

# Local Market Update for June 2019

A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION  
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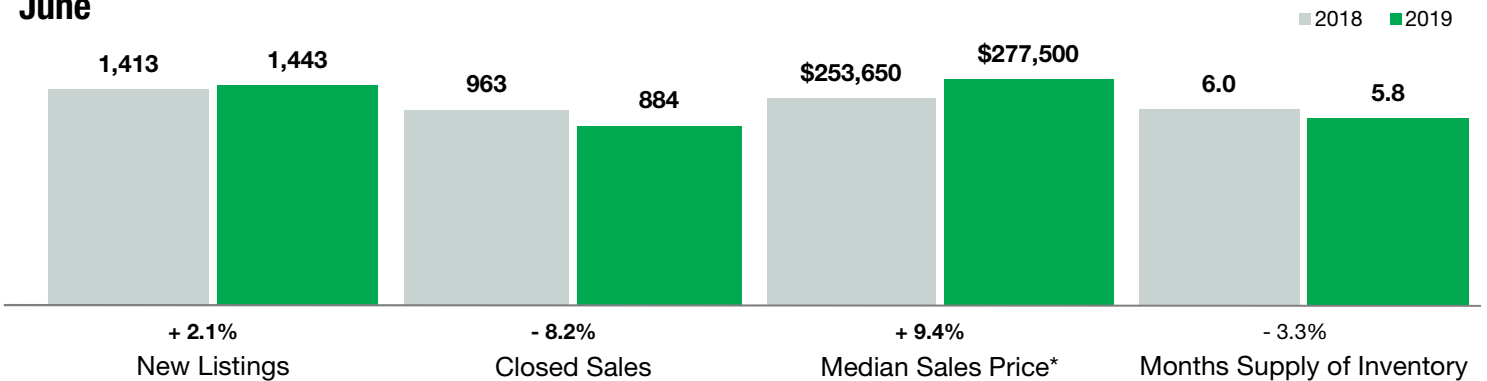
## Asheville Region

Includes Buncombe, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

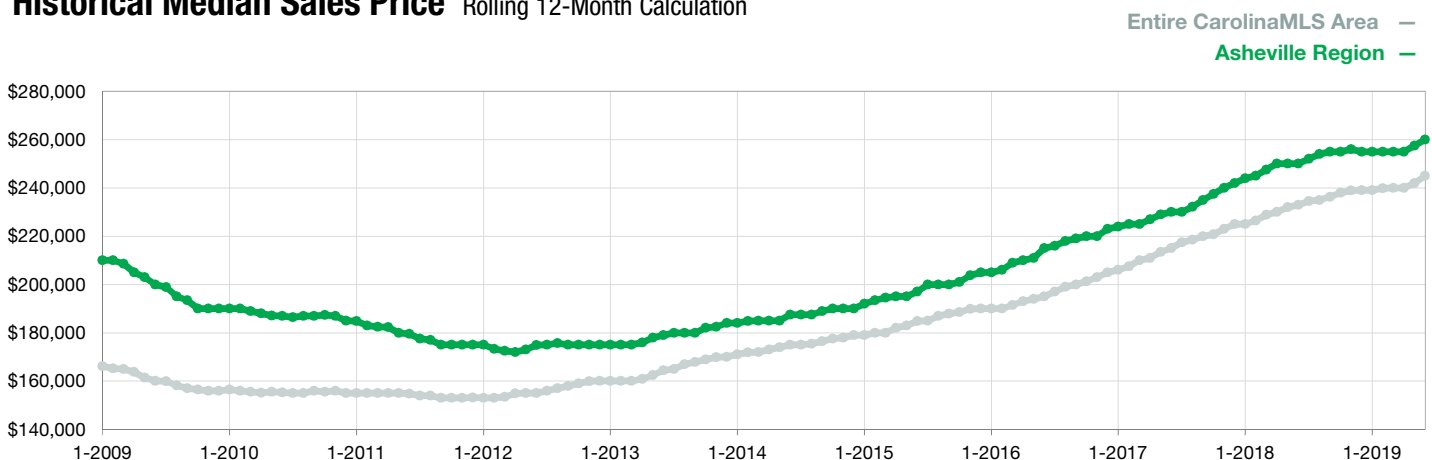
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	1,413	<b>1,443</b>	+ 2.1%	7,275	<b>7,846</b>	+ 7.8%
Pending Sales	915	<b>1,191</b>	+ 30.2%	5,006	<b>5,548</b>	+ 10.8%
Closed Sales	963	<b>884</b>	- 8.2%	4,507	<b>4,576</b>	+ 1.5%
Median Sales Price*	\$253,650	<b>\$277,500</b>	+ 9.4%	\$254,000	<b>\$263,000</b>	+ 3.5%
Average Sales Price*	\$305,311	<b>\$324,679</b>	+ 6.3%	\$297,971	<b>\$306,542</b>	+ 2.9%
Percent of Original List Price Received*	94.2%	<b>94.2%</b>	0.0%	94.0%	<b>93.7%</b>	- 0.3%
List to Close	121	<b>117</b>	- 3.3%	132	<b>128</b>	- 3.0%
Days on Market Until Sale	74	<b>70</b>	- 5.4%	84	<b>80</b>	- 4.8%
Cumulative Days on Market Until Sale	84	<b>82</b>	- 2.4%	97	<b>93</b>	- 4.1%
Average List Price	\$360,749	<b>\$380,319</b>	+ 5.4%	\$369,741	<b>\$393,226</b>	+ 6.4%
Inventory of Homes for Sale	4891	<b>4,817</b>	- 1.5%	--	--	--
Months Supply of Inventory	6.0	<b>5.8</b>	- 3.3%	--	--	--

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### June



### Historical Median Sales Price Rolling 12-Month Calculation



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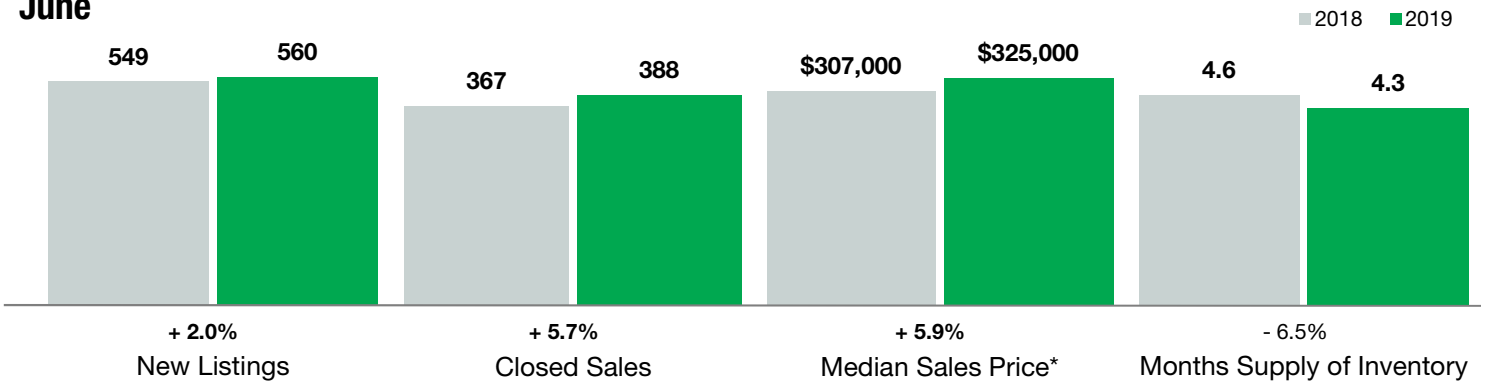
## Buncombe County

North Carolina

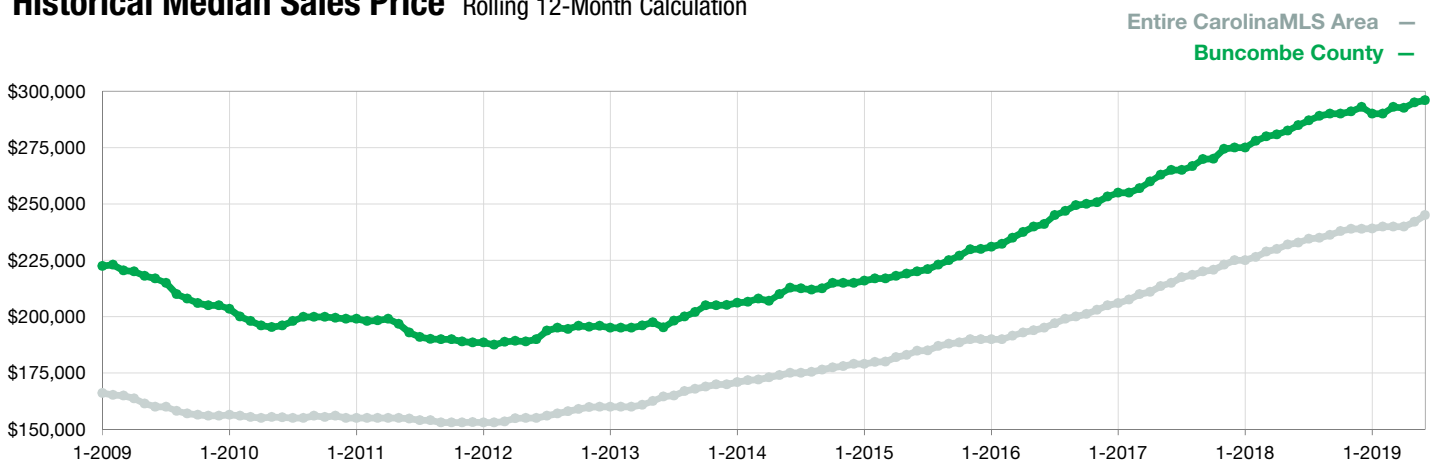
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	549	560	+ 2.0%	2,878	3,066	+ 6.5%
Pending Sales	365	487	+ 33.4%	2,045	2,293	+ 12.1%
Closed Sales	367	388	+ 5.7%	1,825	1,933	+ 5.9%
Median Sales Price*	\$307,000	\$325,000	+ 5.9%	\$293,000	\$300,000	+ 2.4%
Average Sales Price*	\$378,791	\$389,984	+ 3.0%	\$346,788	\$360,911	+ 4.1%
Percent of Original List Price Received*	95.5%	95.0%	- 0.5%	95.2%	94.6%	- 0.6%
List to Close	103	103	0.0%	109	115	+ 5.5%
Days on Market Until Sale	55	57	+ 3.6%	61	65	+ 6.6%
Cumulative Days on Market Until Sale	65	68	+ 4.6%	73	78	+ 6.8%
Average List Price	\$391,636	\$430,433	+ 9.9%	\$417,509	\$442,934	+ 6.1%
Inventory of Homes for Sale	1553	1,480	- 4.7%	--	--	--
Months Supply of Inventory	4.6	4.3	- 6.5%	--	--	--

