



## 2025 Asheville and Buncombe County Real Estate Market Analysis

In 2025, the Asheville and Buncombe County housing market experienced a period of rebalancing after Tropical Storm Helene, which caused widespread damage across Western North Carolina at the end of September 2024. As a result of the storm's damage, 4<sup>th</sup> quarter sales in 2024 and 1<sup>st</sup> quarter sales in 2025 in Asheville and Buncombe County were depressed. Repairs have been significant and as the region returned to normal, the number of home sales rebounded, ending with more sales in the 4<sup>th</sup> quarter than in the preceding three years in Asheville and in the preceding two years in Buncombe County ([Chart 2](#)). The rebound in home sales in the 3<sup>rd</sup> and 4<sup>th</sup> quarters counterbalanced the decline in sales in the 1<sup>st</sup> quarter, and Asheville and Buncombe County ended 2025 with more home sales for the year compared to 2024 ([Chart 1](#)).

Even though 2025 ended with more home sales, inventory rose compared to that of previous years ([Table 3](#) and [Table 4](#)), because more homeowners listed their properties for sale in 2025. This has been a national trend and is not specific to Asheville and Buncombe County. Economists generally consider a balanced market to have 6 months of inventory, meaning that it would take 6 months for all the available homes to sell based on the rate of sales within the last 12 months. Less than 6 months is considered to be a seller's market and more than 6 months is considered to be a buyer's market. While variable based on price range, inventory levels in Asheville and Buncombe County hovered under 6 months in the 4<sup>th</sup> quarter of 2025 with the exception of the \$1,500,000 and over price range, which was well over 6 months ([Table 1](#) and [Table 2](#)). Inventory levels are usually lower in the winter because sellers are waiting for the spring, summer, and fall when there are more buyers in the market.

The Average Days on Market (DOM) increased between 2024 and 2025 in both the City of Asheville and Buncombe County, from 47 days to 66 days in Asheville and from 54 days to 72 days in Buncombe County ([Chart 5](#)). The increase in DOM was the result of higher inventory, as buyers had more options to choose from and did not feel as pressured to make quick purchasing decisions as in previous years when inventory was lower.

The median sales price rose from \$488,000 in 2024 to \$500,000 in 2025 in the City of Asheville ([Chart 3](#)), but declined over the course of the year, ending at a median sales price of \$440,000 in the 4<sup>th</sup> quarter ([Chart 4](#)). In the Buncombe County, the median sales price remained the same, at \$477,000, between 2024 and 2025 ([Chart 3](#)), but declined slightly throughout the year, ending with a 4<sup>th</sup> quarter sales price of \$473,750 ([Chart 4](#)).

