

Local Market Update for April 2022

A research tool provided by the Canopy Realtor® Association
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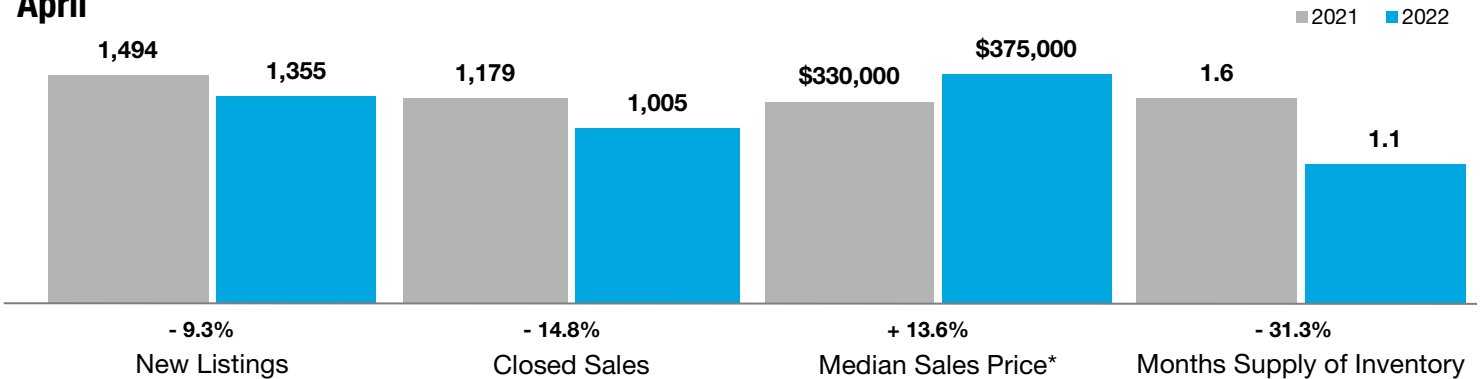
Asheville Region

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

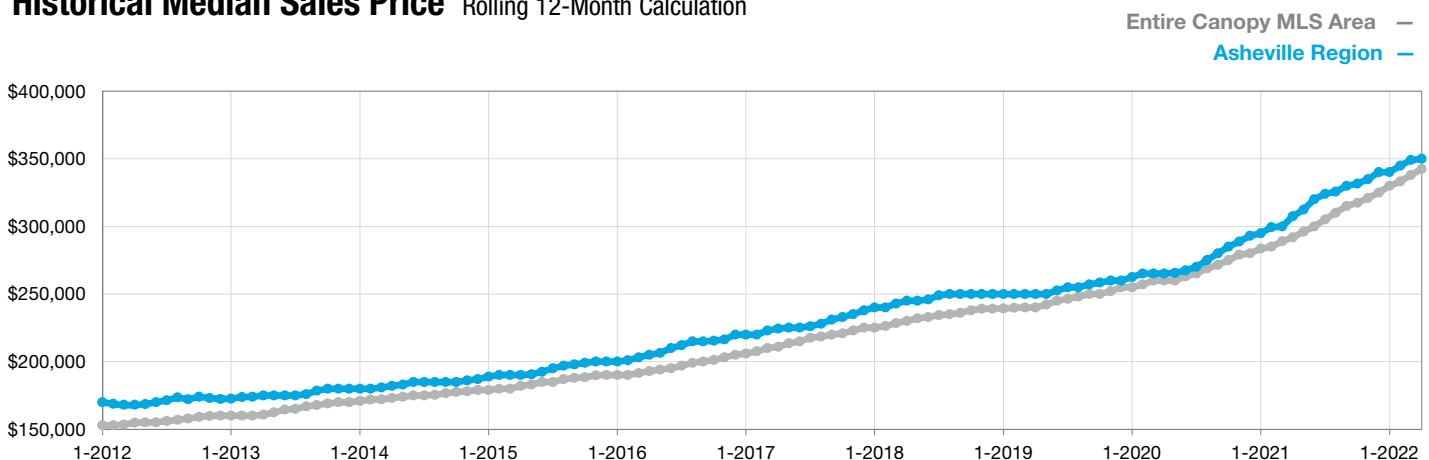
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	1,494	1,355	- 9.3%	4,789	4,364	- 8.9%
Pending Sales	1,306	1,191	- 8.8%	4,724	4,183	- 11.5%
Closed Sales	1,179	1,005	- 14.8%	4,159	3,824	- 8.1%
Median Sales Price*	\$330,000	\$375,000	+ 13.6%	\$319,000	\$360,000	+ 12.9%
Average Sales Price*	\$408,807	\$448,559	+ 9.7%	\$387,733	\$435,946	+ 12.4%
Percent of Original List Price Received*	98.3%	100.7%	+ 2.4%	97.0%	98.7%	+ 1.8%
List to Close	100	79	- 21.0%	108	90	- 16.7%
Days on Market Until Sale	48	29	- 39.6%	54	35	- 35.2%
Cumulative Days on Market Until Sale	54	29	- 46.3%	61	37	- 39.3%
Average List Price	\$465,696	\$536,175	+ 15.1%	\$437,729	\$486,886	+ 11.2%
Inventory of Homes for Sale	1,995	1,276	- 36.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation