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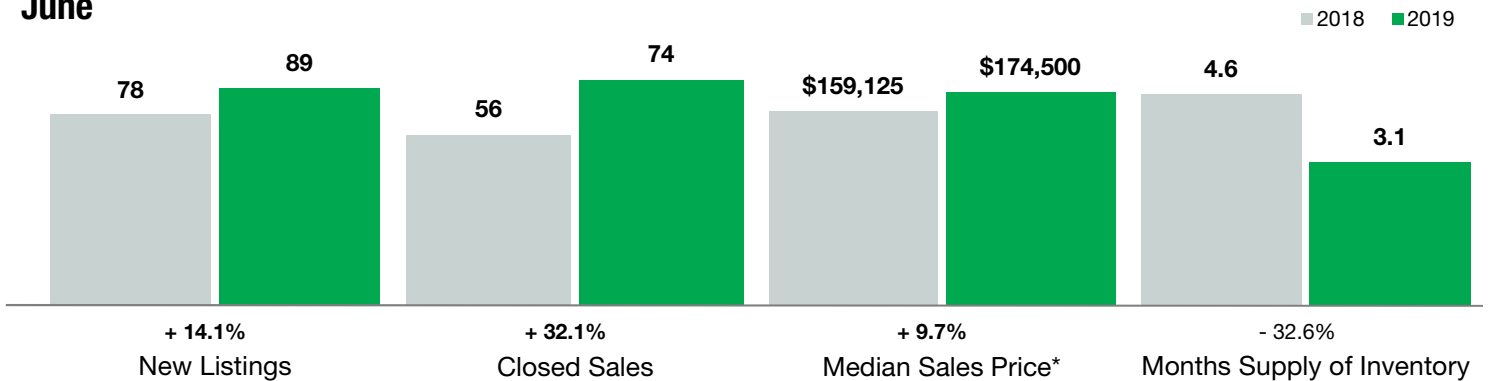
## Burke County

North Carolina

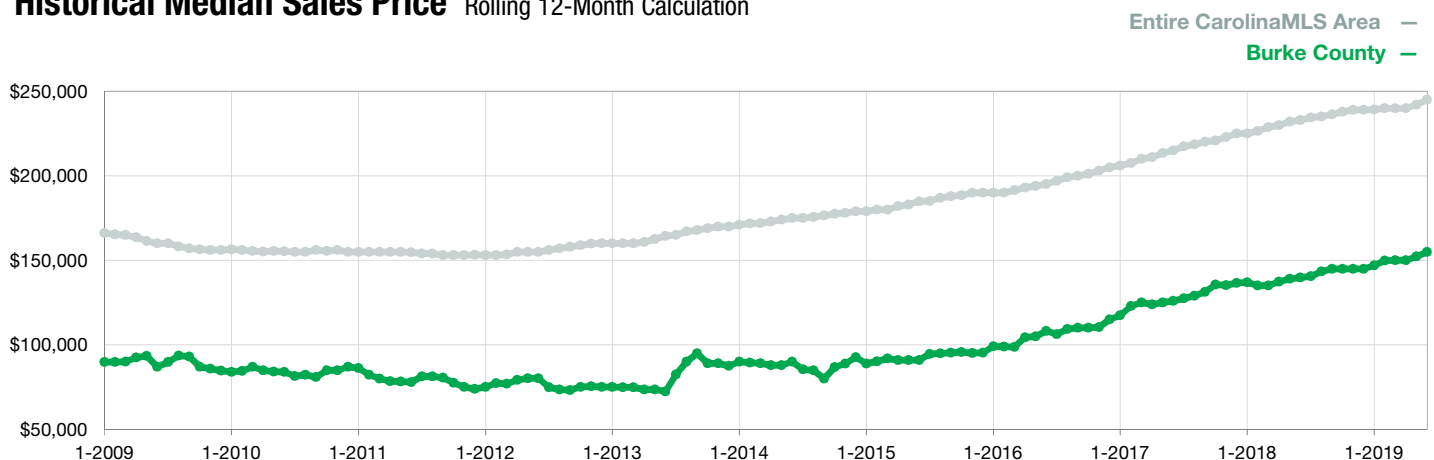
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	78	89	+ 14.1%	374	521	+ 39.3%
Pending Sales	59	80	+ 35.6%	276	464	+ 68.1%
Closed Sales	56	74	+ 32.1%	234	404	+ 72.6%
Median Sales Price*	\$159,125	\$174,500	+ 9.7%	\$137,500	\$155,000	+ 12.7%
Average Sales Price*	\$190,555	\$183,595	- 3.7%	\$168,123	\$184,358	+ 9.7%
Percent of Original List Price Received*	95.2%	96.4%	+ 1.3%	93.4%	95.5%	+ 2.2%
List to Close	91	95	+ 4.4%	108	110	+ 1.9%
Days on Market Until Sale	40	45	+ 12.5%	57	66	+ 15.8%
Cumulative Days on Market Until Sale	42	46	+ 9.5%	65	62	- 4.6%
Average List Price	\$212,792	\$233,053	+ 9.5%	\$236,555	\$231,251	- 2.2%
Inventory of Homes for Sale	198	195	- 1.5%	--	--	--
Months Supply of Inventory	4.6	3.1	- 32.6%	--	--	--

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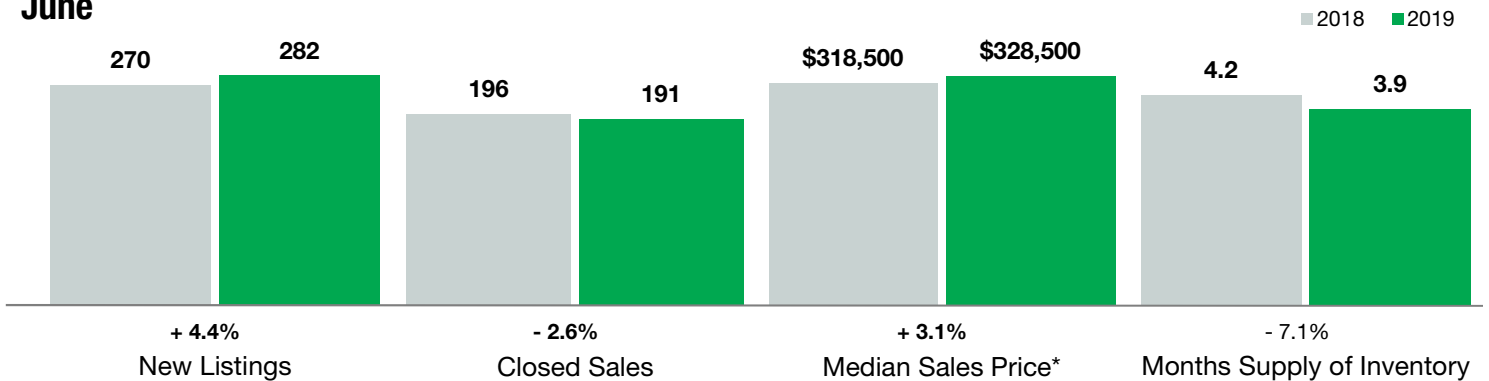
## City of Asheville

North Carolina

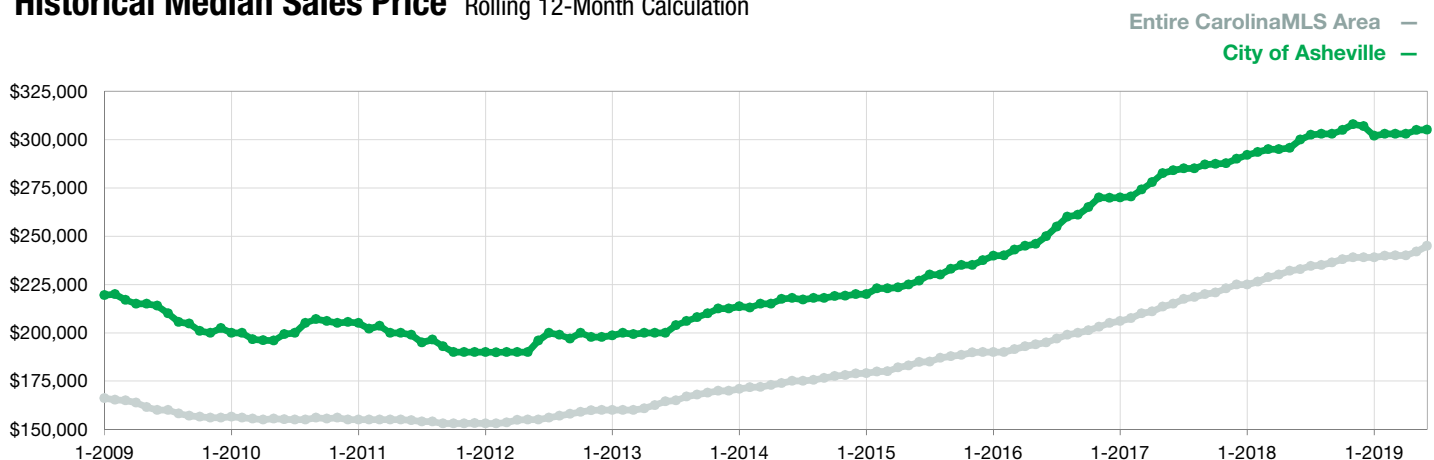
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	270	<b>282</b>	+ 4.4%	1,495	<b>1,496</b>	+ 0.1%
Pending Sales	192	<b>245</b>	+ 27.6%	1,094	<b>1,153</b>	+ 5.4%
Closed Sales	196	<b>191</b>	- 2.6%	975	<b>990</b>	+ 1.5%
Median Sales Price*	\$318,500	<b>\$328,500</b>	+ 3.1%	\$309,900	<b>\$308,750</b>	- 0.4%
Average Sales Price*	\$389,771	<b>\$379,285</b>	- 2.7%	\$366,671	<b>\$368,198</b>	+ 0.4%
Percent of Original List Price Received*	95.6%	<b>95.1%</b>	- 0.5%	95.4%	<b>94.5%</b>	- 0.9%
List to Close	90	<b>100</b>	+ 11.1%	99	<b>112</b>	+ 13.1%
Days on Market Until Sale	45	<b>55</b>	+ 22.2%	53	<b>64</b>	+ 20.8%
Cumulative Days on Market Until Sale	54	<b>67</b>	+ 24.1%	64	<b>75</b>	+ 17.2%
Average List Price	\$400,917	<b>\$437,221</b>	+ 9.1%	\$437,957	<b>\$458,459</b>	+ 4.7%
Inventory of Homes for Sale	749	<b>681</b>	- 9.1%	--	--	--
Months Supply of Inventory	4.2	<b>3.9</b>	- 7.1%	--	--	--