## **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 [\(back to top\)](#)

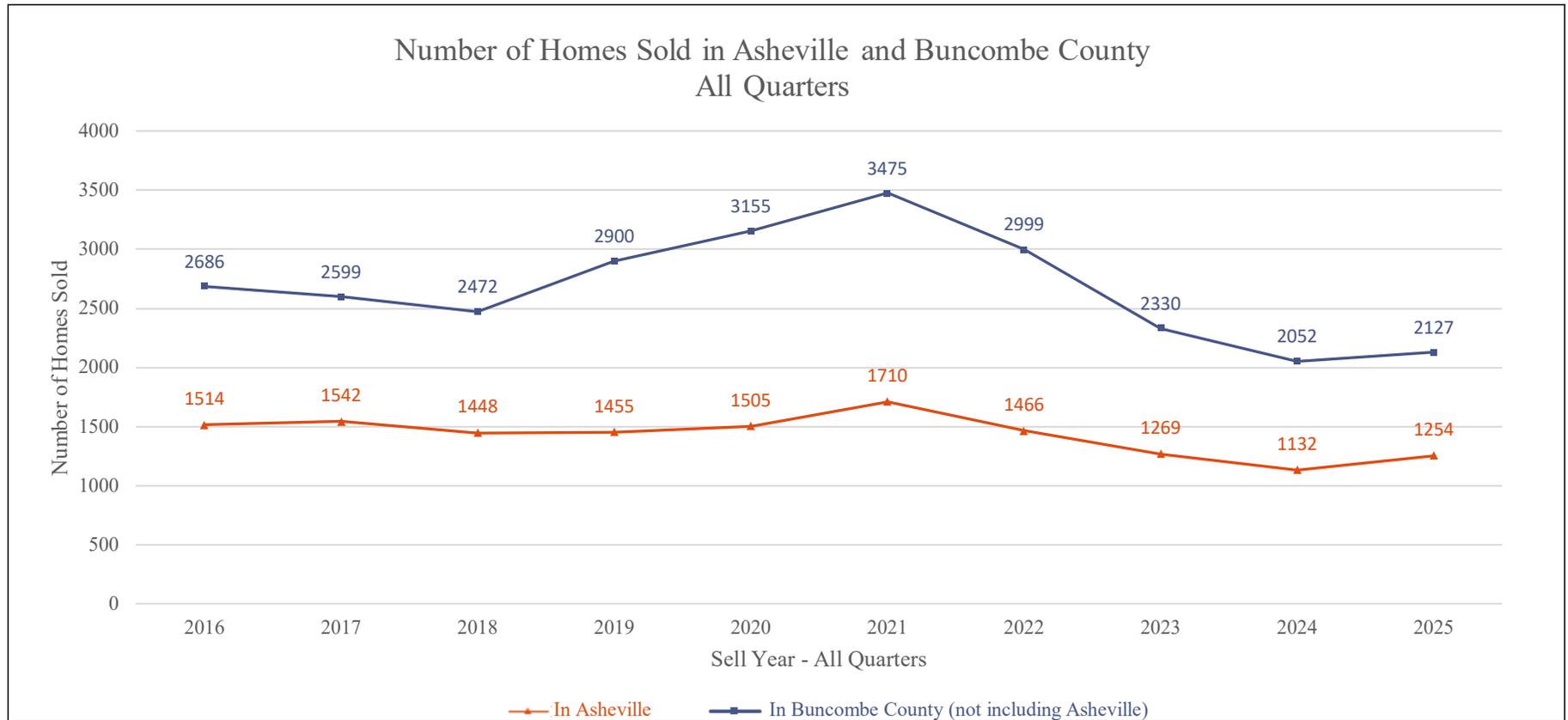


Chart 2 [\(back to top\)](#)

