

Local Market Update for May 2021

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

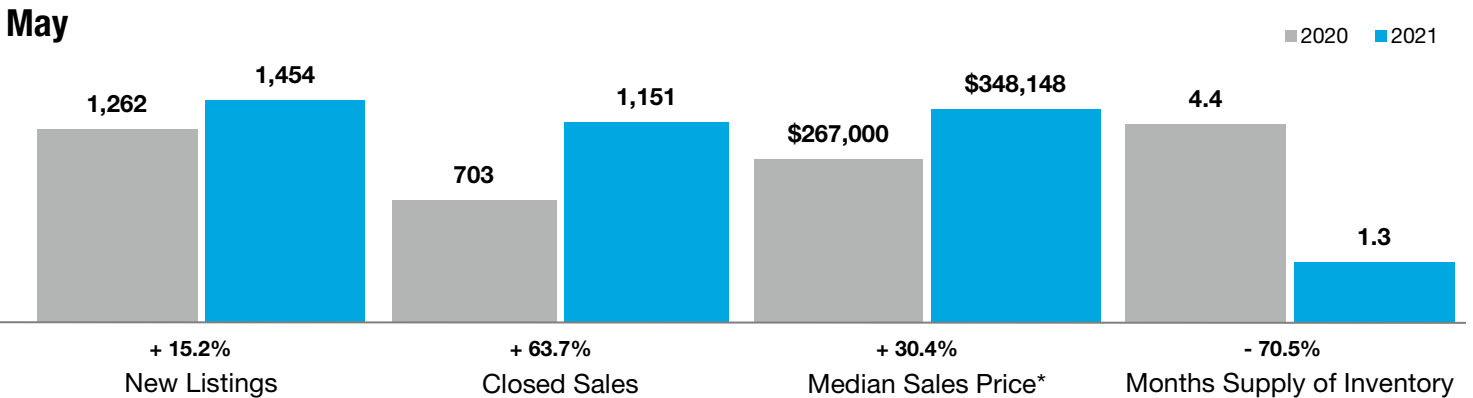


Asheville Region

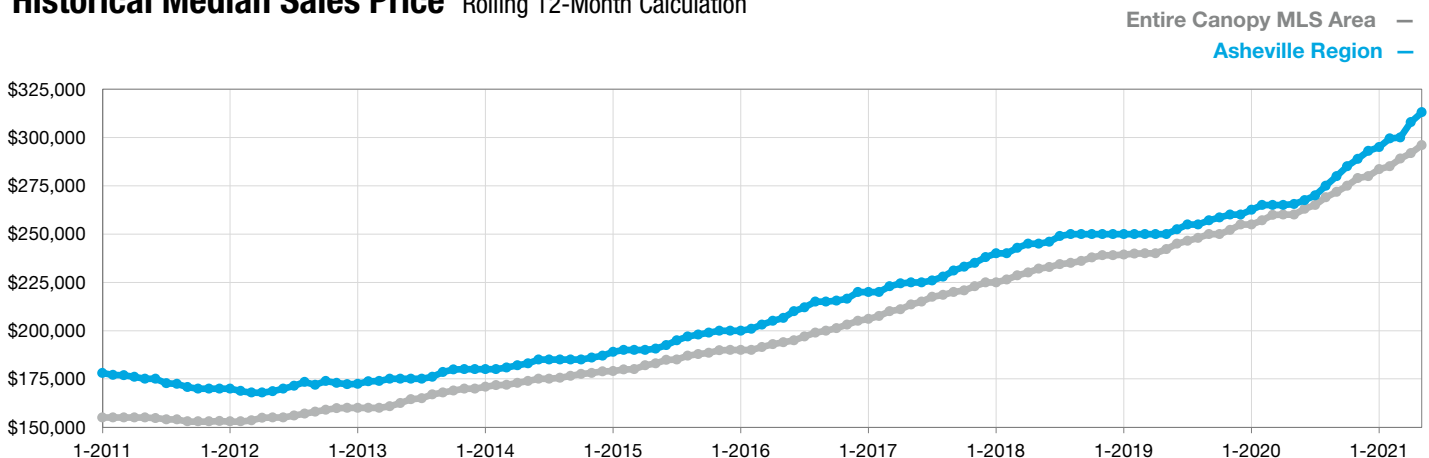
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	1,262	1,454	+ 15.2%	5,358	6,190	+ 15.5%
Pending Sales	1,129	1,397	+ 23.7%	4,337	6,127	+ 41.3%
Closed Sales	703	1,151	+ 63.7%	3,829	5,303	+ 38.5%
Median Sales Price*	\$267,000	\$348,148	+ 30.4%	\$265,000	\$325,000	+ 22.6%
Average Sales Price*	\$305,511	\$430,925	+ 41.1%	\$310,718	\$397,151	+ 27.8%
Percent of Original List Price Received*	95.6%	98.6%	+ 3.1%	94.0%	97.3%	+ 3.5%
List to Close	119	94	- 21.0%	131	105	- 19.8%
Days on Market Until Sale	65	43	- 33.8%	79	52	- 34.2%
Cumulative Days on Market Until Sale	78	48	- 38.5%	96	58	- 39.6%
Average List Price	\$415,447	\$472,295	+ 13.7%	\$378,773	\$447,368	+ 18.1%
Inventory of Homes for Sale	4,030	1,640	- 59.3%	--	--	--
Months Supply of Inventory	4.4	1.3	- 70.5%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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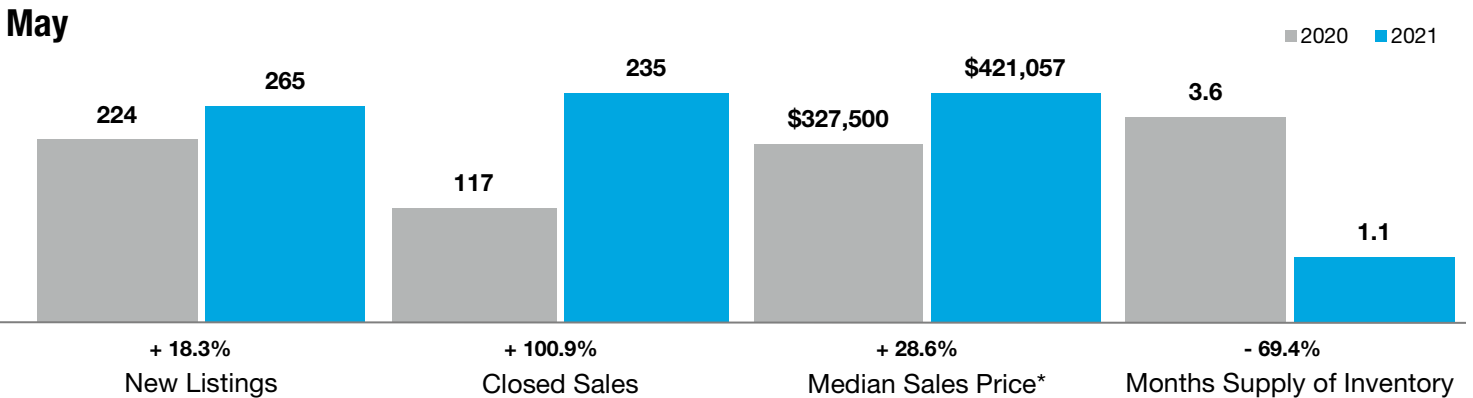


City of Asheville

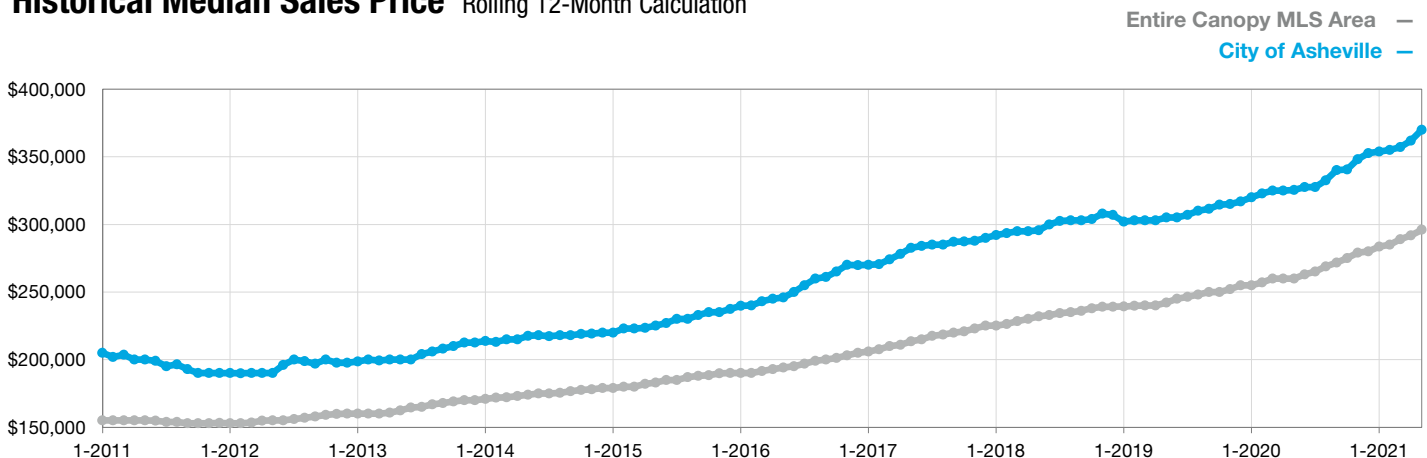
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	224	265	+ 18.3%	1,006	1,172	+ 16.5%
Pending Sales	188	261	+ 38.8%	770	1,184	+ 53.8%
Closed Sales	117	235	+ 100.9%	698	1,031	+ 47.7%
Median Sales Price*	\$327,500	\$421,057	+ 28.6%	\$330,000	\$380,000	+ 15.2%
Average Sales Price*	\$386,646	\$530,904	+ 37.3%	\$390,838	\$497,001	+ 27.2%
Percent of Original List Price Received*	96.8%	100.2%	+ 3.5%	94.9%	98.2%	+ 3.5%
List to Close	103	86	- 16.5%	113	98	- 13.3%
Days on Market Until Sale	38	38	0.0%	61	46	- 24.6%
Cumulative Days on Market Until Sale	46	40	- 13.0%	78	51	- 34.6%
Average List Price	\$558,684	\$630,599	+ 12.9%	\$481,323	\$583,756	+ 21.3%
Inventory of Homes for Sale	623	268	- 57.0%	--	--	--
Months Supply of Inventory	3.6	1.1	- 69.4%	--	--	--