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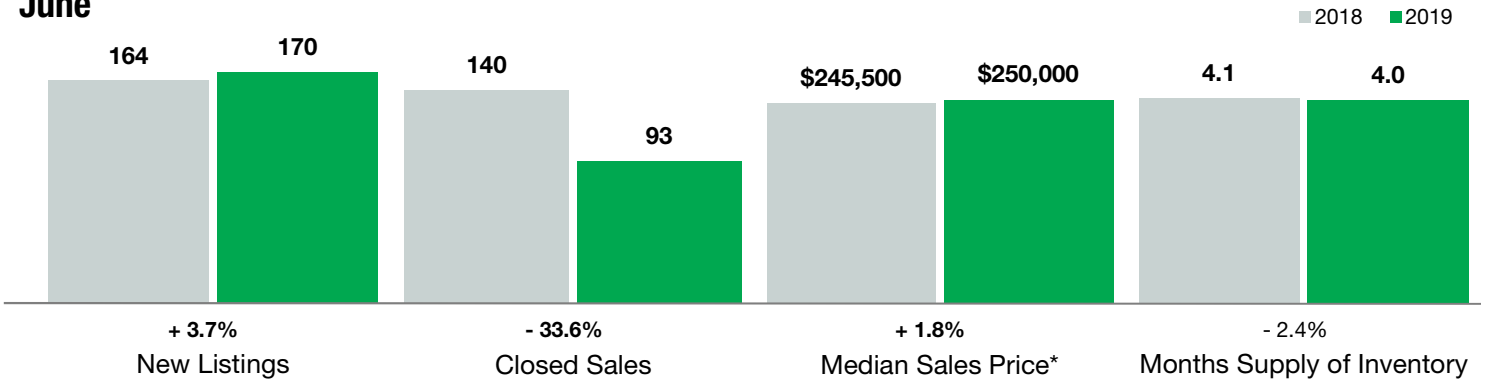
## City of Hendersonville

North Carolina

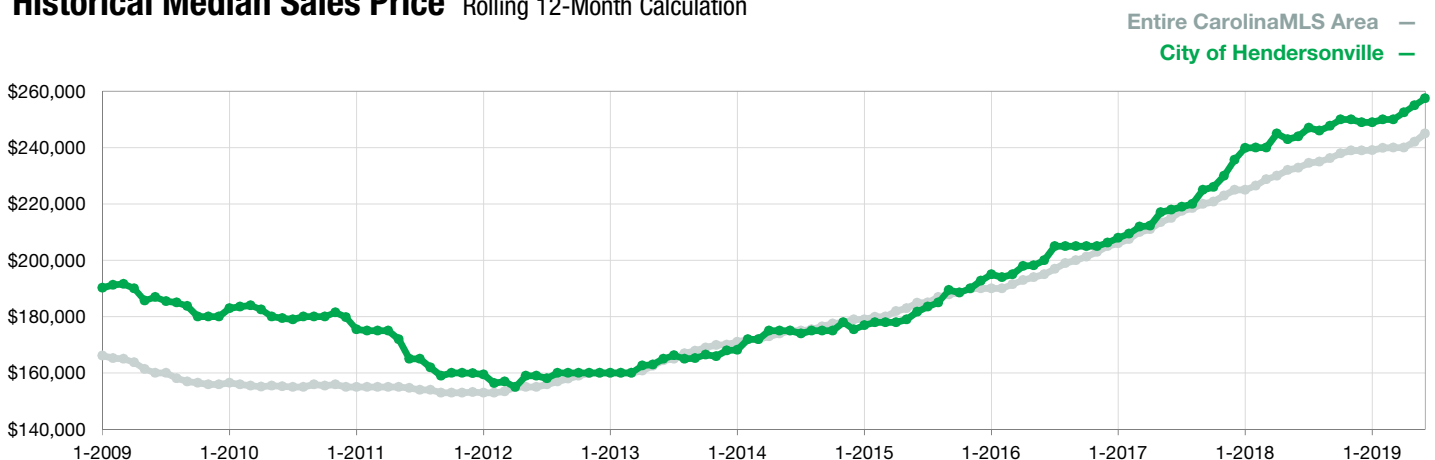
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	164	170	+ 3.7%	918	904	- 1.5%
Pending Sales	134	144	+ 7.5%	688	668	- 2.9%
Closed Sales	140	93	- 33.6%	587	536	- 8.7%
Median Sales Price*	\$245,500	\$250,000	+ 1.8%	\$245,000	\$261,100	+ 6.6%
Average Sales Price*	\$271,320	\$282,633	+ 4.2%	\$274,772	\$282,776	+ 2.9%
Percent of Original List Price Received*	95.8%	95.2%	- 0.6%	95.6%	95.0%	- 0.6%
List to Close	97	98	+ 1.0%	107	109	+ 1.9%
Days on Market Until Sale	50	52	+ 4.0%	60	66	+ 10.0%
Cumulative Days on Market Until Sale	61	58	- 4.9%	73	76	+ 4.1%
Average List Price	\$324,873	\$348,691	+ 7.3%	\$326,411	\$367,521	+ 12.6%
Inventory of Homes for Sale	427	425	- 0.5%	--	--	--
Months Supply of Inventory	4.1	4.0	- 2.4%	--	--	--

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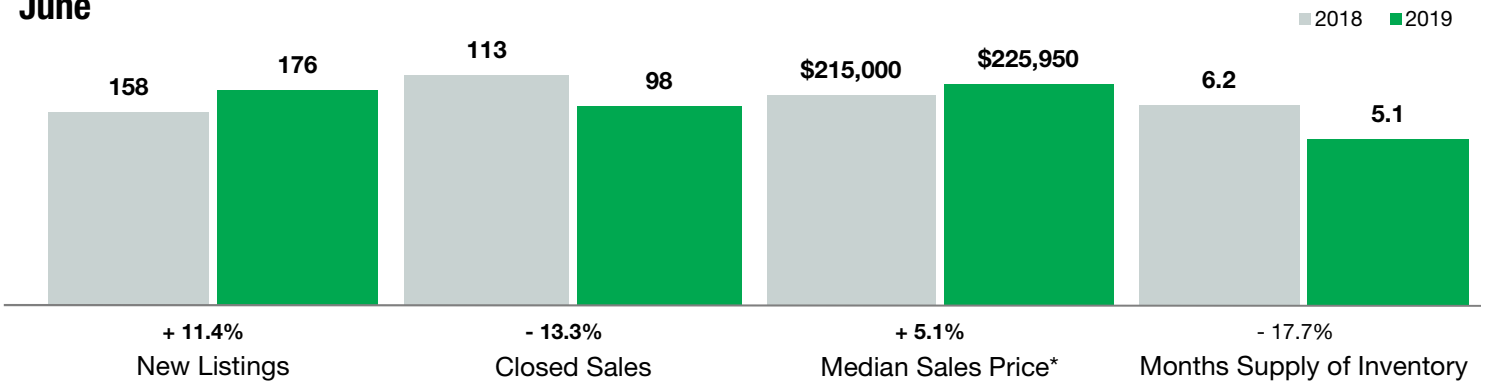
## Haywood County

North Carolina

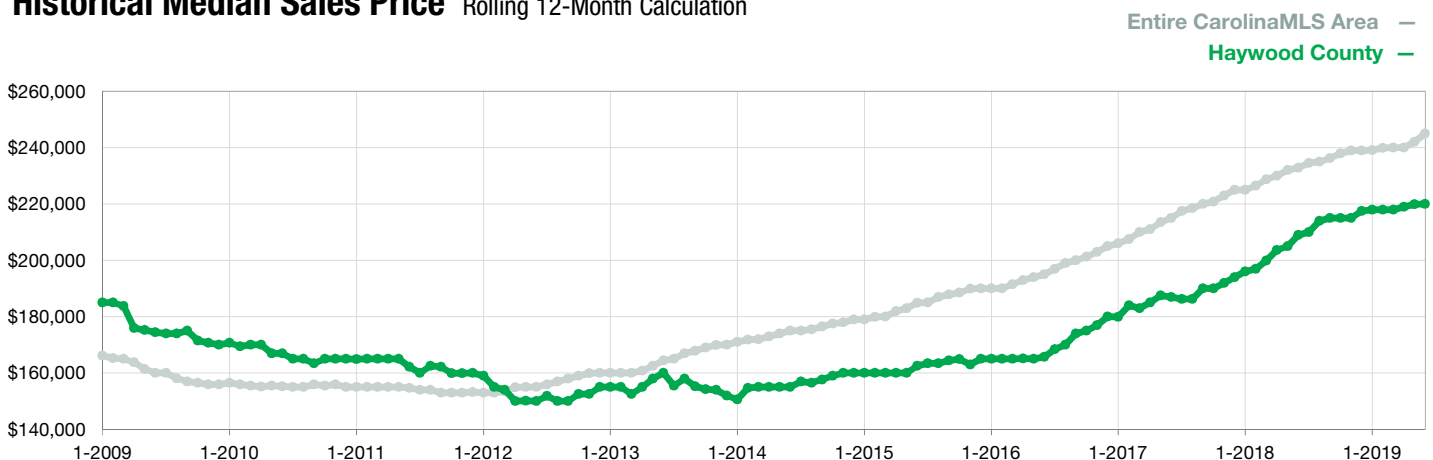
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	158	176	+ 11.4%	761	814	+ 7.0%
Pending Sales	109	140	+ 28.4%	531	633	+ 19.2%
Closed Sales	113	98	- 13.3%	493	499	+ 1.2%
Median Sales Price*	\$215,000	\$225,950	+ 5.1%	\$213,850	\$220,000	+ 2.9%
Average Sales Price*	\$223,215	\$265,438	+ 18.9%	\$241,150	\$248,902	+ 3.2%
Percent of Original List Price Received*	92.8%	92.8%	0.0%	93.2%	92.5%	- 0.8%
List to Close	121	146	+ 20.7%	150	137	- 8.7%
Days on Market Until Sale	76	96	+ 26.3%	105	90	- 14.3%
Cumulative Days on Market Until Sale	84	102	+ 21.4%	126	101	- 19.8%
Average List Price	\$323,781	\$345,811	+ 6.8%	\$290,984	\$323,363	+ 11.1%
Inventory of Homes for Sale	565	494	- 12.6%	--	--	--
Months Supply of Inventory	6.2	5.1	- 17.7%	--	--	--