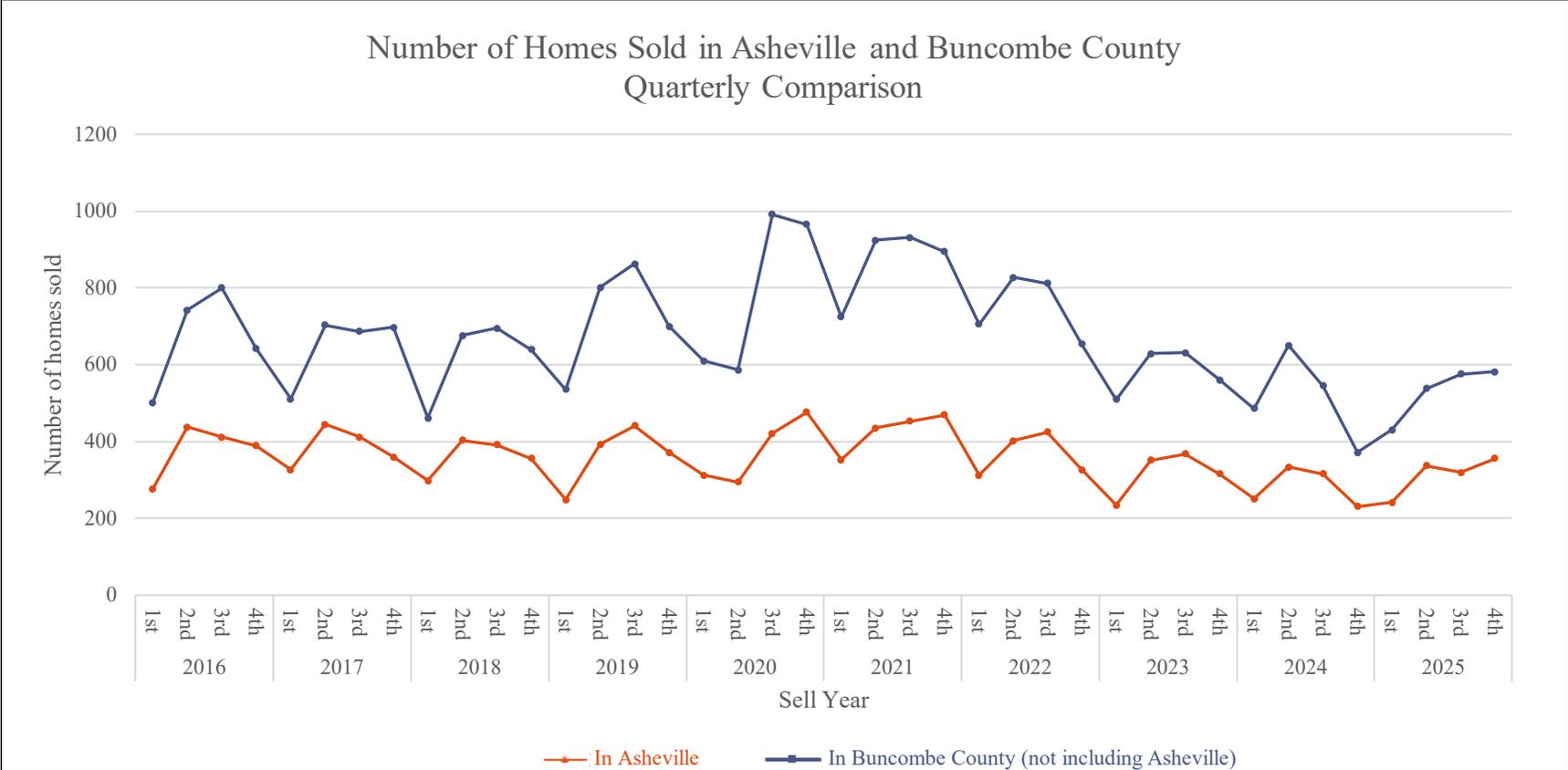


Chart 3 ([back to top](#))

