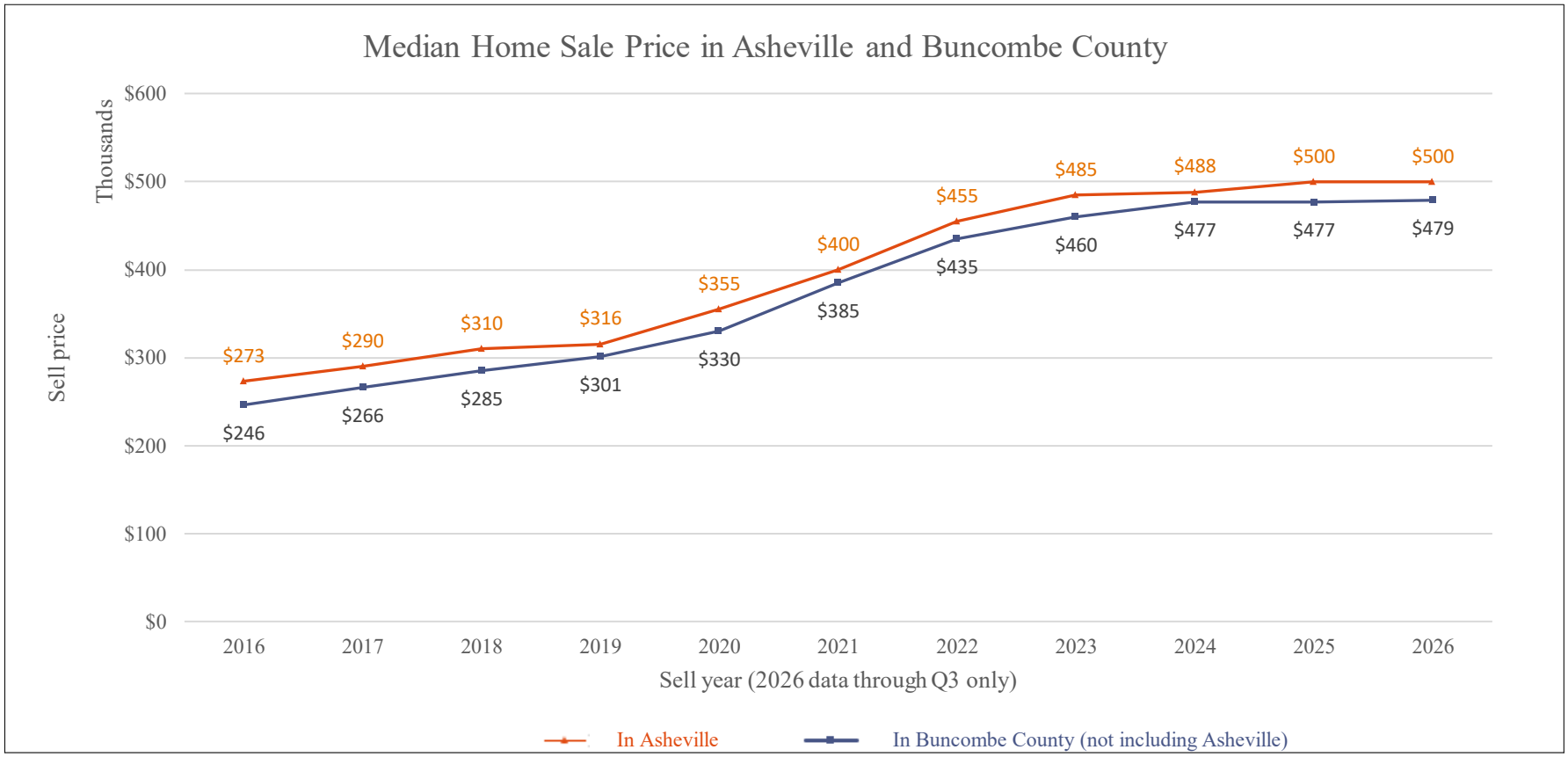


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