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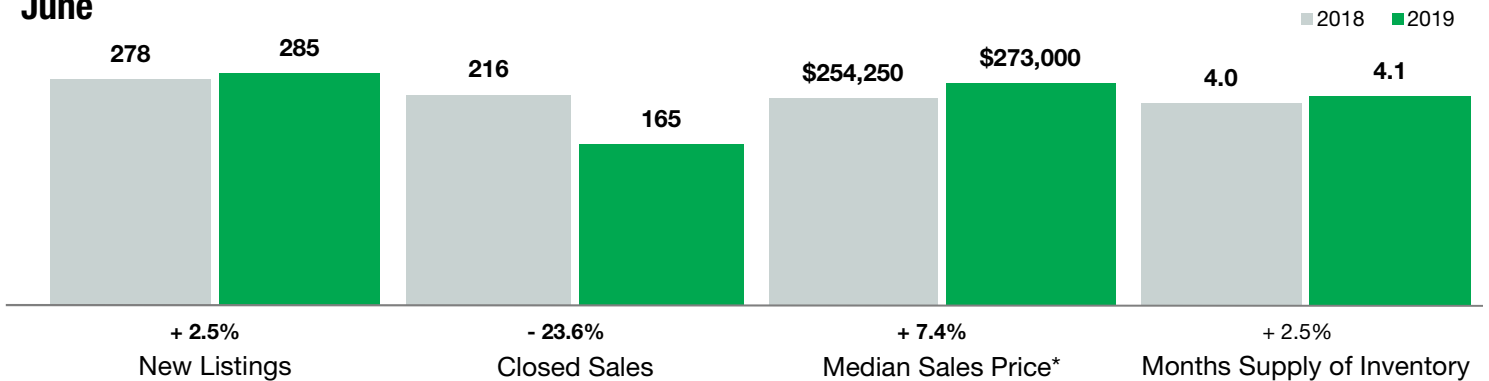
## Henderson County

North Carolina

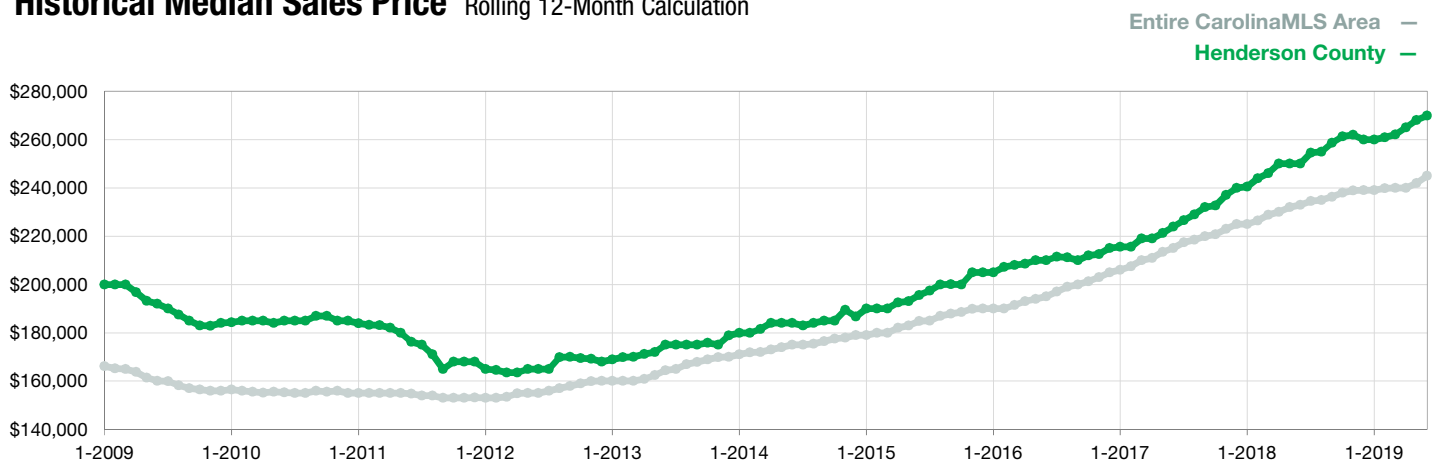
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	278	<b>285</b>	+ 2.5%	1,485	<b>1,532</b>	+ 3.2%
Pending Sales	209	<b>237</b>	+ 13.4%	1,130	<b>1,139</b>	+ 0.8%
Closed Sales	216	<b>165</b>	- 23.6%	989	<b>925</b>	- 6.5%
Median Sales Price*	\$254,250	<b>\$273,000</b>	+ 7.4%	\$255,000	<b>\$274,063</b>	+ 7.5%
Average Sales Price*	\$278,222	<b>\$296,122</b>	+ 6.4%	\$282,414	<b>\$296,605</b>	+ 5.0%
Percent of Original List Price Received*	95.6%	<b>96.3%</b>	+ 0.7%	95.7%	<b>95.5%</b>	- 0.2%
List to Close	103	<b>93</b>	- 9.7%	108	<b>112</b>	+ 3.7%
Days on Market Until Sale	55	<b>46</b>	- 16.4%	59	<b>65</b>	+ 10.2%
Cumulative Days on Market Until Sale	66	<b>51</b>	- 22.7%	73	<b>75</b>	+ 2.7%
Average List Price	\$338,160	<b>\$354,930</b>	+ 5.0%	\$331,300	<b>\$371,018</b>	+ 12.0%
Inventory of Homes for Sale	692	<b>719</b>	+ 3.9%	--	--	--
Months Supply of Inventory	4.0	<b>4.1</b>	+ 2.5%	--	--	--

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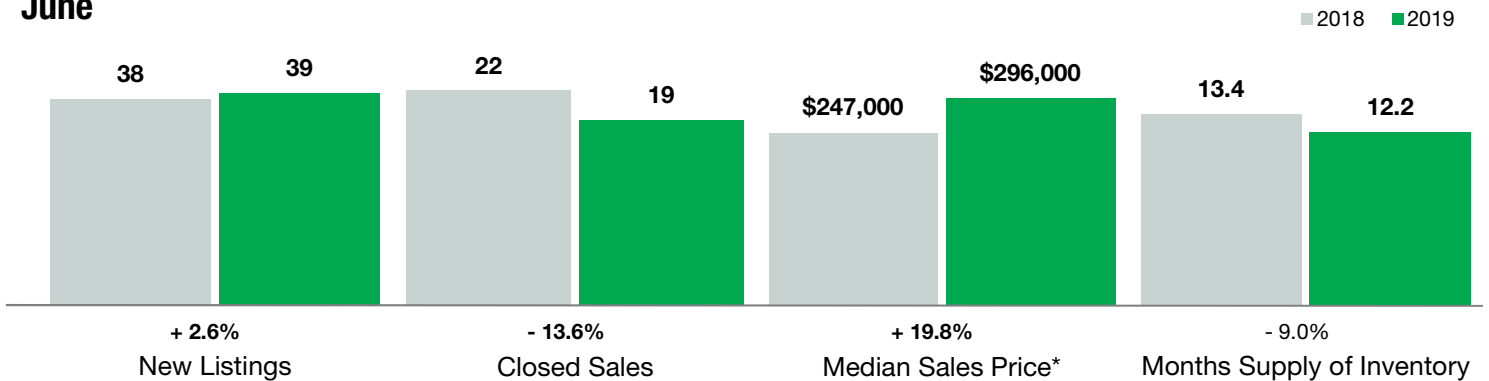
## Jackson County

North Carolina

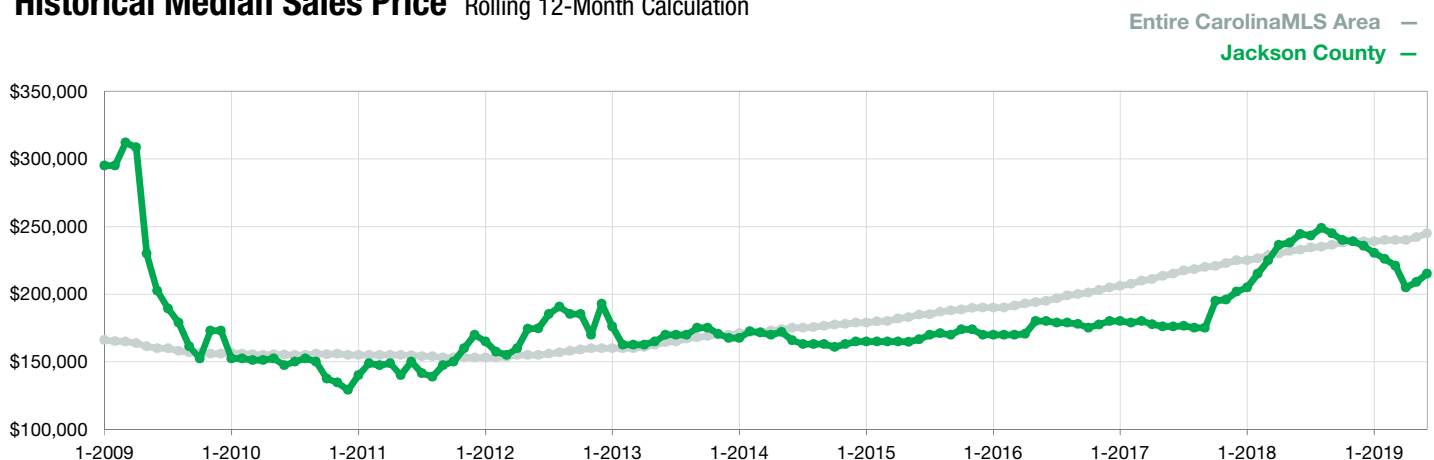
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	38	39	+ 2.6%	179	219	+ 22.3%
Pending Sales	8	25	+ 212.5%	103	117	+ 13.6%
Closed Sales	22	19	- 13.6%	102	90	- 11.8%
Median Sales Price*	\$247,000	\$296,000	+ 19.8%	\$244,700	\$208,000	- 15.0%
Average Sales Price*	\$333,059	\$361,267	+ 8.5%	\$339,810	\$288,237	- 15.2%
Percent of Original List Price Received*	85.0%	92.3%	+ 8.6%	88.3%	89.5%	+ 1.4%
List to Close	328	161	- 50.9%	249	193	- 22.5%
Days on Market Until Sale	274	162	- 40.9%	201	146	- 27.4%
Cumulative Days on Market Until Sale	274	217	- 20.8%	203	153	- 24.6%
Average List Price	\$377,411	\$406,700	+ 7.8%	\$460,336	\$423,864	- 7.9%
Inventory of Homes for Sale	215	219	+ 1.9%	--	--	--
Months Supply of Inventory	13.4	12.2	- 9.0%	--	--	--

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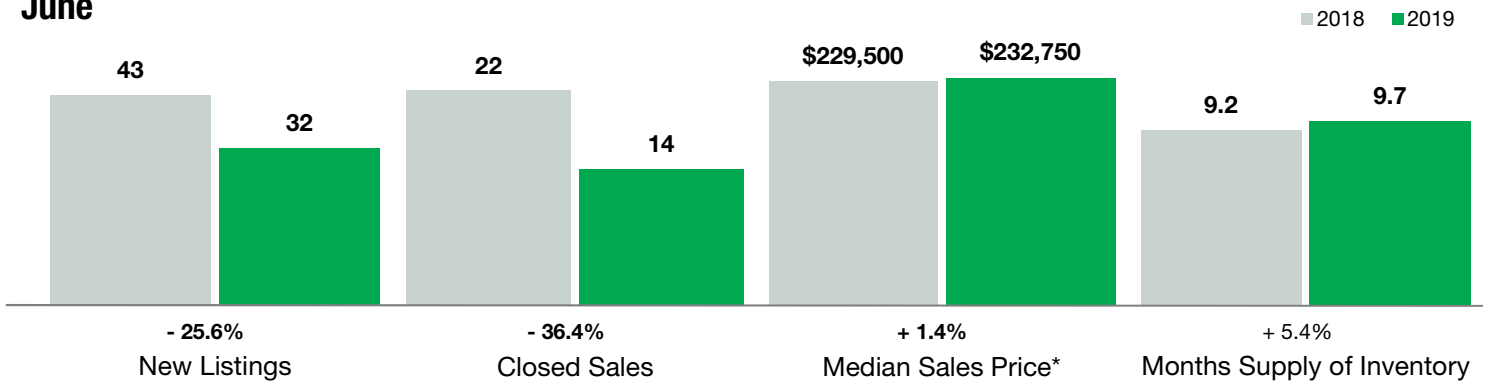
## Madison County