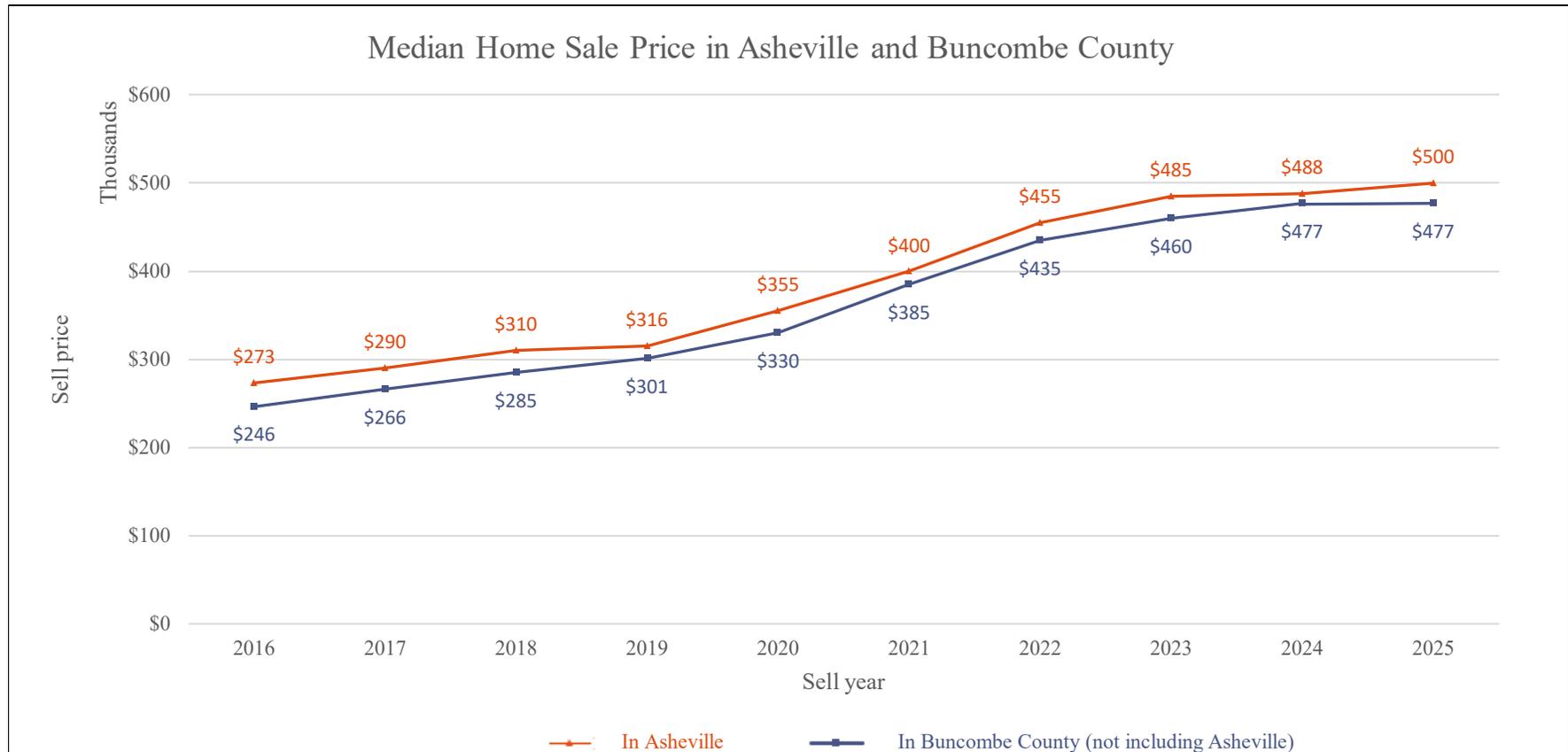


Chart 4 [\(back to top\)](#)

