

Asheville's Market: Navigating North Carolina's Home Value Trends

Understanding statewide shifts provides critical context for local real estate dynamics in Western North Carolina.

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THE DATA

2.4%

NC Home Value Growth

North Carolina home values rose by 2.4% from the first quarter of 2025 to the first quarter of 2026.

This statewide increase, reported by the Federal Housing Finance Agency and highlighted by the Richmond Fed, indicates a steady appreciation across the region. For Asheville, this broader trend influences local pricing and buyer confidence, even with its distinct market characteristics.



Source: Federal Reserve Bank of Richmond (FHFA Data) · Published June 2026

01

Baseline for Local Appreciation

The statewide home value increase provides a foundational understanding for Asheville's market. While local factors like limited inventory and high demand often drive steeper appreciation in Buncombe, Henderson, Haywood, and Madison counties, the state trend confirms a robust underlying market. This consistent growth suggests sustained buyer interest across North Carolina, underpinning Asheville's premium values.



02

Supply Pressures Persist Regionally

Despite overall value growth, supply remains a critical factor. The Richmond Fed's analysis often points to ongoing inventory challenges across District 5, which includes North Carolina. For Asheville, this translates into continued competition among buyers and sustained pressure on prices, particularly for desirable properties in mountain communities. Understanding these regional supply constraints is key to strategic planning in a tight market.

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