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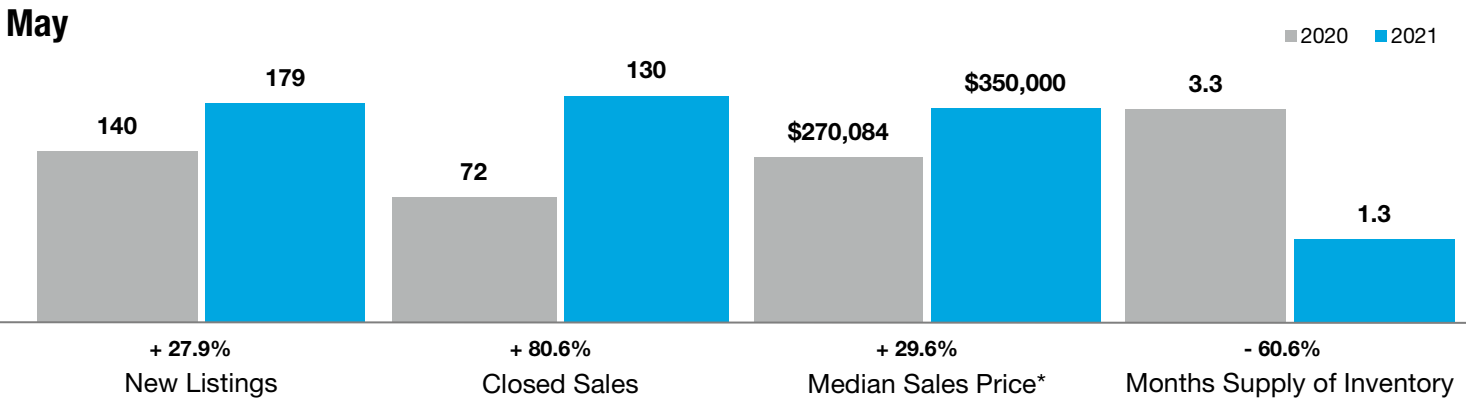


City of Hendersonville

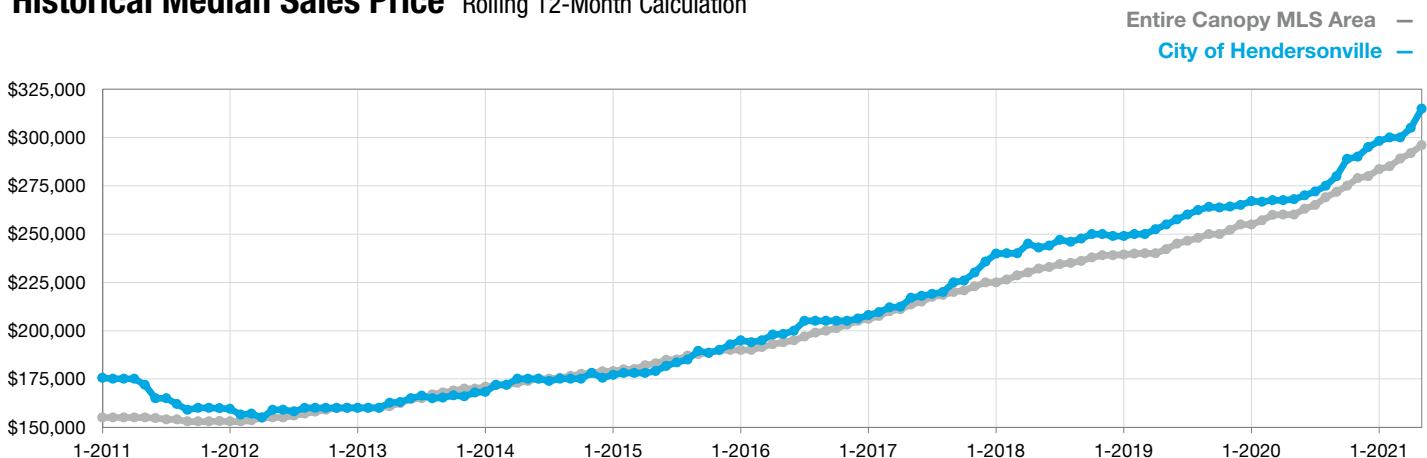
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	140	179	+ 27.9%	581	692	+ 19.1%
Pending Sales	135	148	+ 9.6%	482	669	+ 38.8%
Closed Sales	72	130	+ 80.6%	416	557	+ 33.9%
Median Sales Price*	\$270,084	\$350,000	+ 29.6%	\$270,000	\$320,000	+ 18.5%
Average Sales Price*	\$289,794	\$409,999	+ 41.5%	\$300,825	\$371,599	+ 23.5%
Percent of Original List Price Received*	96.4%	99.7%	+ 3.4%	95.4%	98.4%	+ 3.1%
List to Close	90	82	- 8.9%	105	95	- 9.5%
Days on Market Until Sale	55	34	- 38.2%	59	44	- 25.4%
Cumulative Days on Market Until Sale	54	36	- 33.3%	76	51	- 32.9%
Average List Price	\$345,246	\$403,039	+ 16.7%	\$342,891	\$388,684	+ 13.4%
Inventory of Homes for Sale	340	167	- 50.9%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.6%	--	--	--

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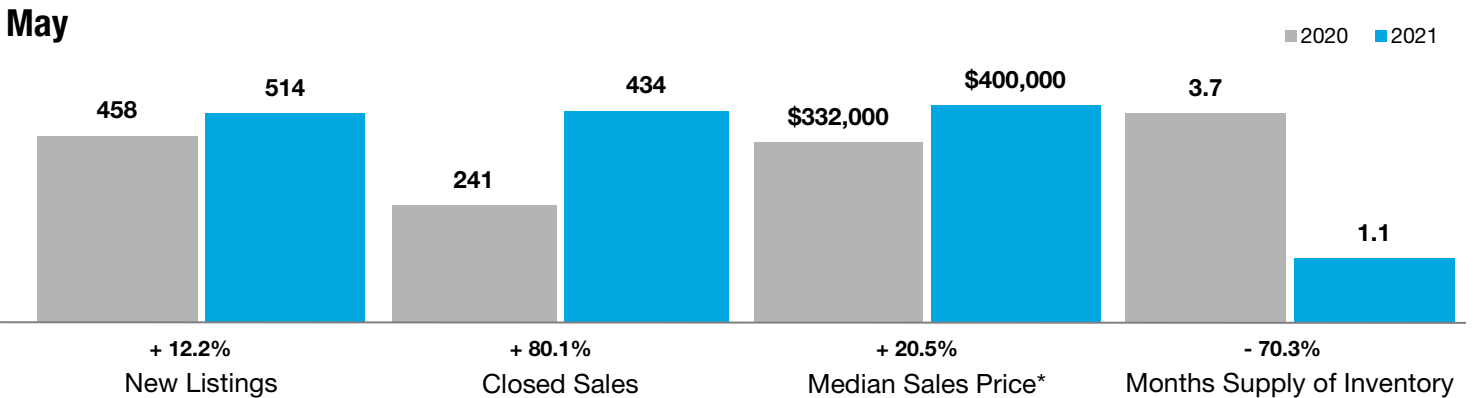


Buncombe County

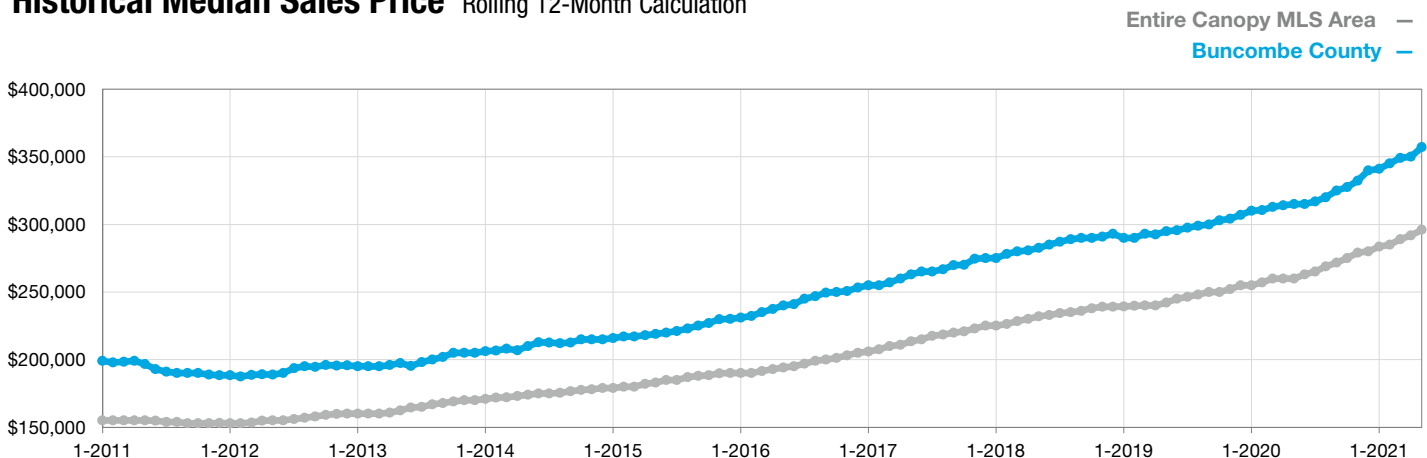
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	458	514	+ 12.2%	1,987	2,247	+ 13.1%
Pending Sales	416	512	+ 23.1%	1,574	2,246	+ 42.7%
Closed Sales	241	434	+ 80.1%	1,392	1,952	+ 40.2%
Median Sales Price*	\$332,000	\$400,000	+ 20.5%	\$315,000	\$375,000	+ 19.0%
Average Sales Price*	\$386,746	\$510,404	+ 32.0%	\$377,045	\$476,891	+ 26.5%
Percent of Original List Price Received*	96.5%	100.3%	+ 3.9%	94.6%	98.4%	+ 4.0%
List to Close	116	87	- 25.0%	121	100	- 17.4%
Days on Market Until Sale	53	34	- 35.8%	67	46	- 31.3%
Cumulative Days on Market Until Sale	59	37	- 37.3%	82	51	- 37.8%
Average List Price	\$500,380	\$560,024	+ 11.9%	\$454,612	\$542,993	+ 19.4%
Inventory of Homes for Sale	1,253	512	- 59.1%	--	--	--
Months Supply of Inventory	3.7	1.1	- 70.3%	--	--	--