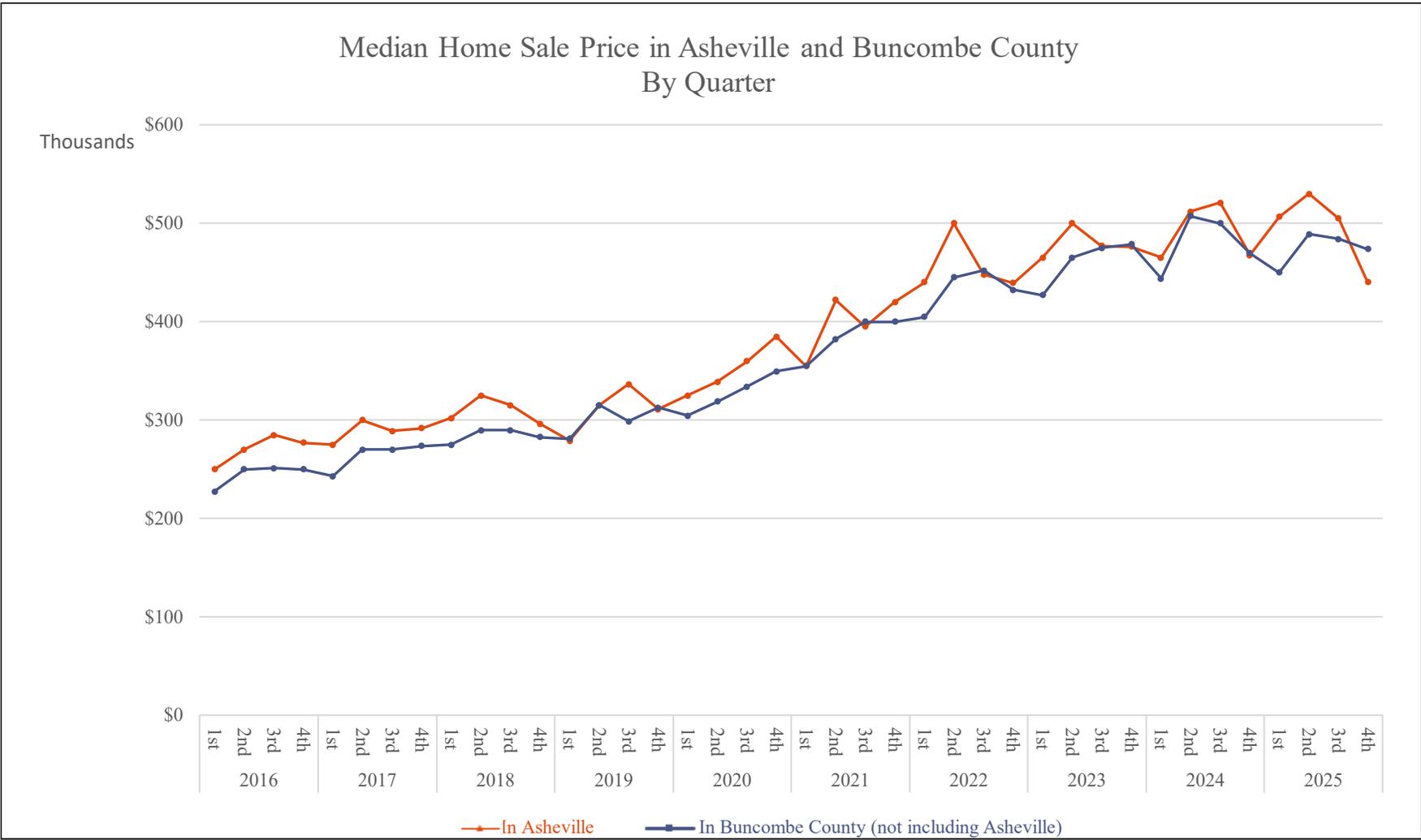
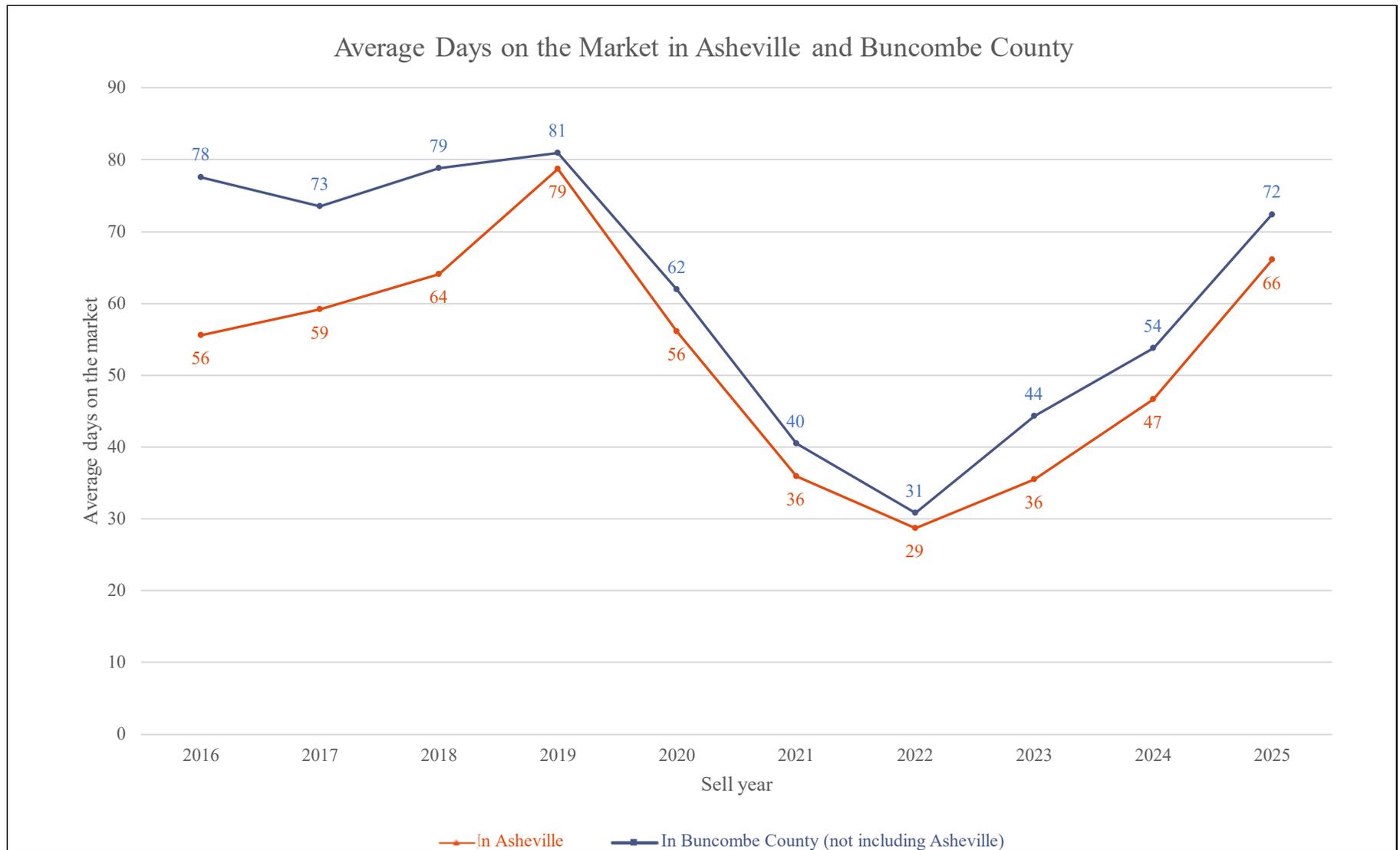