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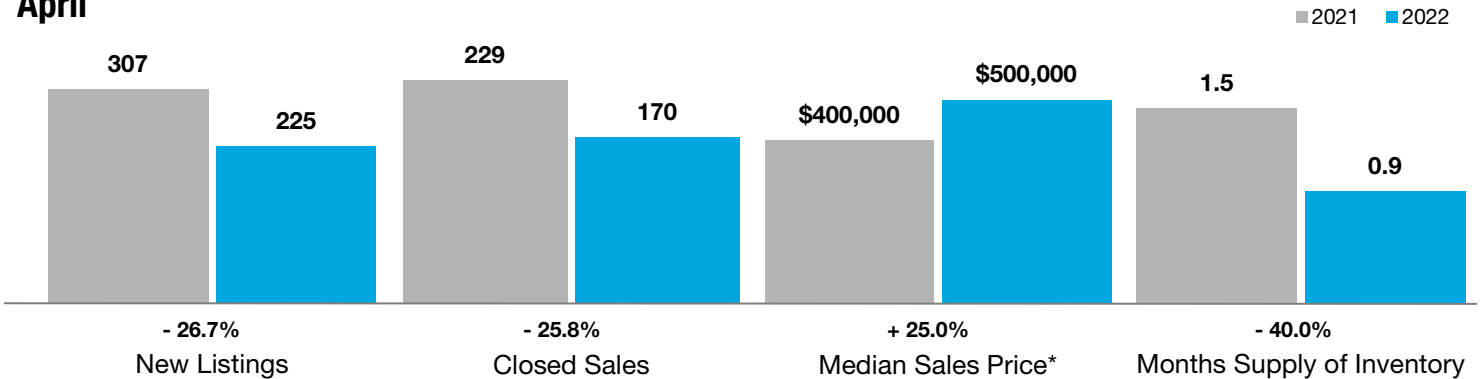
City of Asheville

North Carolina

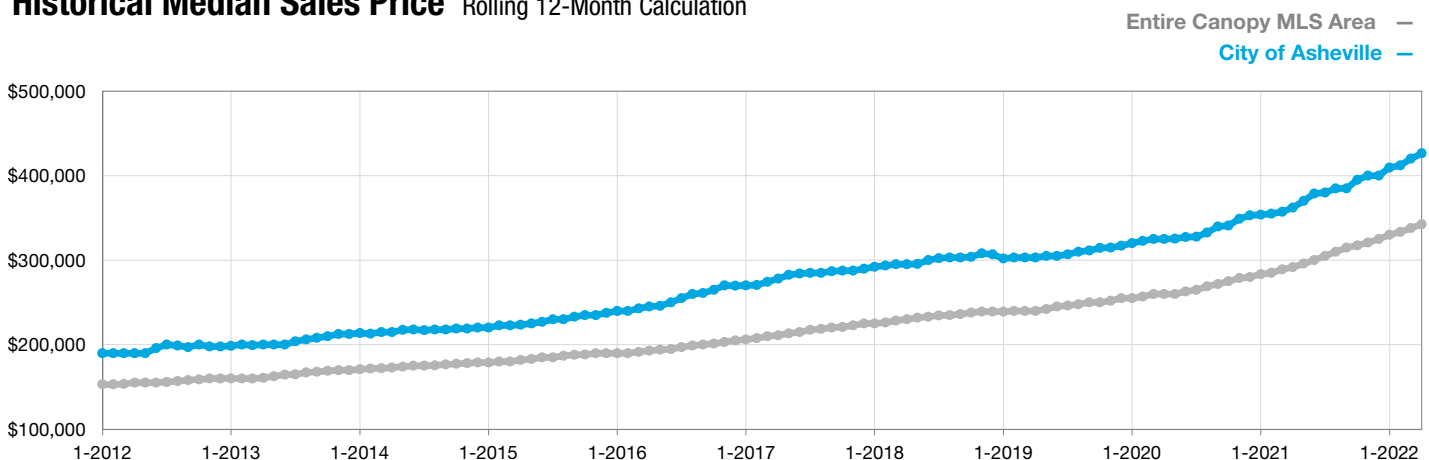
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	307	225	- 26.7%	925	722	- 21.9%
Pending Sales	255	208	- 18.4%	928	699	- 24.7%
Closed Sales	229	170	- 25.8%	797	658	- 17.4%
Median Sales Price*	\$400,000	\$500,000	+ 25.0%	\$370,000	\$450,000	+ 21.6%
Average Sales Price*	\$528,801	\$609,662	+ 15.3%	\$486,899	\$563,860	+ 15.8%
Percent of Original List Price Received*	98.7%	103.0%	+ 4.4%	97.7%	100.4%	+ 2.8%
List to Close	88	67	- 23.9%	101	81	- 19.8%
Days on Market Until Sale	40	27	- 32.5%	48	33	- 31.3%
Cumulative Days on Market Until Sale	42	27	- 35.7%	54	34	- 37.0%
Average List Price	\$586,113	\$675,524	+ 15.3%	\$578,333	\$638,899	+ 10.5%
Inventory of Homes for Sale	351	185	- 47.3%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