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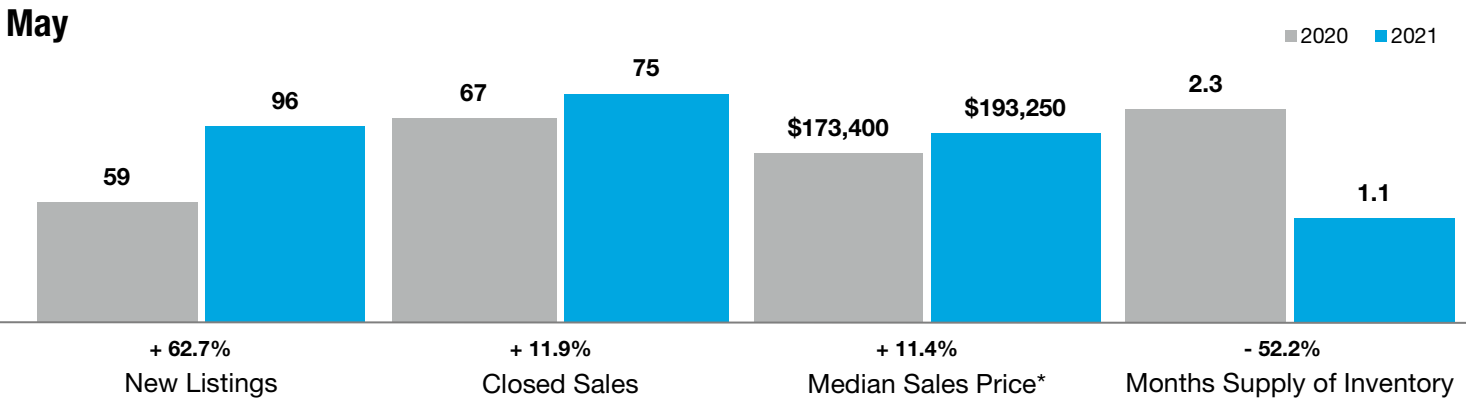


Burke County

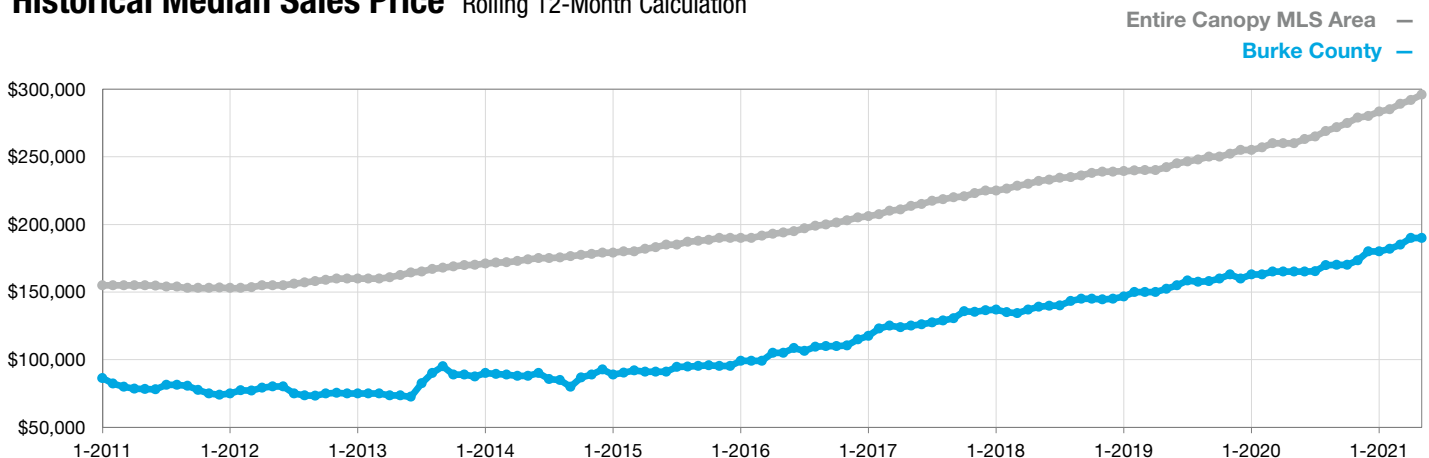
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	59	96	+ 62.7%	363	410	+ 12.9%
Pending Sales	81	91	+ 12.3%	340	406	+ 19.4%
Closed Sales	67	75	+ 11.9%	316	362	+ 14.6%
Median Sales Price*	\$173,400	\$193,250	+ 11.4%	\$165,000	\$190,000	+ 15.2%
Average Sales Price*	\$222,485	\$225,106	+ 1.2%	\$201,301	\$230,084	+ 14.3%
Percent of Original List Price Received*	95.3%	98.6%	+ 3.5%	94.8%	98.0%	+ 3.4%
List to Close	96	75	- 21.9%	101	81	- 19.8%
Days on Market Until Sale	46	29	- 37.0%	51	31	- 39.2%
Cumulative Days on Market Until Sale	49	34	- 30.6%	57	36	- 36.8%
Average List Price	\$288,703	\$254,964	- 11.7%	\$227,056	\$253,985	+ 11.9%
Inventory of Homes for Sale	156	84	- 46.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

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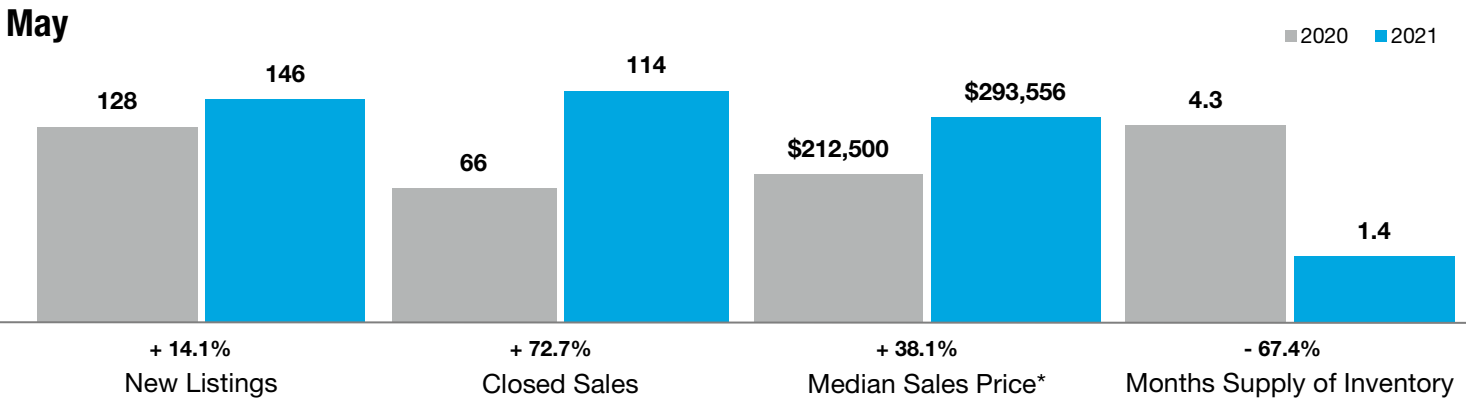


Haywood County

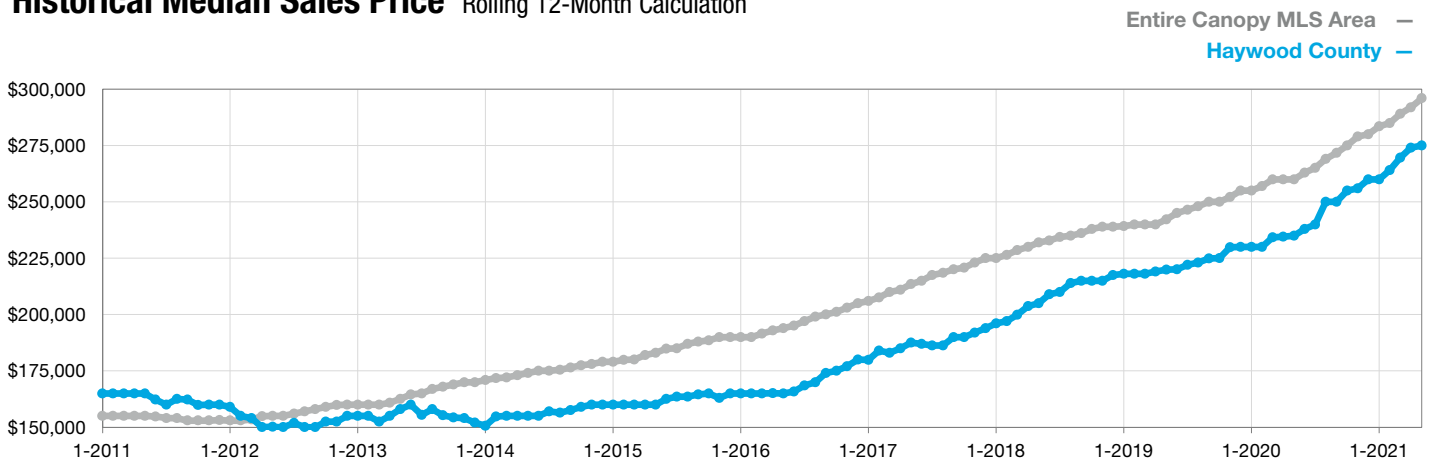
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	128	146	+ 14.1%	504	647	+ 28.4%
Pending Sales	95	151	+ 58.9%	427	611	+ 43.1%
Closed Sales	66	114	+ 72.7%	395	501	+ 26.8%
Median Sales Price*	\$212,500	\$293,556	+ 38.1%	\$234,450	\$295,000	+ 25.8%
Average Sales Price*	\$243,957	\$381,055	+ 56.2%	\$269,672	\$349,280	+ 29.5%
Percent of Original List Price Received*	93.4%	97.0%	+ 3.9%	93.3%	96.5%	+ 3.4%
List to Close	135	81	- 40.0%	145	96	- 33.8%
Days on Market Until Sale	81	34	- 58.0%	96	43	- 55.2%
Cumulative Days on Market Until Sale	90	41	- 54.4%	108	48	- 55.6%
Average List Price	\$410,862	\$436,983	+ 6.4%	\$335,047	\$386,550	+ 15.4%
Inventory of Homes for Sale	404	185	- 54.2%	--	--	--
Months Supply of Inventory	4.3	1.4	- 67.4%	--	--	--

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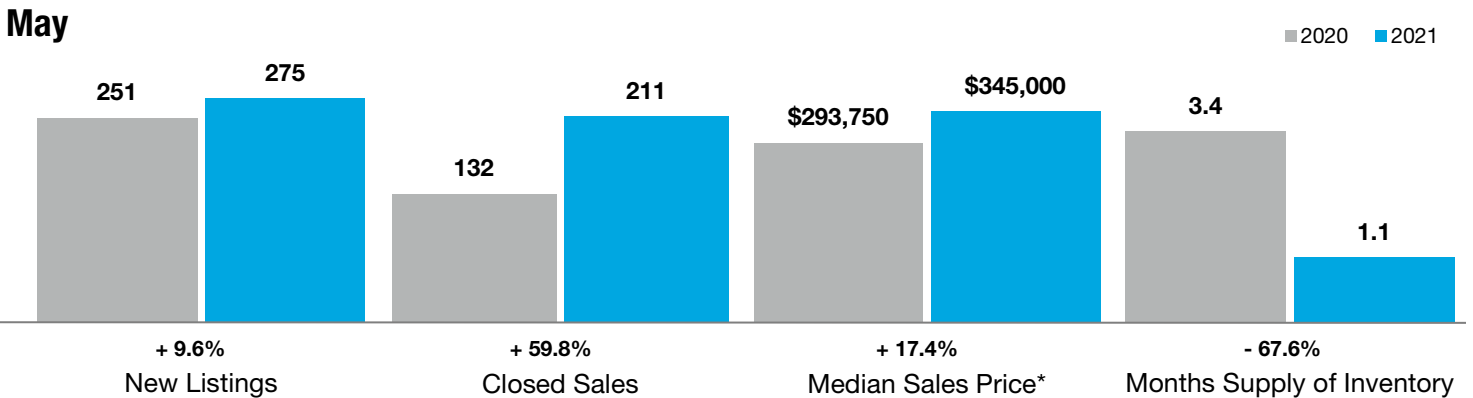