North Carolina

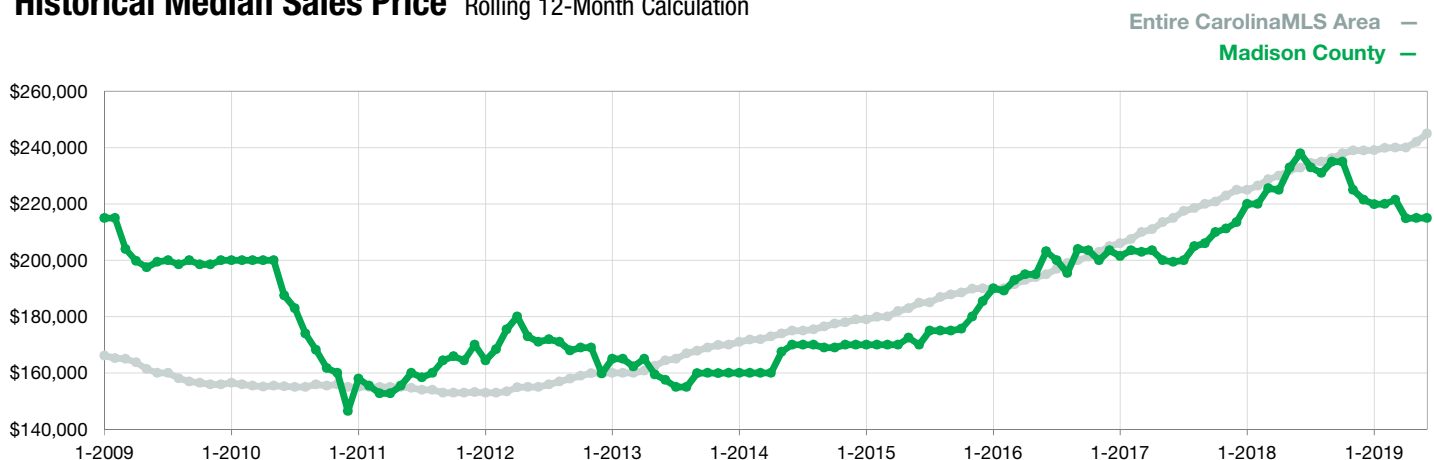
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	43	32	- 25.6%	180	193	+ 7.2%
Pending Sales	28	32	+ 14.3%	109	119	+ 9.2%
Closed Sales	22	14	- 36.4%	101	90	- 10.9%
Median Sales Price*	\$229,500	\$232,750	+ 1.4%	\$239,000	\$223,250	- 6.6%
Average Sales Price*	\$257,841	\$264,154	+ 2.4%	\$257,839	\$298,297	+ 15.7%
Percent of Original List Price Received*	88.4%	91.9%	+ 4.0%	89.4%	90.3%	+ 1.0%
List to Close	194	169	- 12.9%	220	179	- 18.6%
Days on Market Until Sale	143	113	- 21.0%	166	137	- 17.5%
Cumulative Days on Market Until Sale	172	113	- 34.3%	167	154	- 7.8%
Average List Price	\$295,561	\$350,962	+ 18.7%	\$343,915	\$372,133	+ 8.2%
Inventory of Homes for Sale	181	173	- 4.4%	--	--	--
Months Supply of Inventory	9.2	9.7	+ 5.4%	--	--	--

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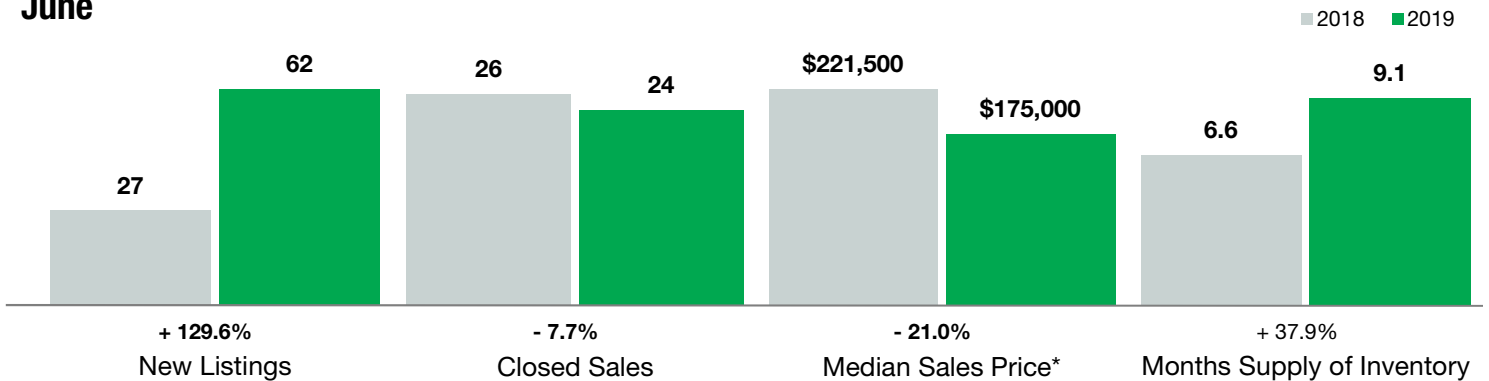
## McDowell County

North Carolina

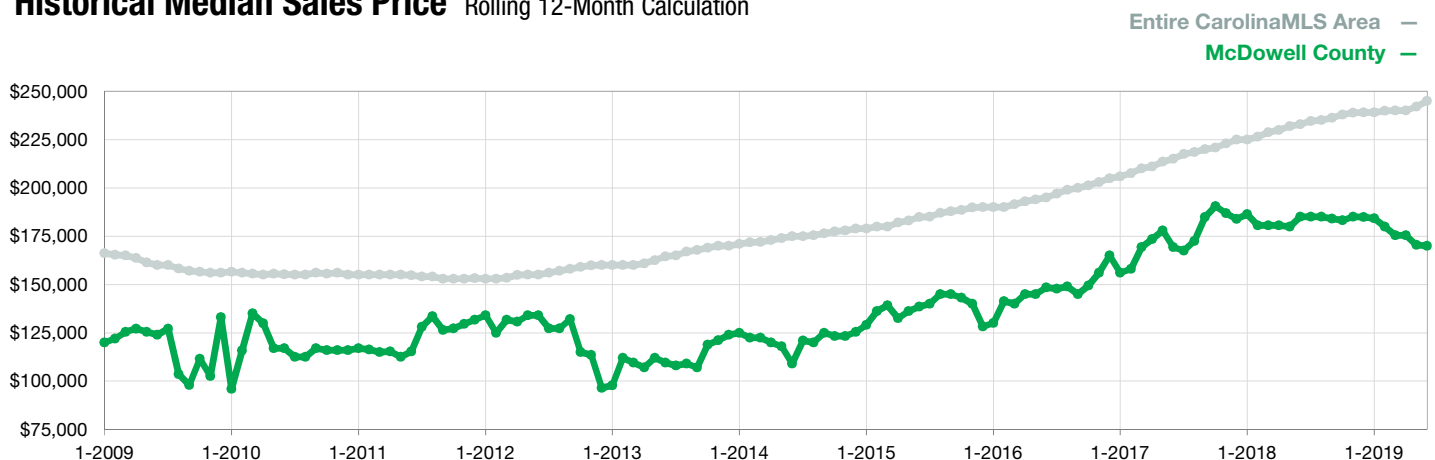
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	27	62	+ 129.6%	185	303	+ 63.8%
Pending Sales	16	43	+ 168.8%	131	171	+ 30.5%
Closed Sales	26	24	- 7.7%	129	128	- 0.8%
Median Sales Price*	\$221,500	\$175,000	- 21.0%	\$185,750	\$168,000	- 9.6%
Average Sales Price*	\$211,133	\$205,254	- 2.8%	\$218,636	\$196,389	- 10.2%
Percent of Original List Price Received*	93.3%	96.6%	+ 3.5%	92.4%	95.0%	+ 2.8%
List to Close	114	58	- 49.1%	144	104	- 27.8%
Days on Market Until Sale	74	17	- 77.0%	99	57	- 42.4%
Cumulative Days on Market Until Sale	74	17	- 77.0%	110	60	- 45.5%
Average List Price	\$326,500	\$235,000	- 28.0%	\$287,637	\$294,189	+ 2.3%
Inventory of Homes for Sale	125	208	+ 66.4%	--	--	--
Months Supply of Inventory	6.6	9.1	+ 37.9%	--	--	--

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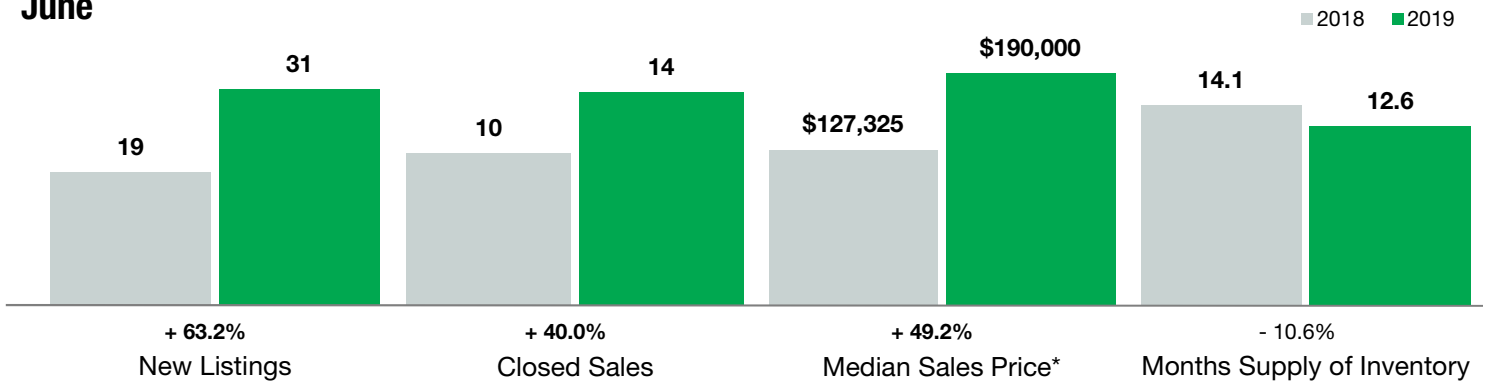
## Mitchell County