Chart 5 [\(back to top\)](#)



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

<b>Asheville Housing Inventory 4th Quarter 2025</b>			
<b>Price range</b>	<b>Number of Homes On the Market (as of Dec 31, 2025)</b>	<b>Number of Homes Sold in Last 12 Months</b>	<b>Inventory (in months)</b>
\$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	21	59	4.27
\$250,001-\$300,000	31	85	4.38
\$300,001-\$350,000	33	131	3.02
\$350,001-\$400,000	49	141	4.17
\$400,001-\$450,000	21	120	2.10
\$450,001-\$500,000	33	83	4.77
\$500,001-\$600,000	59	145	4.88
\$600,001-\$700,000	48	124	4.65
\$700,001-\$800,000	38	104	4.38
\$800,001-\$900,000	36	69	6.26
\$900,001-\$1,000,000	25	47	6.38
\$1,000,001-\$1,500,000	32	89	4.31
\$1,500,001+	43	40	12.90

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

<b>Buncombe County (not Asheville) Housing Inventory 4th Quarter 2025</b>			
<b>Price range</b>	<b>Number of Homes On the Market (as of Dec 31, 2025)</b>	<b>Number of Homes Sold in Last 12 Months</b>	<b>Inventory (in months)</b>
\$0-\$100,000	1	15	0.80
\$100,001-\$150,000	2	23	1.04
\$150,001-\$200,000	7	41	2.05
\$200,001-\$250,000	14	67	2.51
\$250,001-\$300,000	45	132	4.09
\$300,001-\$350,000	58	205	3.40
\$350,001-\$400,000	67	259	3.10
\$400,001-\$450,000	63	230	3.29
\$450,001-\$500,000	76	180	5.07
\$500,001-\$600,000	96	271	4.25
\$600,001-\$700,000	81	181	5.37
\$700,001-\$800,000	48	149	3.87
\$800,001-\$900,000	28	104	3.23
\$900,001-\$1,000,000	33	59	6.71
\$1,000,001-\$1,500,000	61	108	6.78
\$1,500,001+	99	103	11.53