Henderson County

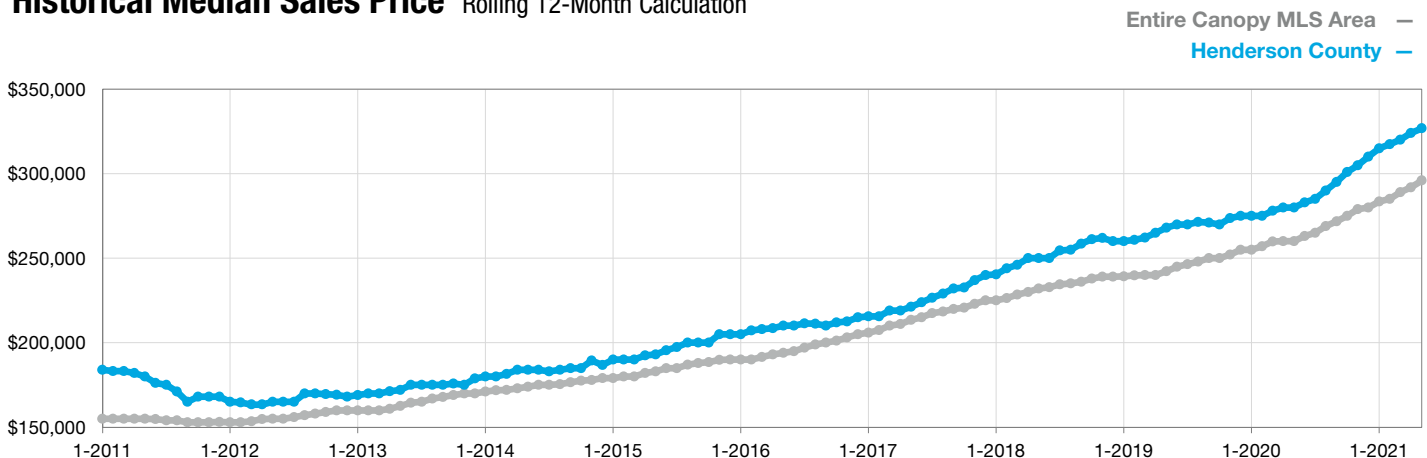
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	251	275	+ 9.6%	1,000	1,136	+ 13.6%
Pending Sales	228	238	+ 4.4%	822	1,112	+ 35.3%
Closed Sales	132	211	+ 59.8%	713	915	+ 28.3%
Median Sales Price*	\$293,750	\$345,000	+ 17.4%	\$289,000	\$335,000	+ 15.9%
Average Sales Price*	\$308,996	\$409,123	+ 32.4%	\$314,149	\$390,073	+ 24.2%
Percent of Original List Price Received*	96.6%	99.2%	+ 2.7%	95.7%	98.5%	+ 2.9%
List to Close	105	82	- 21.9%	111	93	- 16.2%
Days on Market Until Sale	59	35	- 40.7%	60	44	- 26.7%
Cumulative Days on Market Until Sale	74	37	- 50.0%	77	51	- 33.8%
Average List Price	\$373,982	\$411,540	+ 10.0%	\$360,769	\$406,799	+ 12.8%
Inventory of Homes for Sale	580	252	- 56.6%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--

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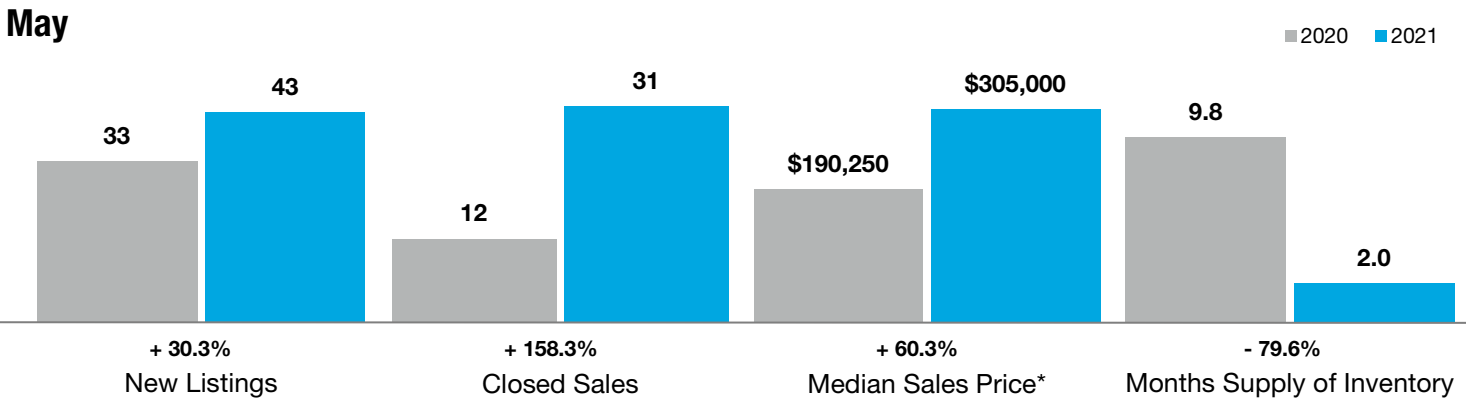


Jackson County

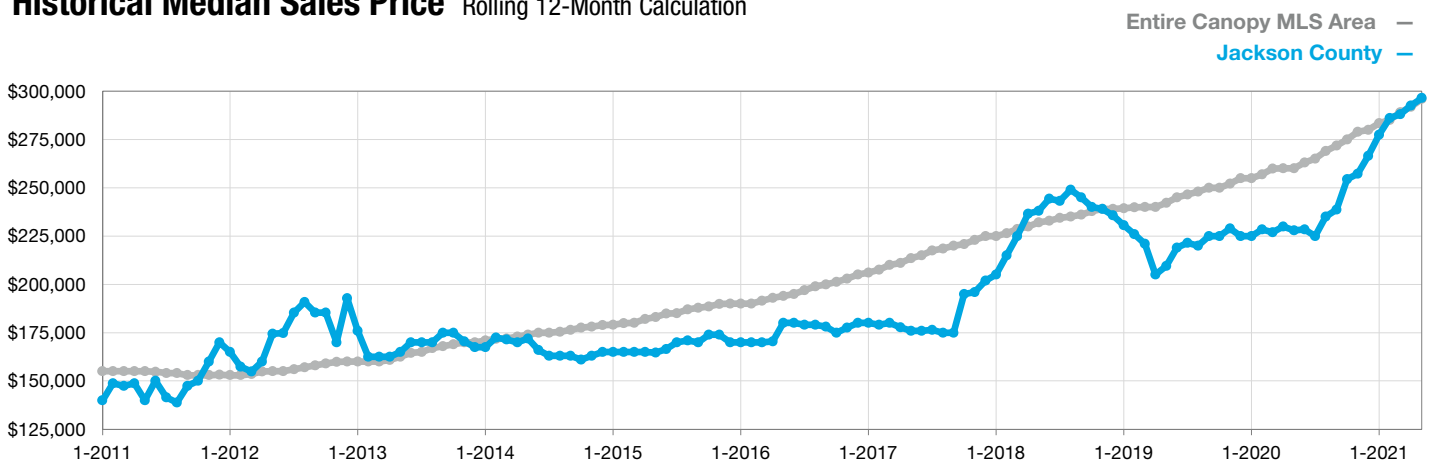
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	33	43	+ 30.3%	124	170	+ 37.1%
Pending Sales	25	40	+ 60.0%	82	161	+ 96.3%
Closed Sales	12	31	+ 158.3%	76	150	+ 97.4%
Median Sales Price*	\$190,250	\$305,000	+ 60.3%	\$215,000	\$298,000	+ 38.6%
Average Sales Price*	\$222,042	\$497,781	+ 124.2%	\$314,992	\$396,517	+ 25.9%
Percent of Original List Price Received*	91.0%	95.5%	+ 4.9%	91.2%	95.7%	+ 4.9%
List to Close	159	149	- 6.3%	201	151	- 24.9%
Days on Market Until Sale	103	87	- 15.5%	151	93	- 38.4%
Cumulative Days on Market Until Sale	103	126	+ 22.3%	171	111	- 35.1%
Average List Price	\$291,858	\$539,707	+ 84.9%	\$341,687	\$455,618	+ 33.3%
Inventory of Homes for Sale	193	70	- 63.7%	--	--	--
Months Supply of Inventory	9.8	2.0	- 79.6%	--	--	--

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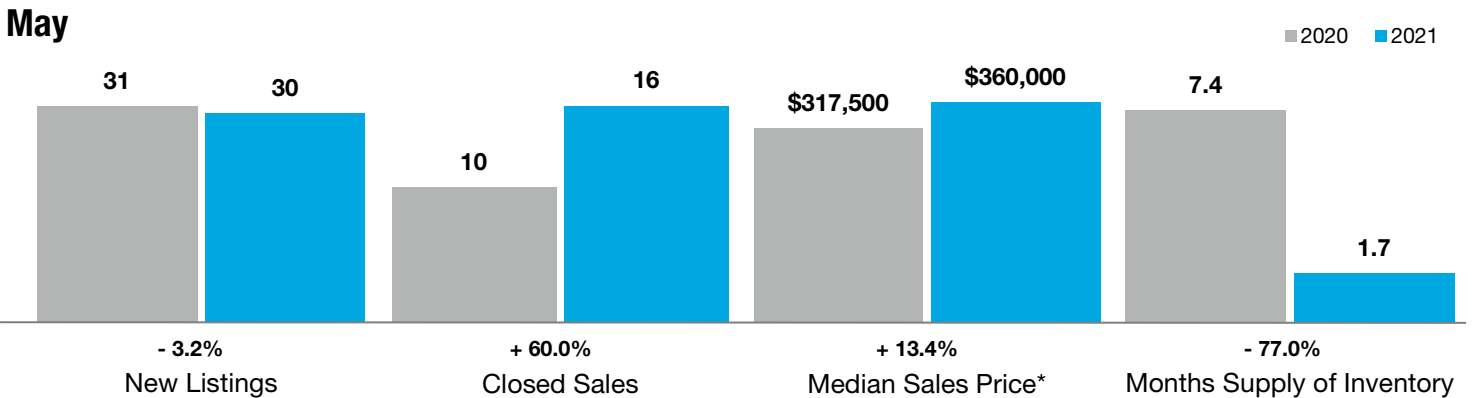