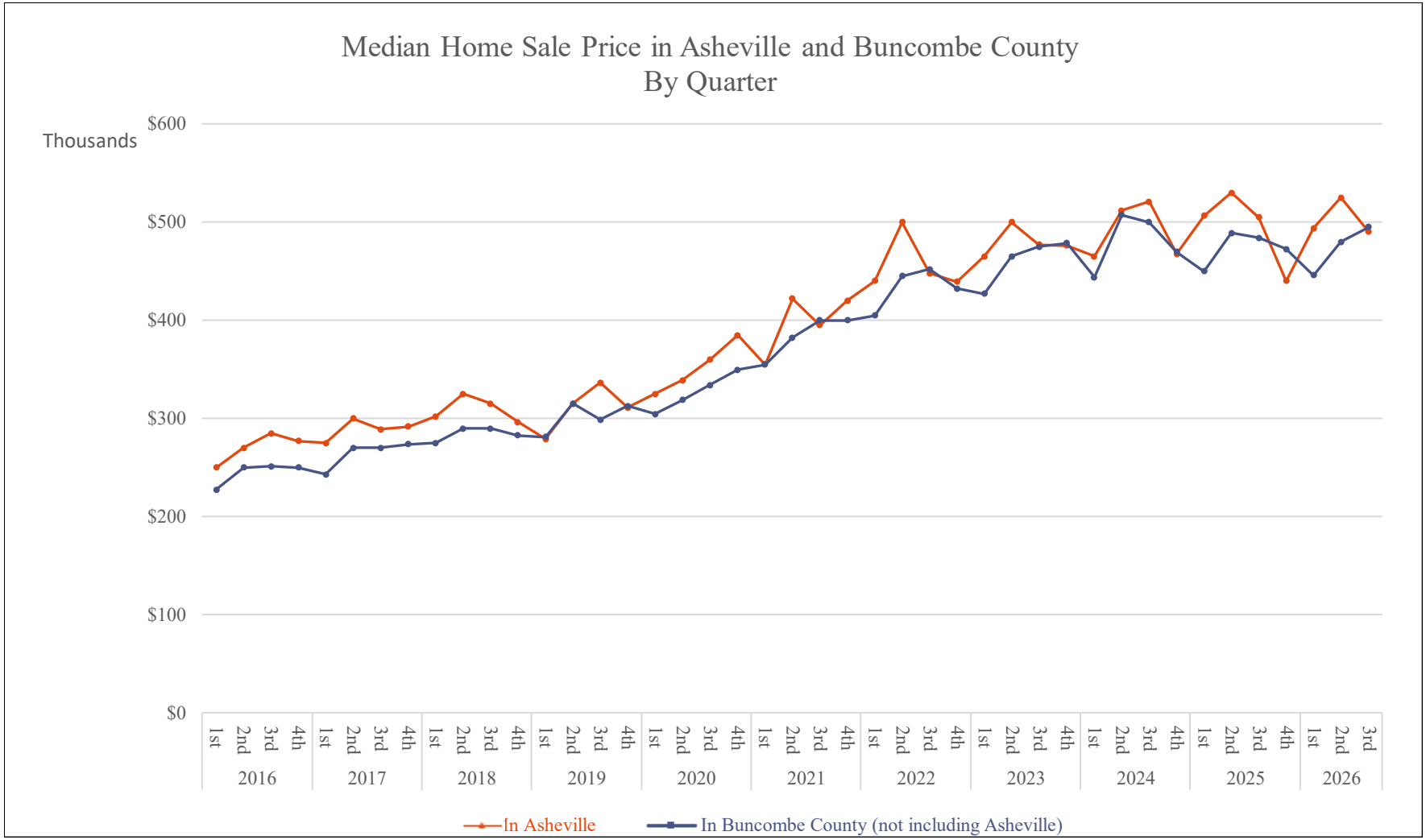