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

<b>Inventory Trend in Asheville (measured in months)</b>				
<b>Price range</b>	<b>4th Qtr. 2022</b>	<b>4th Qtr. 2023</b>	<b>4th Qtr. 2024</b>	<b>4th Qtr. 2025</b>
\$0-\$100,000	12.0	0.0	0.0	0.0
\$100,001-\$150,000	0.0	4.8	0.0	0.0
\$150,001-\$200,000	0.5	1.4	0.0	2.2
\$200,001-\$250,000	0.3	0.6	3.9	4.3
\$250,001-\$300,000	0.6	3.2	2.6	4.4
\$300,001-\$350,000	1.3	2.3	1.2	3.0
\$350,001-\$400,000	1.3	1.8	2.5	4.2
\$400,001-\$450,000	1.2	0.7	2.8	2.1
\$450,001-\$500,000	1.3	1.4	2.2	4.8
\$500,001-\$600,000	1.6	1.3	3.2	4.9
\$600,001-\$700,000	1.6	2.2	3.5	4.6
\$700,001-\$800,000	2.8	2.5	2.9	4.4
\$800,001-\$900,000	3.1	2.7	2.2	6.3
\$900,001-\$1,000,000	0.8	2.9	5.4	6.4
\$1,000,001-\$1,500,000	3.4	2.4	4.4	4.3
\$1,500,001+	3.9	4.8	8.5	12.9

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

<b>Inventory Trend in Buncombe County not including Asheville (measured in months)</b>				
<b>Price range</b>	<b>4th Qtr. 2022</b>	<b>4th Qtr. 2023</b>	<b>4th Qtr. 2024</b>	<b>4th Qtr. 2025</b>
\$0-\$100,000	0.7	0.7	1.1	0.8
\$100,001-\$150,000	1.7	2.8	0.0	1.0
\$150,001-\$200,000	1.7	1.8	1.7	2.0
\$200,001-\$250,000	0.9	0.9	2.4	2.5
\$250,001-\$300,000	0.5	1.8	1.7	4.1
\$300,001-\$350,000	0.9	1.7	2.0	3.4
\$350,001-\$400,000	1.0	1.6	3.0	3.1
\$400,001-\$450,000	0.9	0.9	2.4	3.3
\$450,001-\$500,000	1.5	2.9	3.5	5.1
\$500,001-\$600,000	1.0	2.1	3.2	4.3
\$600,001-\$700,000	1.4	2.2	2.9	5.4
\$700,001-\$800,000	2.0	2.3	3.0	3.9
\$800,001-\$900,000	1.7	3.2	3.5	3.2
\$900,001-\$1,000,000	2.4	2.5	5.1	6.7
\$1,000,001-\$1,500,000	2.8	4.5	4.2	6.8
\$1,500,001+	6.3	6.8	4.8	11.5