Madison County

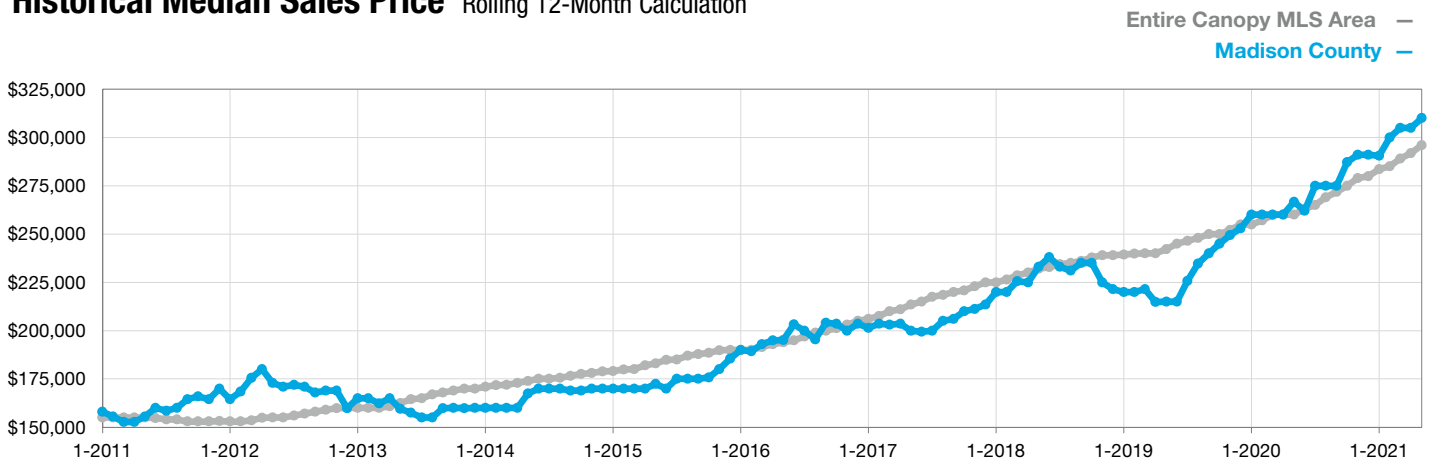
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	31	30	- 3.2%	122	135	+ 10.7%
Pending Sales	30	35	+ 16.7%	93	131	+ 40.9%
Closed Sales	10	16	+ 60.0%	69	115	+ 66.7%
Median Sales Price*	\$317,500	\$360,000	+ 13.4%	\$280,000	\$325,000	+ 16.1%
Average Sales Price*	\$353,509	\$378,766	+ 7.1%	\$299,020	\$370,278	+ 23.8%
Percent of Original List Price Received*	95.4%	101.7%	+ 6.6%	91.2%	97.6%	+ 7.0%
List to Close	158	114	- 27.8%	195	126	- 35.4%
Days on Market Until Sale	102	62	- 39.2%	138	72	- 47.8%
Cumulative Days on Market Until Sale	104	62	- 40.4%	169	68	- 59.8%
Average List Price	\$296,168	\$459,418	+ 55.1%	\$318,936	\$413,897	+ 29.8%
Inventory of Homes for Sale	139	47	- 66.2%	--	--	--
Months Supply of Inventory	7.4	1.7	- 77.0%	--	--	--

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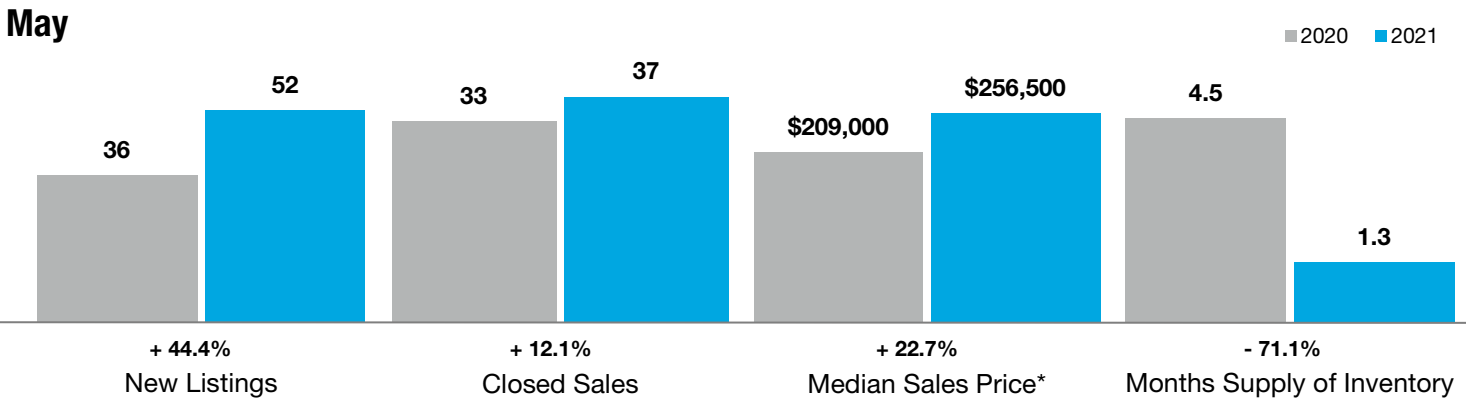


McDowell County

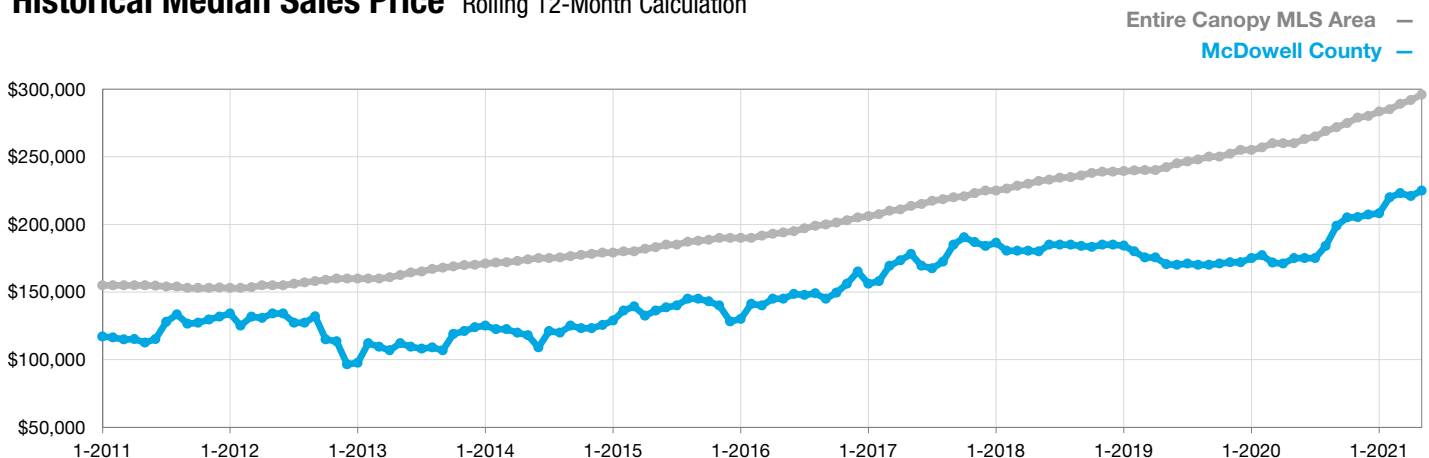
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	36	52	+ 44.4%	192	235	+ 22.4%
Pending Sales	35	47	+ 34.3%	162	234	+ 44.4%
Closed Sales	33	37	+ 12.1%	147	194	+ 32.0%
Median Sales Price*	\$209,000	\$256,500	+ 22.7%	\$159,000	\$220,000	+ 38.4%
Average Sales Price*	\$270,545	\$344,673	+ 27.4%	\$211,777	\$273,408	+ 29.1%
Percent of Original List Price Received*	94.6%	98.9%	+ 4.5%	92.8%	96.9%	+ 4.4%
List to Close	131	90	- 31.3%	134	99	- 26.1%
Days on Market Until Sale	78	33	- 57.7%	84	43	- 48.8%
Cumulative Days on Market Until Sale	128	33	- 74.2%	96	51	- 46.9%
Average List Price	\$353,361	\$351,721	- 0.5%	\$289,321	\$300,412	+ 3.8%
Inventory of Homes for Sale	153	59	- 61.4%	--	--	--
Months Supply of Inventory	4.5	1.3	- 71.1%	--	--	--

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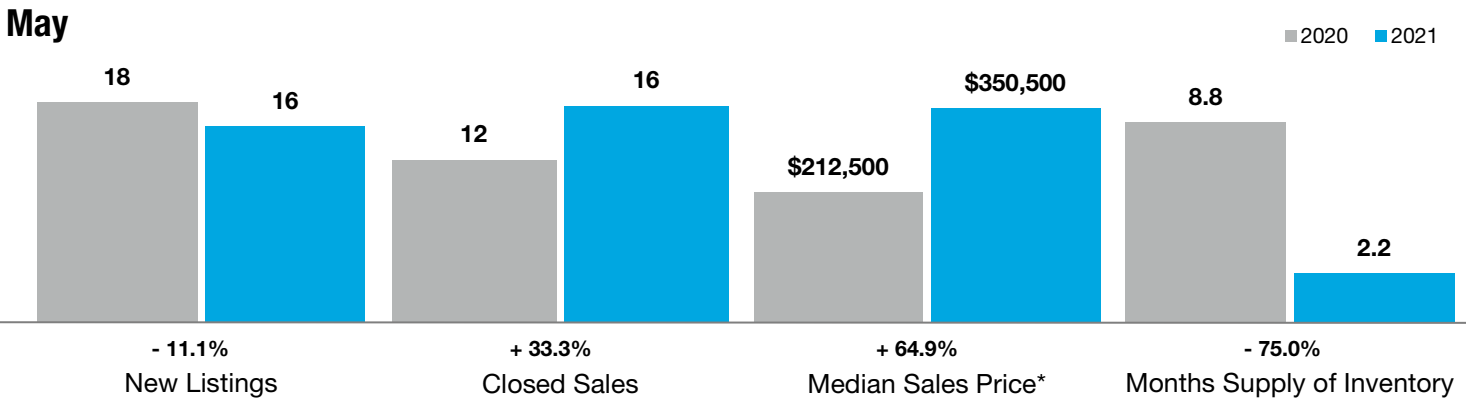


