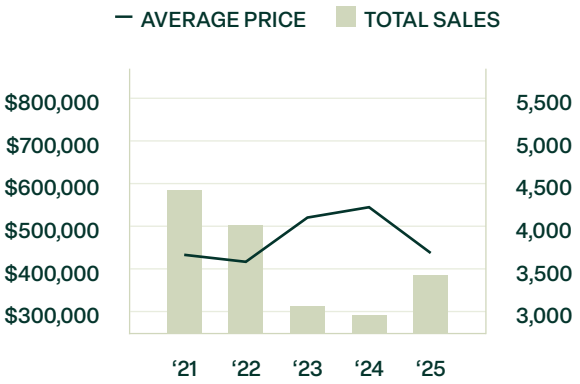


ASHEVILLE MSA OVERVIEW

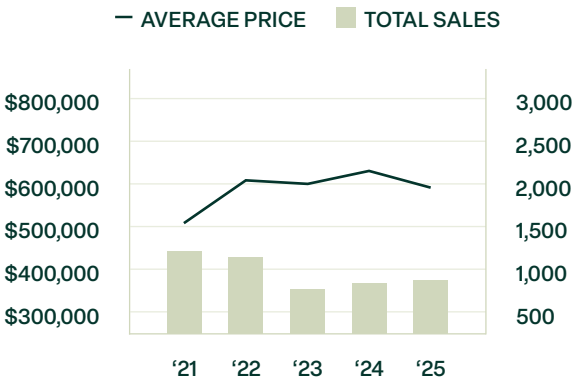


	2025	2024	% CHG
Total Sales	3,472	2,994	16.0
Price per Sq. Ft.	\$280	\$273	2.6
Days on Market	106	46	130.4
Avg. Sales Price	\$437,526	\$548,769	-20.3
Total Volume	\$1,758,708,341	\$1,643,014,181	7.0



CITY OF ASHEVILLE

	2025	2024	% CHG
Total Sales	884	842	5.0
Price per Sq. Ft.	\$338	\$329	2.7
Days on Market	70	42	66.7
Avg. Sales Price	\$598,362	\$638,970	-6.4
Total Volume	\$528,952,450	\$538,012,616	-1.7



BUNCOMBE COUNTY

	2025	2024	% CHG
Total Sales	1,752	1,661	5.5
Price per Sq. Ft.	\$320	\$308	2.9
Days on Market	81	43	88.4
Avg. Sales Price	\$553,114	\$602,103	-8.1
Total Volume	\$969,055,916	\$1,000,093,317	-3.1

HENDERSON COUNTY

	2025	2024	% CHG
Total Sales	1,004	793	26.6
Price per Sq. Ft.	\$253	\$257	-1.6
Days on Market	80	45	77.8
Avg. Sales Price	\$465,145	\$511,275	-9.0
Total Volume	\$466,074,903	\$405,441,365	15.0

HAYWOOD COUNTY

	2025	2024	% CHG
Total Sales	553	415	33.3
Price per Sq. Ft.	\$261	\$249	4.8
Days on Market	106	50	112.0
Avg. Sales Price	\$374,433	\$420,435	-10.9
Total Volume	\$207,061,464	\$174,480,636	18.7

MADISON COUNTY

	2025	2024	% CHG
Total Sales	163	125	30.4
Price per Sq. Ft.	\$286	\$276	3.6
Days on Market	158	71	122.5
Avg. Sales Price	\$357,411	\$503,991	-29.1
Total Volume	\$58,258,029	\$62,998,863	-7.5

HENDERSONVILLE

	2025	2024	% CHG
Total Sales	583	471	23.8
Price per Sq. Ft.	\$252	\$255	-1.2
Days on Market	77	46	67.4
Avg. Sales Price	\$447,808	\$497,168	-9.9
Total Volume	\$259,627,261	\$234,166,256	10.9

WAYNESVILLE

	2025	2024	% CHG
Total Sales	284	171	66.1
Price per Sq. Ft.	\$360	\$251	43.4
Days on Market	123	45	173.3
Avg. Sales Price	\$406,648	\$457,328	-11.1
Total Volume	\$115,488,055	\$78,203,118	47.7



ASHEVILLE, NC

Market Performance
at a Glance

The year began with optimism as growing inventory offered buyers more options, despite higher interest rates. By late spring, economic uncertainty led to longer days on market and more price reductions—resulting in a more balanced, strategic market where thoughtful planning is key. That’s where Nest agents shine: helping sellers stand out with smart pricing and creative marketing, while guiding buyers with expert negotiation skills and local insight. As we move into the second half of the year, Nest agents continue to support clients with clarity, care, and confidence. Whether you’re buying, selling, or simply staying informed, we’re here to help you navigate what’s next—every step of the way.

TOTAL SALES

3,472

+16.0% Year Over Year

DAYS ON MARKET

106

+130.4% Year Over Year

AVERAGE SALES PRICE

\$437,526

-20.3% Year Over Year

PRICE PER SQ. FT.

\$280

+2.6% Year Over Year