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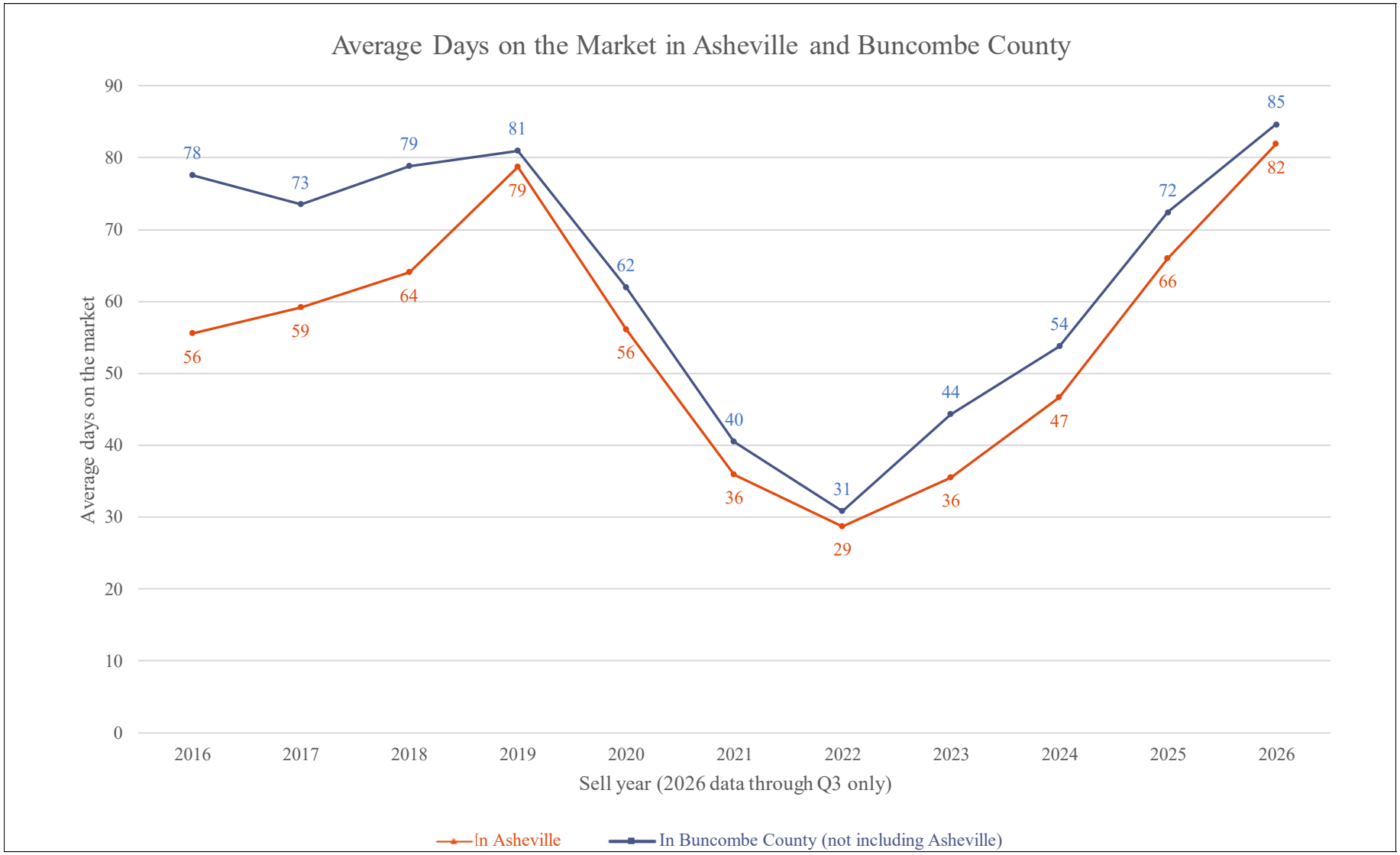


Table 1 (back to top)

Asheville Housing Inventory 3rd Quarter 2026			
Price range	**Number of Homes On the Market (as of Sep 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	0	1	0.00
$100,001-$150,000	1	4	3.00
$150,001-$200,000	12	19	7.58
$200,001-$250,000	26	62	5.03
$250,001-$300,000	53	88	7.23
$300,001-$350,000	50	132	4.55
$350,001-$400,000	67	159	5.06
$400,001-$450,000	65	128	6.09
$450,001-$500,000	47	96	5.88
$500,001-$600,000	84	156	6.46
$600,001-$700,000	67	129	6.23
$700,001-$800,000	59	97	7.30
$800,001-$900,000	41	65	7.57
$900,001-$1,000,000	22	42	6.29
$1,000,001-$1,500,000	54	88	7.36
$1,500,001+	68	50	16.32

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Buncombe County (not Asheville) Housing Inventory 3rd Quarter 2026			
Price range	**Number of Homes On the Market (as of Sep 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	2	6	4.00
$100,001-$150,000	3	28	1.29
$150,001-$200,000	18	51	4.24
$200,001-$250,000	24	66	4.36
$250,001-$300,000	51	147	4.16
$300,001-$350,000	80	234	4.10
$350,001-$400,000	93	234	4.77
$400,001-$450,000	87	249	4.19
$450,001-$500,000	90	214	5.05
$500,001-$600,000	144	277	6.24
$600,001-$700,000	111	206	6.47
$700,001-$800,000	88	146	7.23
$800,001-$900,000	69	99	8.36
$900,001-$1,000,000	43	59	8.75
$1,000,001-$1,500,000	103	114	10.84
$1,500,001+	150	133	13.53

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Inventory Trend in Asheville (measured in months)				
Price range	**3rd Qtr. 2023**	**3rd Qtr. 2024**	**3rd Qtr. 2025**	**3rd Qtr. 2026**
$0-$100,000	0.0	0.0	0.0	0.0
$100,001-$150,000	1.5	0.0	6.0	3.0
$150,001-$200,000	2.4	0.0	3.4	7.6
$200,001-$250,000	0.7	2.2	5.5	5.0
$250,001-$300,000	1.6	2.7	6.9	7.2
$300,001-$350,000	2.4	2.3	6.3	4.5
$350,001-$400,000	1.5	2.7	5.2	5.1
$400,001-$450,000	1.4	3.9	4.7	6.1
$450,001-$500,000	1.8	4.1	5.5	5.9
$500,001-$600,000	2.3	2.3	5.9	6.5
$600,001-$700,000	2.3	4.0	7.6	6.2
$700,001-$800,000	3.6	3.0	8.3	7.3
$800,001-$900,000	5.3	6.4	10.4	7.6
$900,001-$1,000,000	2.9	5.6	7.2	6.3
$1,000,001-$1,500,000	4.3	4.1	6.2	7.4
$1,500,001+	8.6	7.2	20.3	16.3