Mitchell County

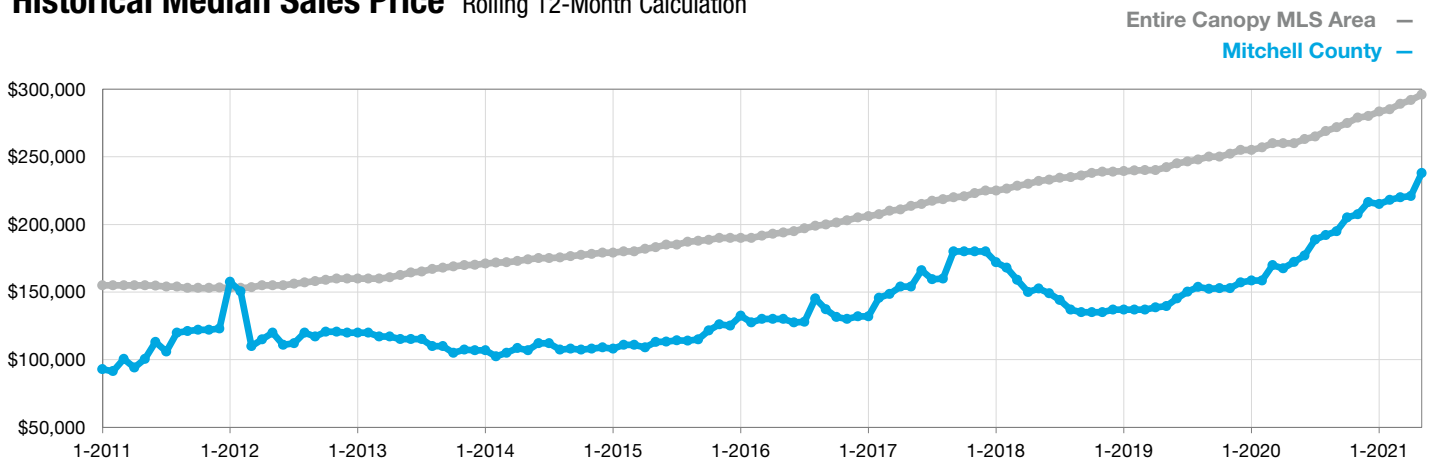
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	18	16	- 11.1%	74	88	+ 18.9%
Pending Sales	11	27	+ 145.5%	63	94	+ 49.2%
Closed Sales	12	16	+ 33.3%	55	78	+ 41.8%
Median Sales Price*	\$212,500	\$350,500	+ 64.9%	\$195,000	\$224,000	+ 14.9%
Average Sales Price*	\$239,505	\$339,407	+ 41.7%	\$195,317	\$269,375	+ 37.9%
Percent of Original List Price Received*	95.3%	98.0%	+ 2.8%	92.3%	90.1%	- 2.4%
List to Close	106	107	+ 0.9%	195	170	- 12.8%
Days on Market Until Sale	44	57	+ 29.5%	139	105	- 24.5%
Cumulative Days on Market Until Sale	51	64	+ 25.5%	170	123	- 27.6%
Average List Price	\$304,628	\$325,663	+ 6.9%	\$270,112	\$322,678	+ 19.5%
Inventory of Homes for Sale	112	44	- 60.7%	--	--	--
Months Supply of Inventory	8.8	2.2	- 75.0%	--	--	--

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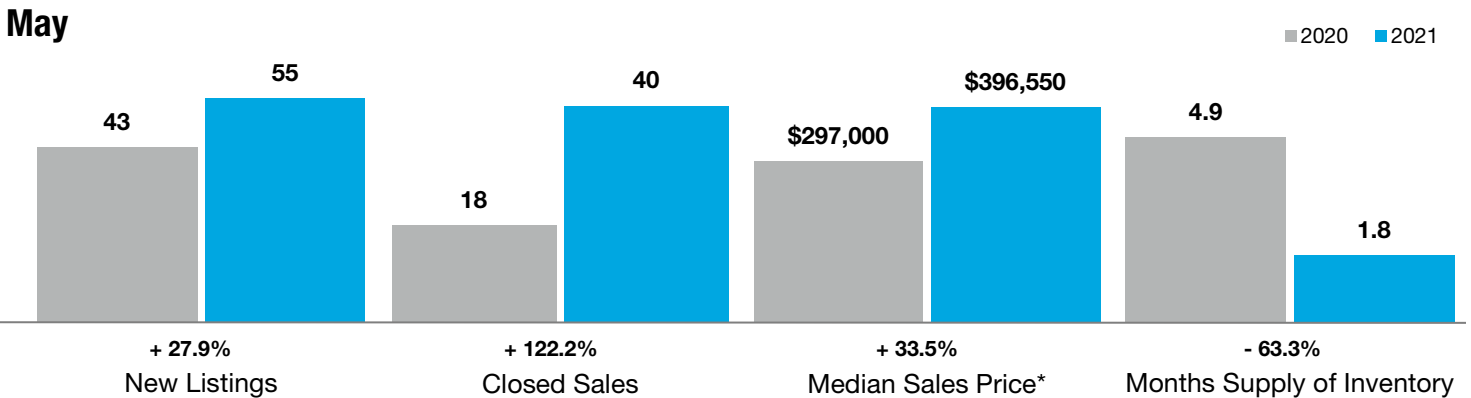


Polk County

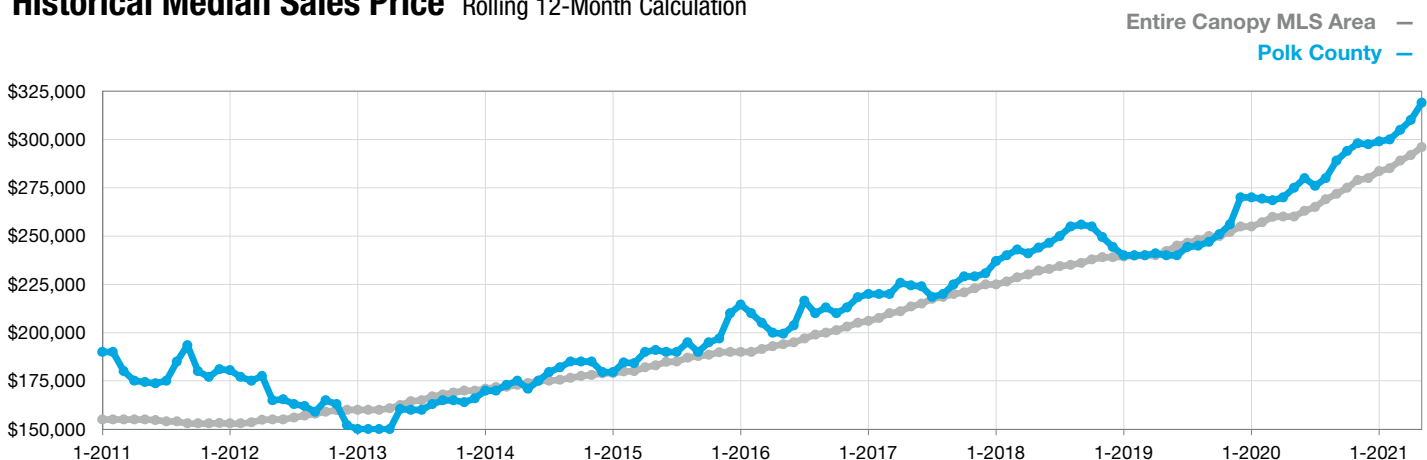
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	43	55	+ 27.9%	150	211	+ 40.7%
Pending Sales	40	51	+ 27.5%	140	193	+ 37.9%
Closed Sales	18	40	+ 122.2%	112	166	+ 48.2%
Median Sales Price*	\$297,000	\$396,550	+ 33.5%	\$270,000	\$345,000	+ 27.8%
Average Sales Price*	\$361,889	\$522,221	+ 44.3%	\$331,928	\$447,498	+ 34.8%
Percent of Original List Price Received*	92.7%	96.9%	+ 4.5%	90.4%	96.2%	+ 6.4%
List to Close	157	115	- 26.8%	170	118	- 30.6%
Days on Market Until Sale	109	62	- 43.1%	118	63	- 46.6%
Cumulative Days on Market Until Sale	138	73	- 47.1%	168	64	- 61.9%
Average List Price	\$393,701	\$611,194	+ 55.2%	\$373,550	\$537,478	+ 43.9%
Inventory of Homes for Sale	144	72	- 50.0%	--	--	--
Months Supply of Inventory	4.9	1.8	- 63.3%	--	--	--

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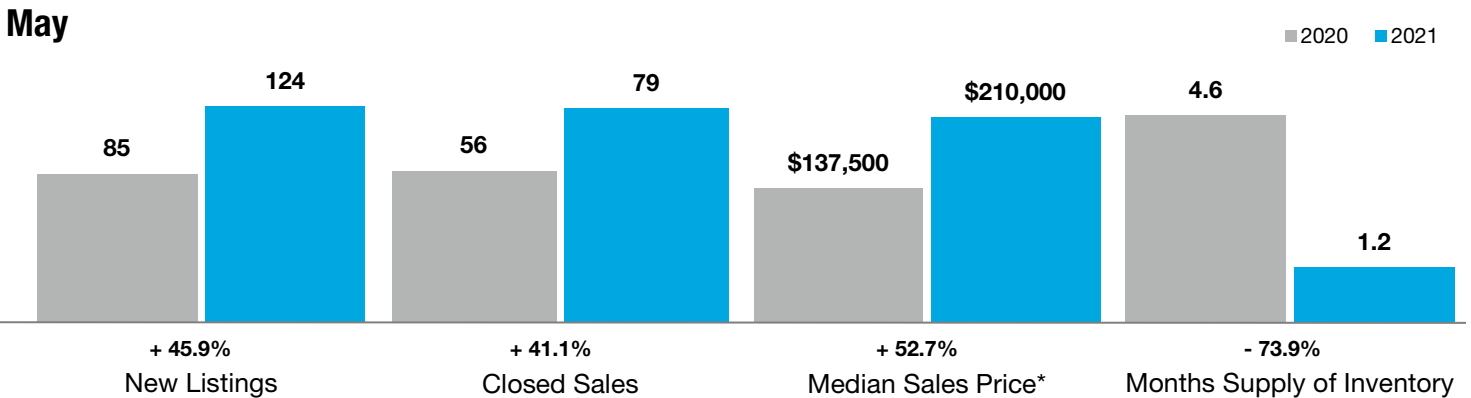