North Carolina

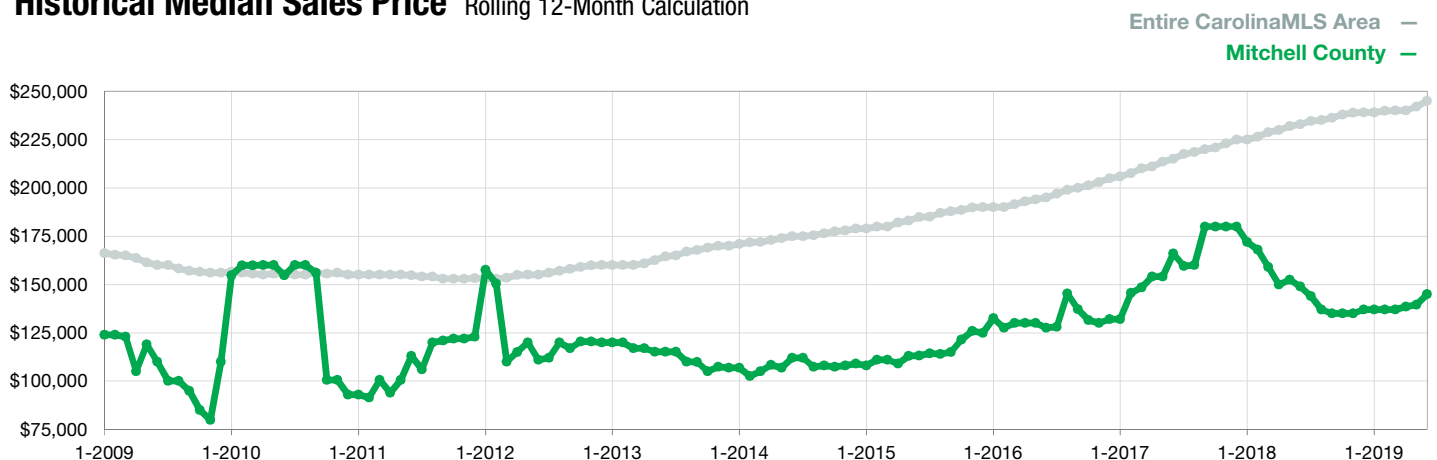
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	19	31	+ 63.2%	121	118	- 2.5%
Pending Sales	12	14	+ 16.7%	59	67	+ 13.6%
Closed Sales	10	14	+ 40.0%	52	57	+ 9.6%
Median Sales Price*	\$127,325	\$190,000	+ 49.2%	\$129,950	\$139,000	+ 7.0%
Average Sales Price*	\$140,305	\$250,814	+ 78.8%	\$145,624	\$189,954	+ 30.4%
Percent of Original List Price Received*	91.3%	86.1%	- 5.7%	89.1%	84.5%	- 5.2%
List to Close	274	217	- 20.8%	216	254	+ 17.6%
Days on Market Until Sale	223	155	- 30.5%	165	202	+ 22.4%
Cumulative Days on Market Until Sale	170	217	+ 27.6%	163	234	+ 43.6%
Average List Price	\$232,437	\$274,175	+ 18.0%	\$218,825	\$288,732	+ 31.9%
Inventory of Homes for Sale	129	133	+ 3.1%	--	--	--
Months Supply of Inventory	14.1	12.6	- 10.6%	--	--	--

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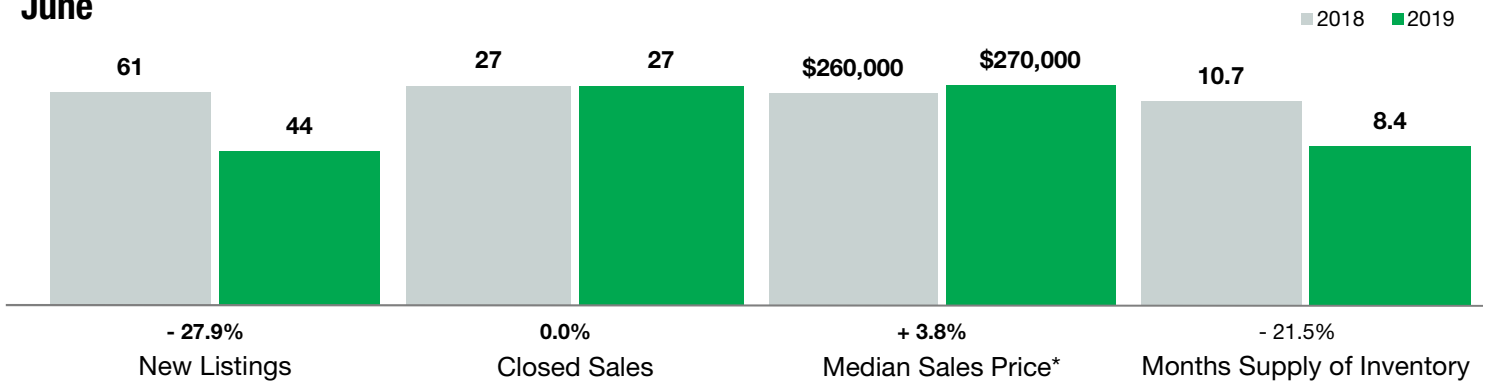
## Polk County

North Carolina

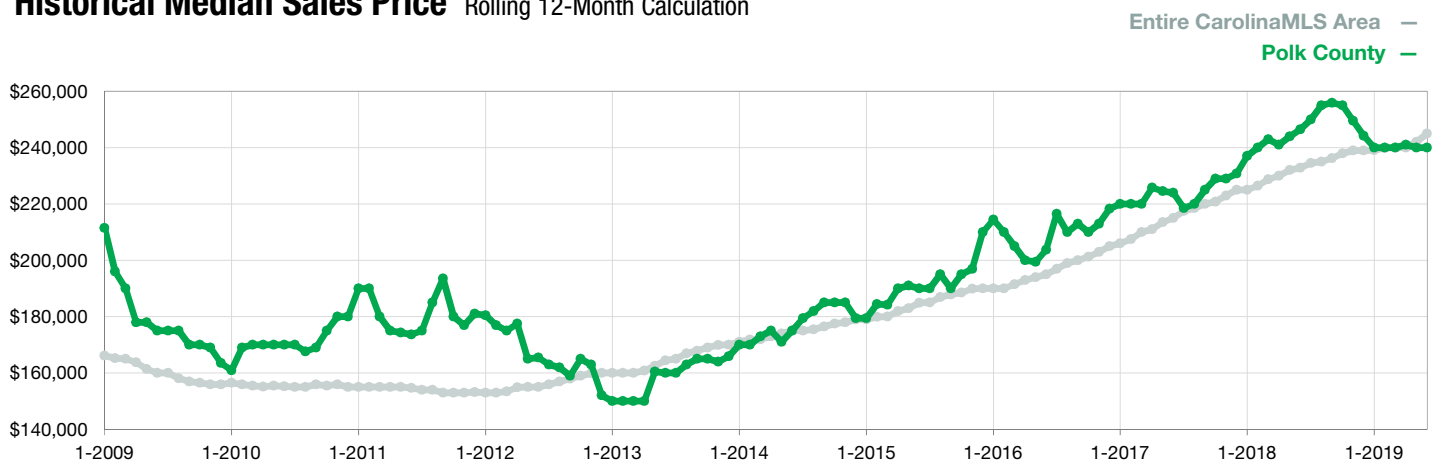
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	61	44	- 27.9%	275	270	- 1.8%
Pending Sales	31	45	+ 45.2%	146	182	+ 24.7%
Closed Sales	27	27	0.0%	129	151	+ 17.1%
Median Sales Price*	\$260,000	\$270,000	+ 3.8%	\$260,000	\$255,000	- 1.9%
Average Sales Price*	\$374,246	\$331,758	- 11.4%	\$331,656	\$288,309	- 13.1%
Percent of Original List Price Received*	92.3%	91.6%	- 0.8%	91.6%	90.6%	- 1.1%
List to Close	144	169	+ 17.4%	149	176	+ 18.1%
Days on Market Until Sale	99	125	+ 26.3%	102	127	+ 24.5%
Cumulative Days on Market Until Sale	136	121	- 11.0%	128	139	+ 8.6%
Average List Price	\$485,345	\$424,479	- 12.5%	\$482,681	\$399,316	- 17.3%
Inventory of Homes for Sale	249	235	- 5.6%	--	--	--
Months Supply of Inventory	10.7	8.4	- 21.5%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### June



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for June 2019

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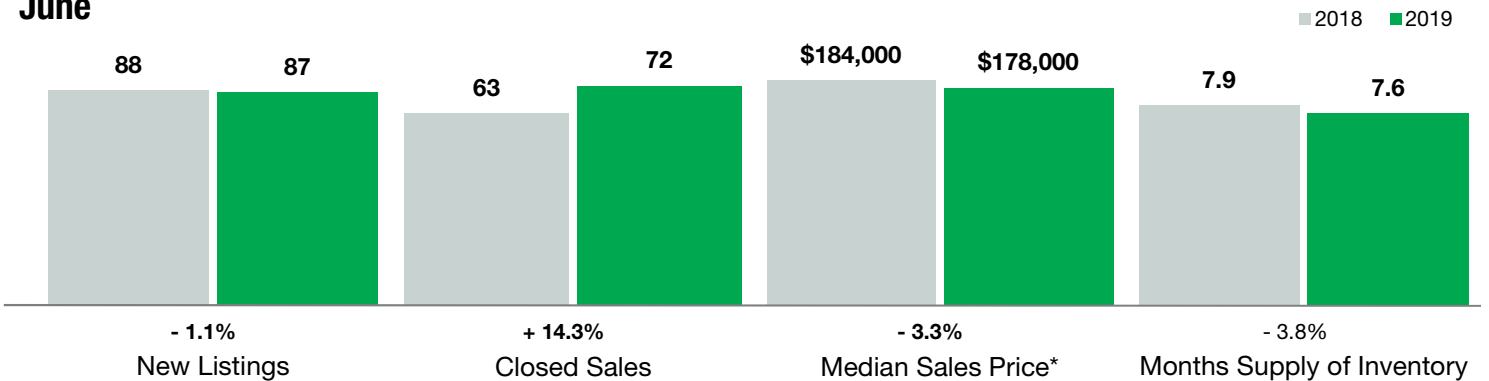
## Rutherford County

