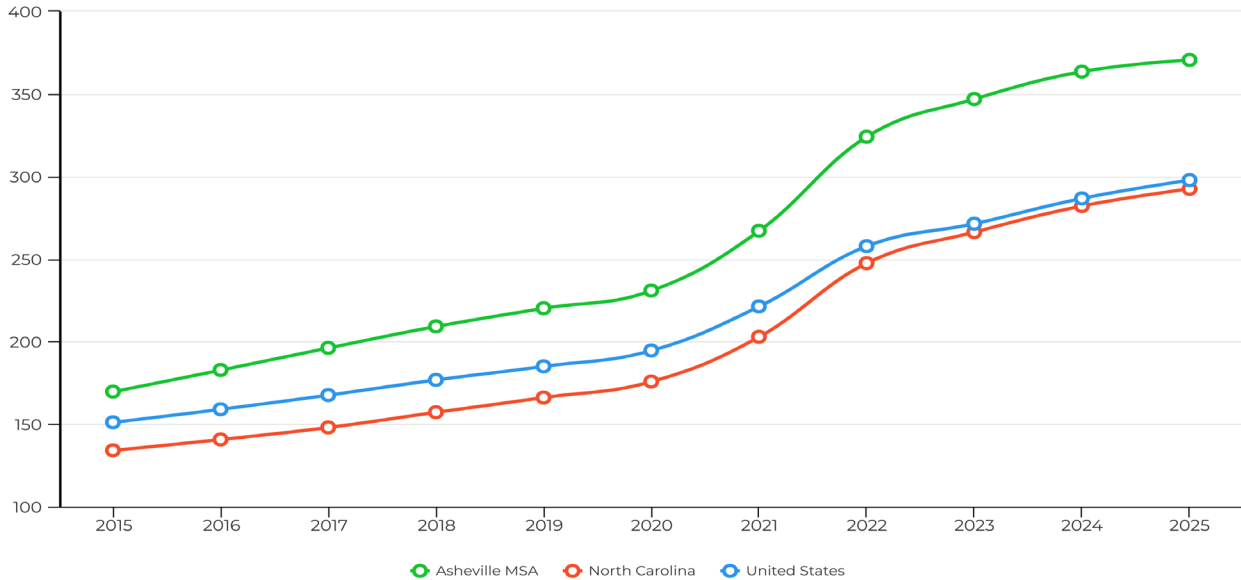


Housing Price Index (2000 base)



The House Price Index (HPI) is a broad measure of the price changes of residential housing. Percentage change starts from a specific date with a base HPI of 100. Here the pricing change is measured starting from the year 2000.

House Price Index (2000 base)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Asheville MSA	169.7	182.8	196.2	209.2	220.2	230.9	267.1	324.1	346.9	363.5	370.6
North Carolina	134.1	140.7	148.0	157.2	166.1	175.8	202.9	247.5	266.3	282.1	292.5
United States	151.1	159.0	167.6	176.8	185.0	194.6	221.3	257.8	271.4	286.7	297.8
Asheville MSA Building Permits	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025*
Total # of Permits	2,161	3,203	2,771	2,805	3,254	3,432	4,328	3,531	3,926	5,378	3,239
Valuation (\$)	484M	574M	622M	671M	733M	799M	1.13B	1.23B	1.24B	1.46B	1.09B
Asheville MSA House Sales	2015**	2016**	2017**	2018**	2019**	2020**	2021**	2022**	2023**	2024	2025
Closed Sales	7,718	8,145	8,114	7,877	7,742	8,480	9,479	7,944	6,672	6,078	6,559
Average Sales Price (\$)	254.1K	274.3K	300.9K	318K	333.1K	376.3K	450K	502.1K	541.1K	569.4K	556.3K
Median Sales Price (\$)	212K	229.9K	250K	265K	282.5K	315K	365K	415K	439K	452.6K	450K

Residential Appreciation (2025)

1-Year

5-Year

Asheville MSA HPI
(All transactions indexes)

+2.0%

+60.5%

North Carolina HPI
(All transactions indexes)

+3.7%

+66.4%

United States HPI
(All transactions indexes)

+3.9%

+53.0%

Note: asterisk (*) indicates preliminary data

Double asterisk (**) indicates historically sourced Canopy MLS

Sources: FRED, Federal Reserve Bank of St. Louis; U.S. Census Bureau; Canopy MLS

Updated: April 2026

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