Rutherford County

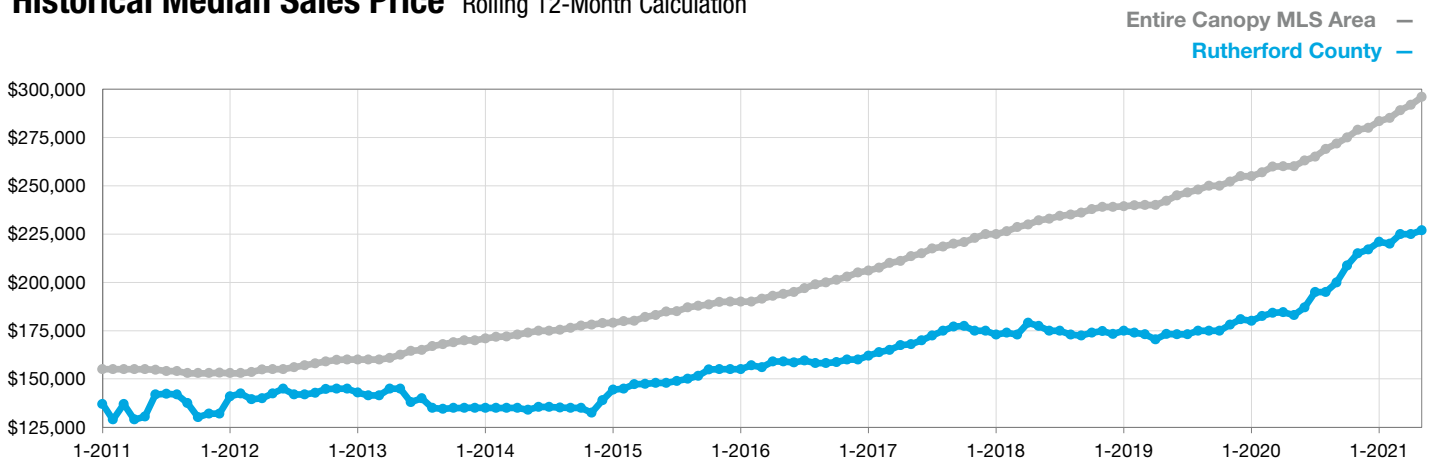
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	85	124	+ 45.9%	391	435	+ 11.3%
Pending Sales	81	98	+ 21.0%	312	428	+ 37.2%
Closed Sales	56	79	+ 41.1%	284	383	+ 34.9%
Median Sales Price*	\$137,500	\$210,000	+ 52.7%	\$175,000	\$225,000	+ 28.6%
Average Sales Price*	\$201,923	\$266,825	+ 32.1%	\$235,450	\$277,762	+ 18.0%
Percent of Original List Price Received*	95.4%	95.5%	+ 0.1%	92.4%	96.0%	+ 3.9%
List to Close	115	102	- 11.3%	142	95	- 33.1%
Days on Market Until Sale	59	57	- 3.4%	90	52	- 42.2%
Cumulative Days on Market Until Sale	84	68	- 19.0%	115	63	- 45.2%
Average List Price	\$312,758	\$377,918	+ 20.8%	\$290,086	\$326,375	+ 12.5%
Inventory of Homes for Sale	284	105	- 63.0%	--	--	--
Months Supply of Inventory	4.6	1.2	- 73.9%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2021

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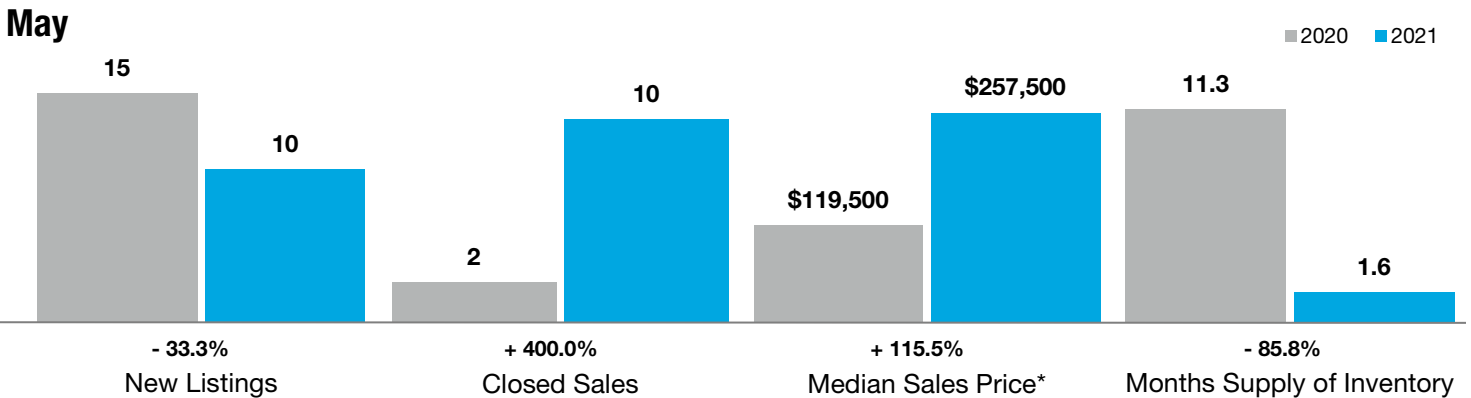


Swain County

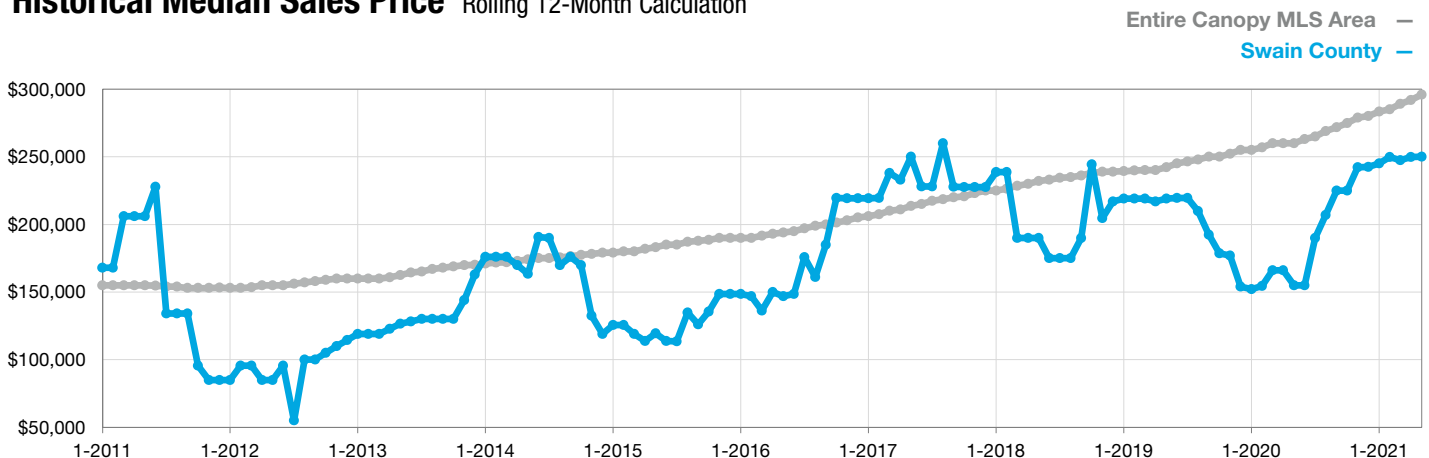
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	15	10	- 33.3%	31	33	+ 6.5%
Pending Sales	12	8	- 33.3%	22	38	+ 72.7%
Closed Sales	2	10	+ 400.0%	16	38	+ 137.5%
Median Sales Price*	\$119,500	\$257,500	+ 115.5%	\$180,000	\$245,000	+ 36.1%
Average Sales Price*	\$119,500	\$308,400	+ 158.1%	\$245,203	\$332,121	+ 35.4%
Percent of Original List Price Received*	96.5%	94.0%	- 2.6%	91.9%	93.9%	+ 2.2%
List to Close	107	96	- 10.3%	140	139	- 0.7%
Days on Market Until Sale	39	30	- 23.1%	82	76	- 7.3%
Cumulative Days on Market Until Sale	39	39	0.0%	104	84	- 19.2%
Average List Price	\$249,480	\$369,490	+ 48.1%	\$329,706	\$346,502	+ 5.1%
Inventory of Homes for Sale	45	12	- 73.3%	--	--	--
Months Supply of Inventory	11.3	1.6	- 85.8%	--	--	--

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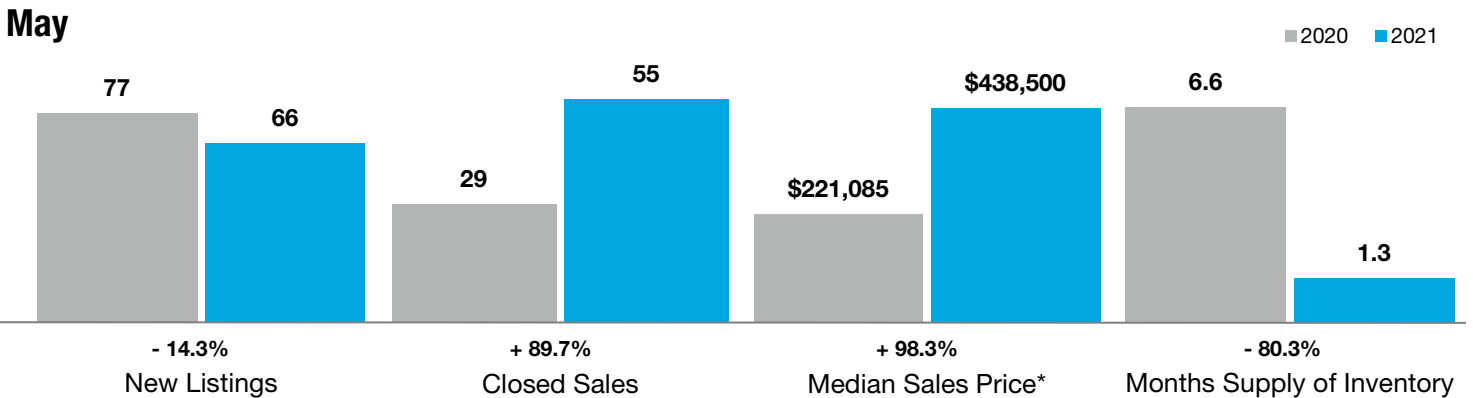