North Carolina

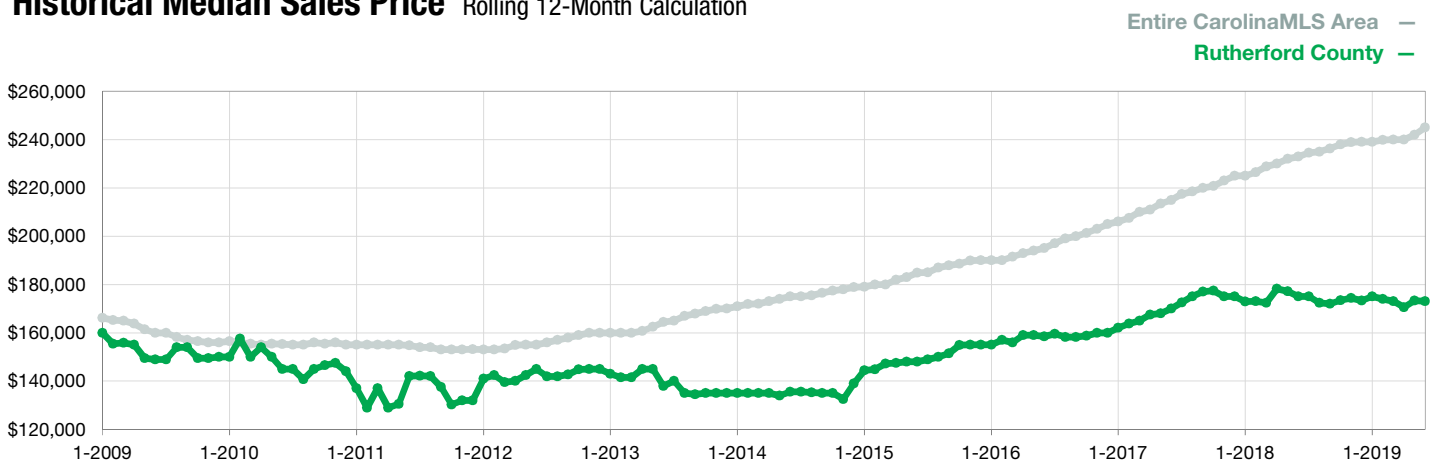
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	88	87	- 1.1%	485	571	+ 17.7%
Pending Sales	55	67	+ 21.8%	308	375	+ 21.8%
Closed Sales	63	72	+ 14.3%	290	315	+ 8.6%
Median Sales Price*	\$184,000	<b>\$178,000</b>	- 3.3%	\$175,000	<b>\$175,000</b>	0.0%
Average Sales Price*	\$224,199	<b>\$204,429</b>	- 8.8%	\$209,569	<b>\$202,389</b>	- 3.4%
Percent of Original List Price Received*	95.4%	<b>92.5%</b>	- 3.0%	92.7%	<b>93.2%</b>	+ 0.5%
List to Close	93	<b>129</b>	+ 38.7%	145	<b>132</b>	- 9.0%
Days on Market Until Sale	48	<b>73</b>	+ 52.1%	96	<b>82</b>	- 14.6%
Cumulative Days on Market Until Sale	53	<b>104</b>	+ 96.2%	109	<b>98</b>	- 10.1%
Average List Price	\$274,062	<b>\$255,186</b>	- 6.9%	\$312,443	<b>\$299,213</b>	- 4.2%
Inventory of Homes for Sale	387	<b>420</b>	+ 8.5%	--	--	--
Months Supply of Inventory	7.9	<b>7.6</b>	- 3.8%	--	--	--

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### June



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for June 2019

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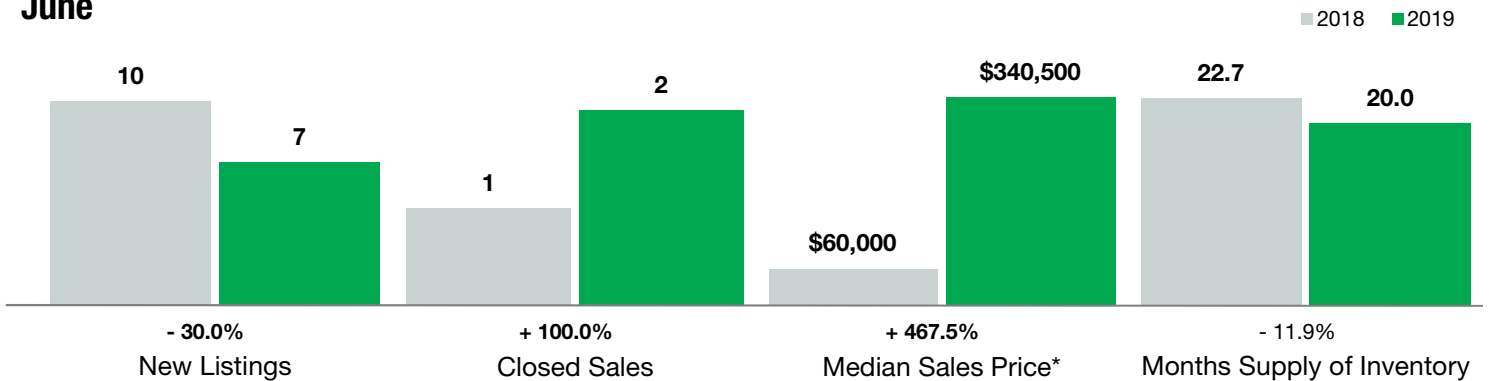
## Swain County

North Carolina

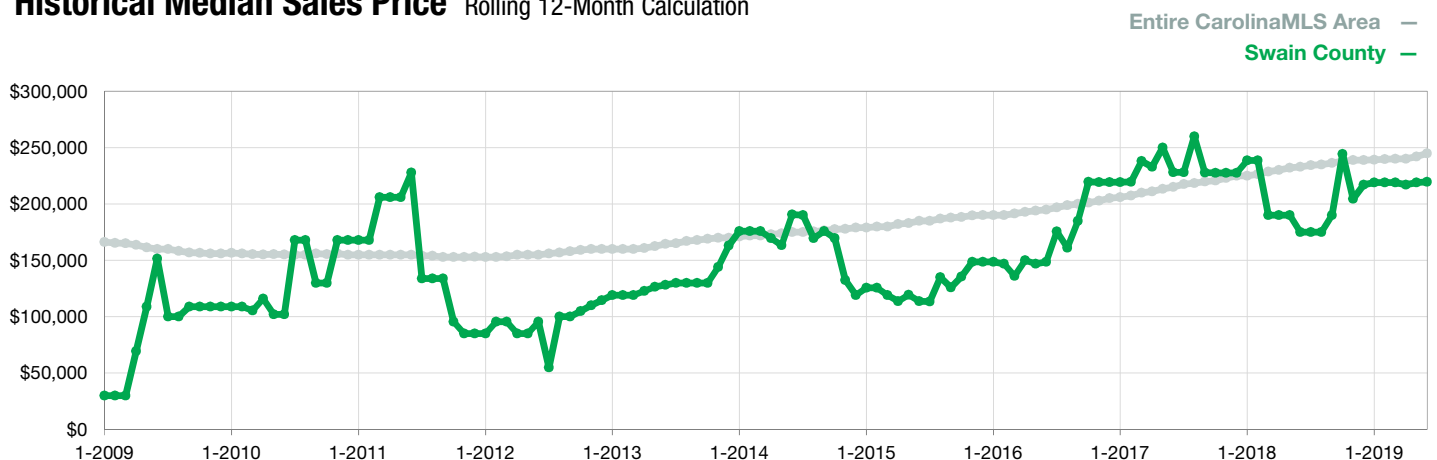
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	10	7	- 30.0%	37	30	- 18.9%
Pending Sales	2	4	+ 100.0%	11	13	+ 18.2%
Closed Sales	1	2	+ 100.0%	9	11	+ 22.2%
Median Sales Price*	\$60,000	<b>\$340,500</b>	+ 467.5%	\$190,000	<b>\$204,500</b>	+ 7.6%
Average Sales Price*	\$60,000	<b>\$340,500</b>	+ 467.5%	\$234,782	<b>\$206,775</b>	- 11.9%
Percent of Original List Price Received*	52.2%	<b>72.6%</b>	+ 39.1%	80.6%	<b>89.0%</b>	+ 10.4%
List to Close	671	<b>313</b>	- 53.4%	262	<b>257</b>	- 1.9%
Days on Market Until Sale	488	<b>93</b>	- 80.9%	203	<b>197</b>	- 3.0%
Cumulative Days on Market Until Sale	488	<b>93</b>	- 80.9%	184	<b>197</b>	+ 7.1%
Average List Price	\$372,480	<b>\$668,414</b>	+ 79.4%	\$367,368	<b>\$793,532</b>	+ 116.0%
Inventory of Homes for Sale	48	<b>40</b>	- 16.7%	--	--	--
Months Supply of Inventory	22.7	<b>20.0</b>	- 11.9%	--	--	--

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### June



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for June 2019

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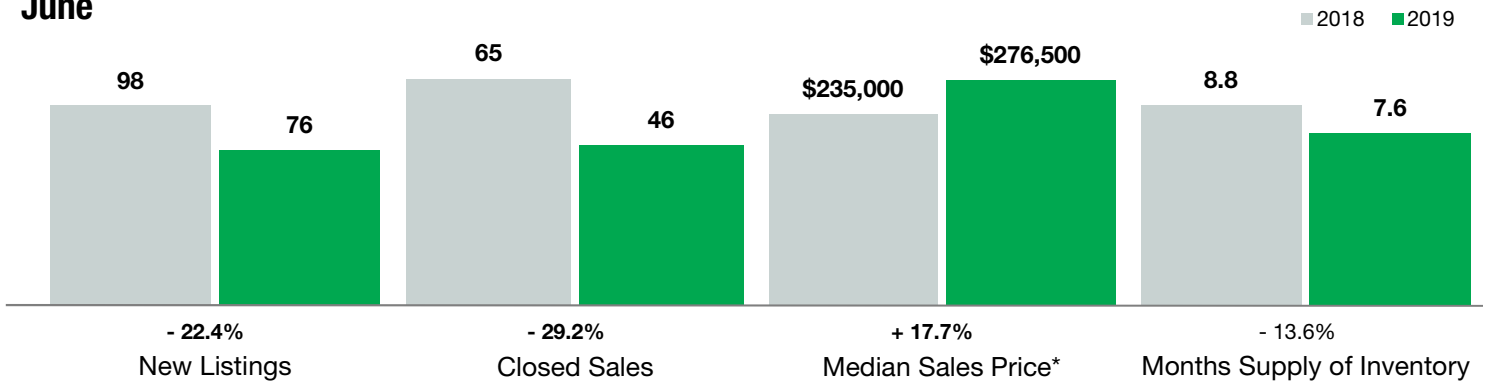
## Transylvania County