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

Median Price Per Square Foot by Sell Price Groups within Asheville											
Price group	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2024 to 2025 Change
\$0-\$100,000	\$86	\$91	\$105	\$67	\$67	\$83	\$0	\$121	\$0	\$96	NA
\$100,001-\$150,000	\$118	\$128	\$135	\$144	\$149	\$141	\$131	\$155	\$147	\$144	-2.0%
\$150,001-\$200,000	\$152	\$157	\$154	\$162	\$164	\$182	\$167	\$176	\$215	\$208	-3.2%
\$200,001-\$250,000	\$171	\$186	\$189	\$197	\$215	\$215	\$219	\$232	\$243	\$230	-5.1%
\$250,001-\$300,000	\$174	\$200	\$202	\$205	\$219	\$242	\$258	\$269	\$253	\$249	-1.8%
\$300,001-\$350,000	\$192	\$192	\$205	\$220	\$219	\$268	\$290	\$274	\$267	\$283	6.0%
\$350,001-\$400,000	\$203	\$224	\$213	\$215	\$216	\$255	\$298	\$286	\$302	\$298	-1.1%
\$400,001-\$450,000	\$217	\$218	\$220	\$242	\$245	\$250	\$297	\$298	\$316	\$316	-0.1%
\$450,001-\$500,000	\$211	\$226	\$243	\$218	\$246	\$284	\$301	\$319	\$320	\$330	3.1%
\$500,001-\$600,000	\$217	\$222	\$233	\$244	\$243	\$284	\$319	\$320	\$332	\$319	-3.9%
\$600,001-\$700,000	\$219	\$216	\$239	\$250	\$258	\$296	\$343	\$355	\$356	\$335	-5.8%
\$700,001-\$800,000	\$249	\$222	\$260	\$258	\$251	\$315	\$326	\$360	\$353	\$362	2.5%
\$800,001-\$900,000	\$243	\$250	\$258	\$299	\$273	\$299	\$354	\$345	\$366	\$358	-2.2%
\$900,001-\$1,000,000	\$221	\$246	\$288	\$270	\$302	\$309	\$337	\$352	\$382	\$359	-6.1%
\$1,000,001-\$1,500,000	\$190	\$288	\$301	\$301	\$351	\$323	\$402	\$414	\$393	\$393	0.0%
\$1,500,001+	\$513	\$582	\$396	\$338	\$370	\$463	\$480	\$511	\$630	\$512	-18.7%

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

Median Price Per Square Foot by Sell Price Groups in Buncombe County (not including Asheville)											
Price group	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2024 to 2025 Change
\$0-\$100,000	\$60	\$62	\$65	\$66	\$71	\$87	\$86	\$83	\$78	\$72	-8.3%
\$100,001-\$150,000	\$113	\$108	\$118	\$119	\$110	\$119	\$129	\$116	\$130	\$138	6.5%
\$150,001-\$200,000	\$138	\$139	\$140	\$145	\$152	\$162	\$157	\$192	\$144	\$184	28.0%
\$200,001-\$250,000	\$144	\$155	\$167	\$174	\$186	\$184	\$196	\$196	\$224	\$209	-6.6%
\$250,001-\$300,000	\$140	\$154	\$165	\$177	\$189	\$202	\$214	\$226	\$226	\$215	-4.8%
\$300,001-\$350,000	\$140	\$157	\$161	\$174	\$183	\$217	\$237	\$246	\$240	\$247	3.2%
\$350,001-\$400,000	\$150	\$162	\$165	\$170	\$175	\$220	\$252	\$261	\$275	\$273	-0.9%
\$400,001-\$450,000	\$152	\$155	\$167	\$181	\$182	\$219	\$254	\$252	\$269	\$275	2.0%
\$450,001-\$500,000	\$154	\$157	\$182	\$178	\$183	\$215	\$250	\$251	\$263	\$275	4.6%
\$500,001-\$600,000	\$176	\$190	\$186	\$184	\$200	\$228	\$257	\$271	\$274	\$280	2.0%
\$600,001-\$700,000	\$194	\$181	\$200	\$202	\$218	\$231	\$259	\$285	\$292	\$293	0.5%
\$700,001-\$800,000	\$172	\$234	\$240	\$218	\$204	\$239	\$288	\$285	\$292	\$287	-1.6%
\$800,001-\$900,000	\$234	\$215	\$219	\$226	\$228	\$249	\$293	\$312	\$327	\$310	-5.3%
\$900,001-\$1,000,000	\$261	\$246	\$259	\$240	\$278	\$267	\$294	\$276	\$338	\$312	-7.9%
\$1,000,001-\$1,500,000	\$258	\$296	\$309	\$283	\$300	\$318	\$391	\$346	\$367	\$353	-3.8%
\$1,500,001+	\$379	\$365	\$347	\$398	\$419	\$413	\$516	\$516	\$515	\$512	-0.7%

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

New Construction Home Inventory and Median Price Per Square Foot				
	Number of Homes On the Market (as of Dec 31, 2025)	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	90	113	9.56	\$326
Buncombe County (not in Asheville)	145	308	5.65	\$278

## 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.