Transylvania County

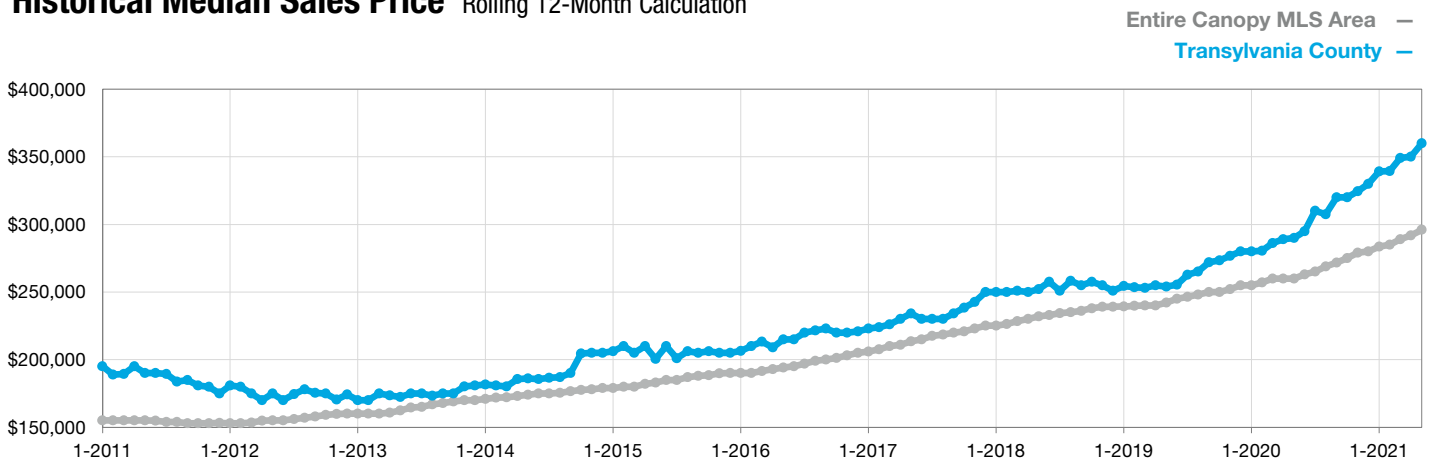
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	77	66	- 14.3%	293	319	+ 8.9%
Pending Sales	57	76	+ 33.3%	204	328	+ 60.8%
Closed Sales	29	55	+ 89.7%	164	311	+ 89.6%
Median Sales Price*	\$221,085	\$438,500	+ 98.3%	\$289,000	\$375,000	+ 29.8%
Average Sales Price*	\$262,660	\$583,602	+ 122.2%	\$337,473	\$459,483	+ 36.2%
Percent of Original List Price Received*	94.7%	96.2%	+ 1.6%	91.6%	95.5%	+ 4.3%
List to Close	113	105	- 7.1%	173	121	- 30.1%
Days on Market Until Sale	62	52	- 16.1%	120	66	- 45.0%
Cumulative Days on Market Until Sale	101	42	- 58.4%	141	74	- 47.5%
Average List Price	\$493,365	\$561,949	+ 13.9%	\$440,871	\$574,297	+ 30.3%
Inventory of Homes for Sale	321	104	- 67.6%	--	--	--
Months Supply of Inventory	6.6	1.3	- 80.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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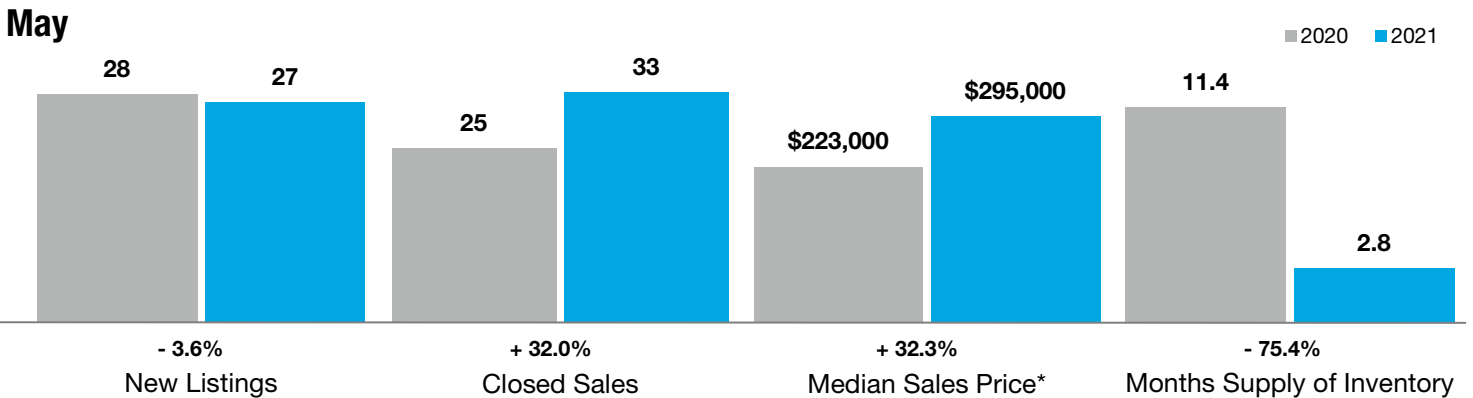


Yancey County

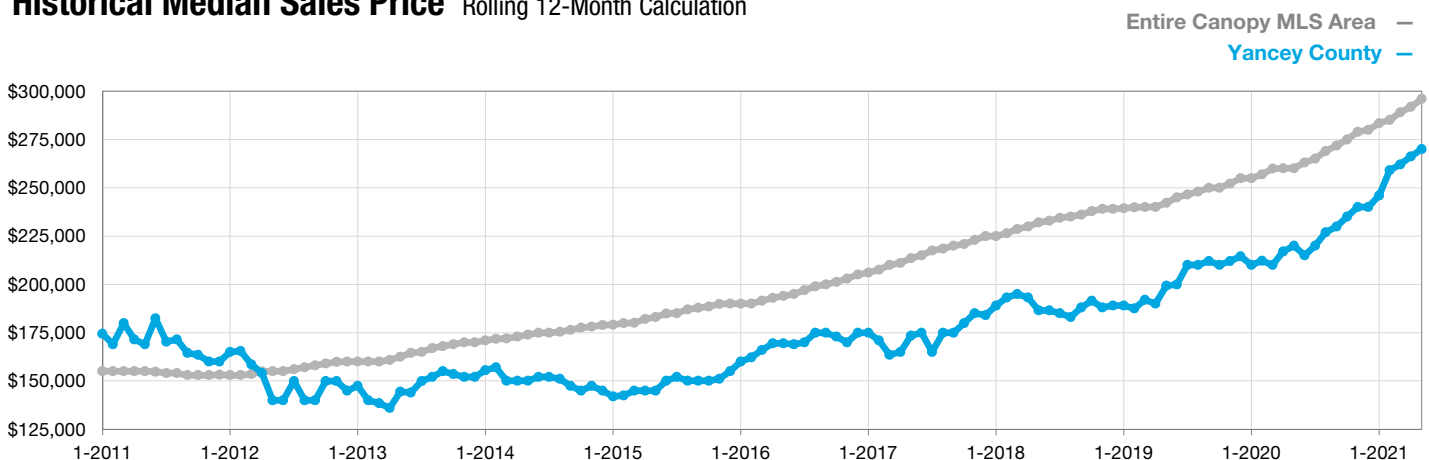
North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	28	27	- 3.6%	127	124	- 2.4%
Pending Sales	18	23	+ 27.8%	96	145	+ 51.0%
Closed Sales	25	33	+ 32.0%	90	138	+ 53.3%
Median Sales Price*	\$223,000	\$295,000	+ 32.3%	\$217,500	\$282,925	+ 30.1%
Average Sales Price*	\$243,745	\$329,706	+ 35.3%	\$233,299	\$345,045	+ 47.9%
Percent of Original List Price Received*	94.7%	93.7%	- 1.1%	91.5%	92.5%	+ 1.1%
List to Close	189	213	+ 12.7%	199	207	+ 4.0%
Days on Market Until Sale	174	174	0.0%	152	155	+ 2.0%
Cumulative Days on Market Until Sale	174	174	0.0%	177	162	- 8.5%
Average List Price	\$336,861	\$589,444	+ 75.0%	\$378,808	\$431,590	+ 13.9%
Inventory of Homes for Sale	246	94	- 61.8%	--	--	--
Months Supply of Inventory	11.4	2.8	- 75.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2021

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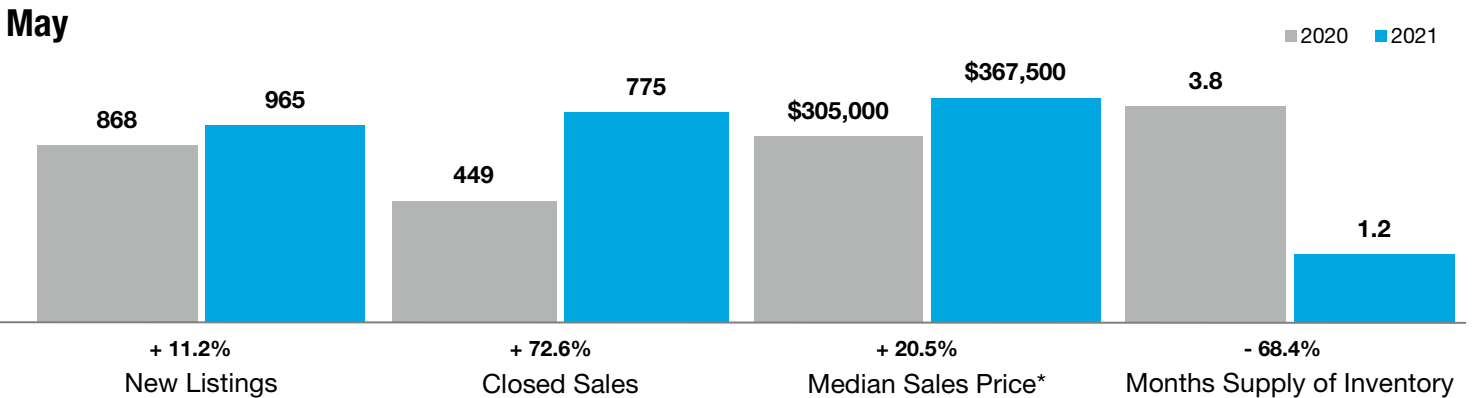


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	868	965	+ 11.2%	3,613	4,165	+ 15.3%
Pending Sales	769	936	+ 21.7%	2,916	4,100	+ 40.6%
Closed Sales	449	775	+ 72.6%	2,569	3,483	+ 35.6%
Median Sales Price*	\$305,000	\$367,500	+ 20.5%	\$292,400	\$350,000	+ 19.7%
Average Sales Price*	\$342,159	\$461,021	+ 34.7%	\$341,012	\$432,195	+ 26.7%
Percent of Original List Price Received*	96.0%	99.5%	+ 3.6%	94.6%	98.1%	+ 3.7%
List to Close	117	86	- 26.5%	124	99	- 20.2%
Days on Market Until Sale	60	35	- 41.7%	71	46	- 35.2%
Cumulative Days on Market Until Sale	69	38	- 44.9%	87	51	- 41.4%
Average List Price	\$443,071	\$495,988	+ 11.9%	\$407,320	\$477,147	+ 17.1%
Inventory of Homes for Sale	2,376	996	- 58.1%	--	--	--
Months Supply of Inventory	3.8	1.2	- 68.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