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Inventory Trend in Buncombe County not including Asheville (measured in months)				
Price range	**3rd Qtr. 2023**	**3rd Qtr. 2024**	**3rd Qtr. 2025**	**3rd Qtr. 2026**
$0-$100,000	0.0	1.8	0.0	4.0
$100,001-$150,000	1.1	0.4	2.1	1.3
$150,001-$200,000	1.1	0.3	2.3	4.2
$200,001-$250,000	1.1	2.2	3.3	4.4
$250,001-$300,000	2.0	1.5	3.3	4.2
$300,001-$350,000	1.6	2.7	5.0	4.1
$350,001-$400,000	1.2	2.4	4.2	4.8
$400,001-$450,000	1.5	2.2	4.6	4.2
$450,001-$500,000	1.9	3.8	7.9	5.0
$500,001-$600,000	2.6	2.8	6.5	6.2
$600,001-$700,000	3.3	3.6	8.1	6.5
$700,001-$800,000	2.8	3.3	9.2	7.2
$800,001-$900,000	3.4	2.7	8.4	8.4
$900,001-$1,000,000	5.0	4.5	12.0	8.7
$1,000,001-$1,500,000	5.9	5.3	11.4	10.8
$1,500,001+	10.3	5.9	15.7	13.5

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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	$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	$181	-12.9%
$200,001-$250,000	$186	$189	$197	$215	$215	$219	$232	$243	$230	$212	-7.7%
$250,001-$300,000	$200	$202	$205	$219	$242	$258	$269	$253	$249	$252	1.3%
$300,001-$350,000	$192	$205	$220	$219	$268	$290	$274	$267	$283	$262	-7.4%
$350,001-$400,000	$224	$213	$215	$216	$255	$298	$286	$302	$298	$292	-2.2%
$400,001-$450,000	$218	$220	$242	$245	$250	$297	$298	$316	$316	$292	-7.6%
$450,001-$500,000	$226	$243	$218	$246	$284	$301	$319	$320	$330	$293	-11.2%
$500,001-$600,000	$222	$233	$244	$243	$284	$319	$320	$332	$319	$308	-3.6%
$600,001-$700,000	$216	$239	$250	$258	$296	$343	$355	$356	$335	$347	3.4%
$700,001-$800,000	$222	$260	$258	$251	$315	$326	$360	$353	$362	$358	-0.9%
$800,001-$900,000	$250	$258	$299	$273	$299	$354	$345	$366	$358	$343	-4.2%
$900,001-$1,000,000	$246	$288	$270	$302	$309	$337	$352	$382	$359	$348	-2.9%
$1,000,001-$1,500,000	$288	$301	$301	$351	$323	$402	$414	$393	$395	$410	3.7%
$1,500,001+	$582	$396	$338	$370	$463	$480	$511	$630	$512	$525	2.4%

2026 data only includes 1st - 3rd 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	$87	21.0%
$100,001-$150,000	$108	$118	$119	$110	$119	$129	$116	$130	$138	$129	-6.9%
$150,001-$200,000	$139	$140	$145	$152	$162	$157	$192	$144	$184	$202	9.8%
$200,001-$250,000	$155	$167	$174	$186	$184	$196	$196	$224	$208	$208	0.2%
$250,001-$300,000	$154	$165	$177	$189	$202	$214	$226	$226	$215	$218	1.2%
$300,001-$350,000	$157	$161	$174	$183	$217	$237	$246	$240	$247	$237	-4.4%
$350,001-$400,000	$162	$165	$170	$175	$220	$252	$261	$275	$273	$264	-3.1%
$400,001-$450,000	$155	$167	$181	$182	$219	$254	$252	$269	$275	$263	-4.3%
$450,001-$500,000	$157	$182	$178	$183	$215	$250	$251	$263	$275	$264	-4.0%
$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	$302	4.9%
$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	$296	-5.1%
$1,000,001-$1,500,000	$296	$309	$283	$300	$318	$391	$346	$367	$353	$365	3.5%
$1,500,001+	$365	$347	$398	$419	$413	$516	$516	$515	$512	$547	6.8%

2026 data only includes 1st - 3rd quarters

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New Construction Home Inventory and Median Price Per Square Foot				
	Number of Homes On the Market (as of Sep 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	75	130	6.92	$294
Buncombe County (not in Asheville)	159	275	6.94	$267

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) Median 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.