North Carolina

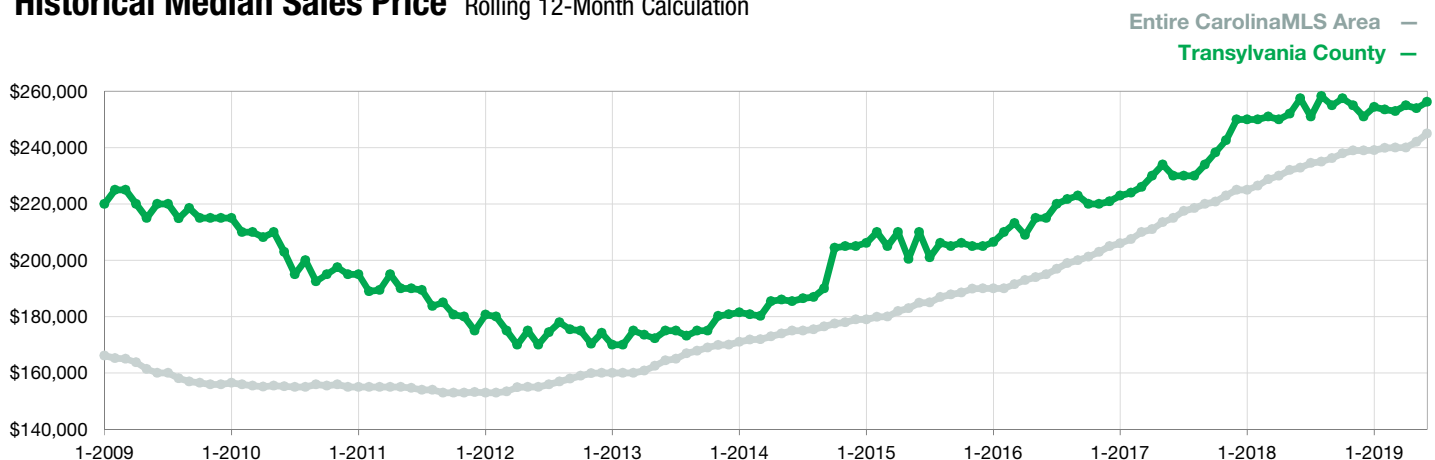
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	98	76	- 22.4%	476	477	+ 0.2%
Pending Sales	64	73	+ 14.1%	302	321	+ 6.3%
Closed Sales	65	46	- 29.2%	275	282	+ 2.5%
Median Sales Price*	\$235,000	\$276,500	+ 17.7%	\$250,000	\$261,250	+ 4.5%
Average Sales Price*	\$283,614	\$302,399	+ 6.6%	\$308,879	\$305,107	- 1.2%
Percent of Original List Price Received*	92.3%	92.7%	+ 0.4%	90.7%	92.1%	+ 1.5%
List to Close	138	152	+ 10.1%	178	155	- 12.9%
Days on Market Until Sale	87	100	+ 14.9%	127	106	- 16.5%
Cumulative Days on Market Until Sale	104	118	+ 13.5%	142	134	- 5.6%
Average List Price	\$369,131	\$437,453	+ 18.5%	\$375,626	\$440,877	+ 17.4%
Inventory of Homes for Sale	447	395	- 11.6%	--	--	--
Months Supply of Inventory	8.8	7.6	- 13.6%	--	--	--

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### June



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for June 2019

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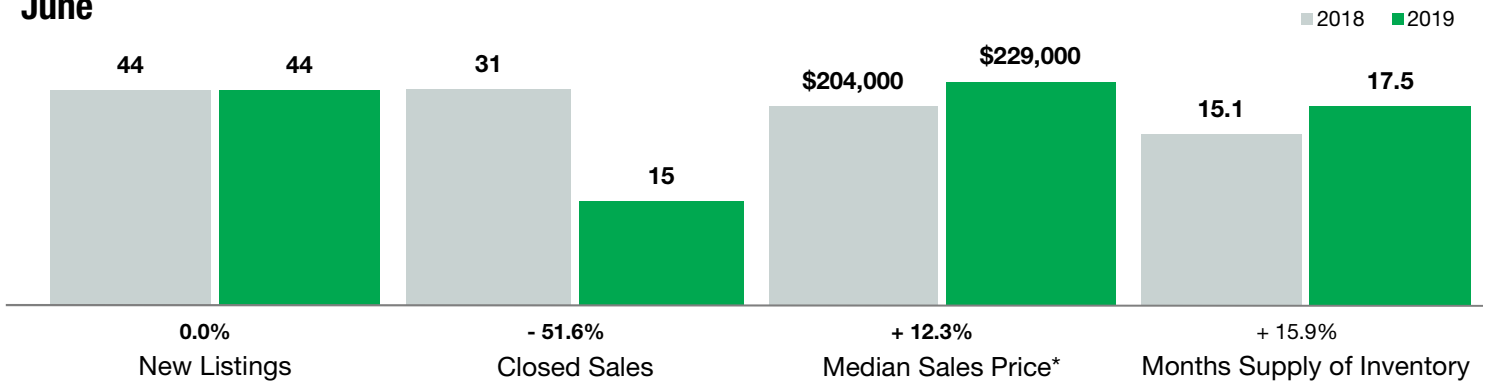
## Yancey County

North Carolina

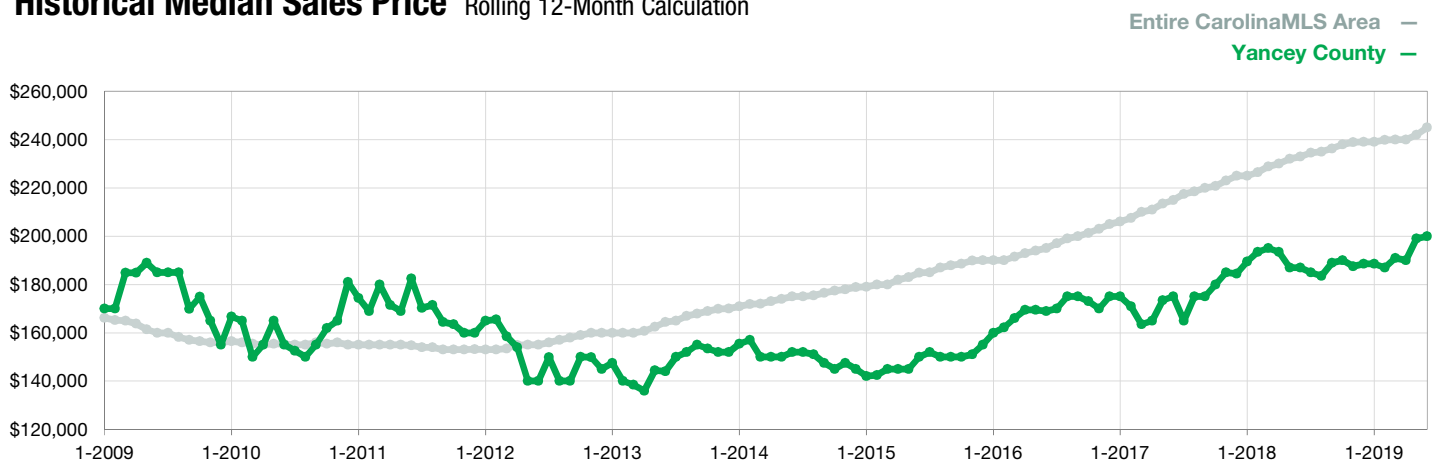
Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	44	44	0.0%	213	253	+ 18.8%
Pending Sales	16	24	+ 50.0%	131	118	- 9.9%
Closed Sales	31	15	- 51.6%	113	95	- 15.9%
Median Sales Price*	\$204,000	\$229,000	+ 12.3%	\$183,500	\$215,504	+ 17.4%
Average Sales Price*	\$225,210	\$233,800	+ 3.8%	\$216,310	\$230,689	+ 6.6%
Percent of Original List Price Received*	91.6%	89.1%	- 2.7%	91.0%	88.3%	- 3.0%
List to Close	235	222	- 5.5%	234	196	- 16.2%
Days on Market Until Sale	180	170	- 5.6%	180	156	- 13.3%
Cumulative Days on Market Until Sale	192	157	- 18.2%	201	170	- 15.4%
Average List Price	\$358,896	\$380,223	+ 5.9%	\$348,300	\$374,915	+ 7.6%
Inventory of Homes for Sale	300	301	+ 0.3%	--	--	--
Months Supply of Inventory	15.1	17.5	+ 15.9%	--	--	--

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### June



### Historical Median Sales Price Rolling 12-Month Calculation





# Local Market Update for June 2019

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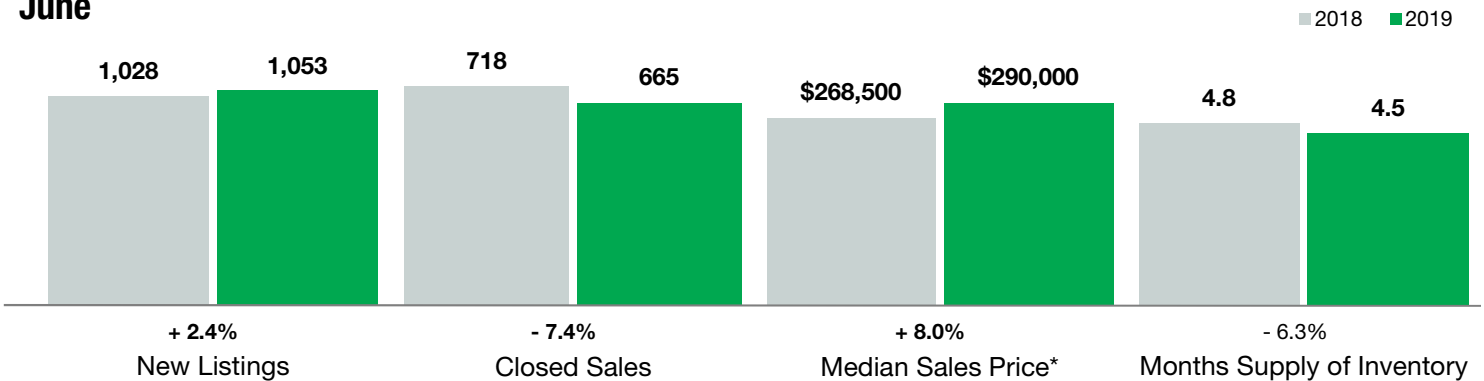
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	Thru 6-2018	Thru 6-2019	Percent Change
New Listings	1,028	1,053	+ 2.4%	5,304	5,605	+ 5.7%
Pending Sales	711	896	+ 26.0%	3,815	4,184	+ 9.7%
Closed Sales	718	665	- 7.4%	3,408	3,447	+ 1.1%
Median Sales Price*	\$268,500	\$290,000	+ 8.0%	\$265,000	\$277,000	+ 4.5%
Average Sales Price*	\$320,345	\$345,625	+ 7.9%	\$310,250	\$325,803	+ 5.0%
Percent of Original List Price Received*	94.9%	94.9%	0.0%	94.9%	94.4%	- 0.5%
List to Close	108	108	0.0%	118	119	+ 0.8%
Days on Market Until Sale	61	61	0.0%	70	71	+ 1.4%
Cumulative Days on Market Until Sale	72	70	- 2.8%	83	82	- 1.2%
Average List Price	\$362,727	\$393,369	+ 8.4%	\$372,703	\$403,445	+ 8.2%
Inventory of Homes for Sale	2991	2,866	- 4.2%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

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### June



### Historical Median Sales Price Rolling 12-Month Calculation