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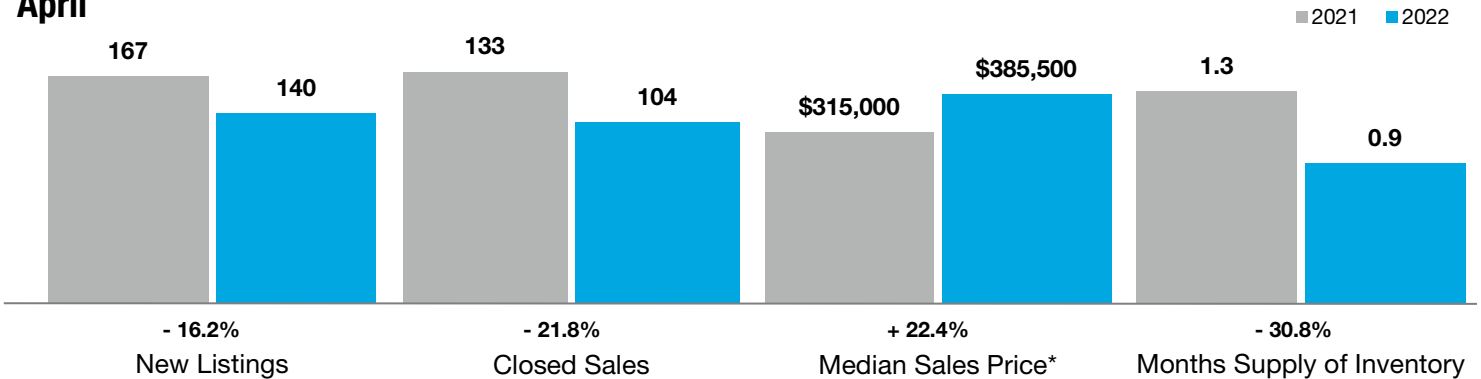
City of Hendersonville

North Carolina

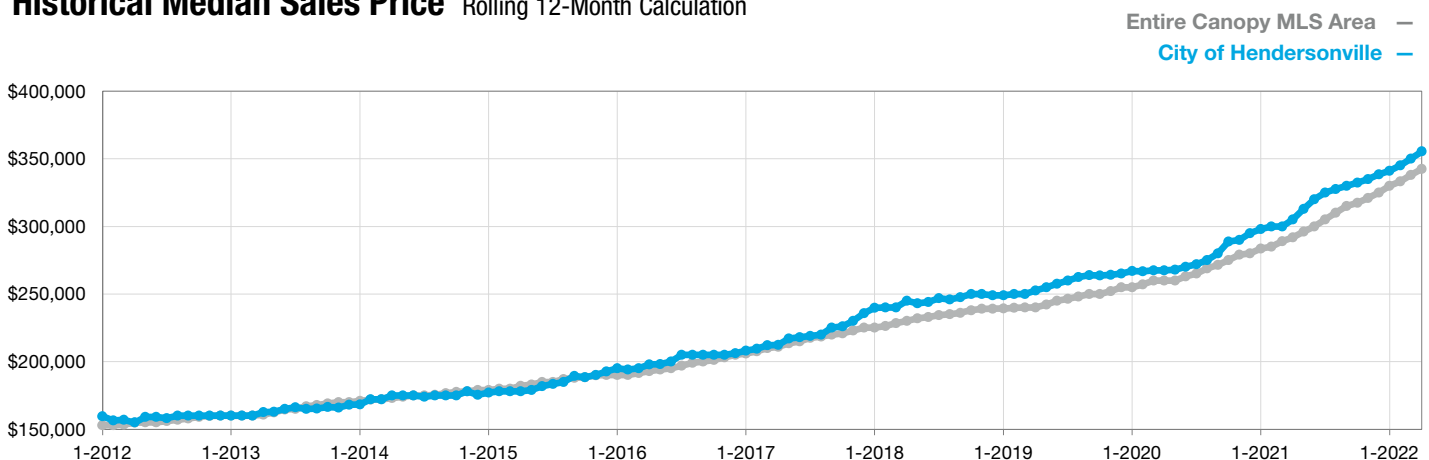
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	167	140	- 16.2%	518	436	- 15.8%
Pending Sales	153	117	- 23.5%	524	415	- 20.8%
Closed Sales	133	104	- 21.8%	428	400	- 6.5%
Median Sales Price*	\$315,000	\$385,500	+ 22.4%	\$313,950	\$367,875	+ 17.2%
Average Sales Price*	\$372,894	\$422,039	+ 13.2%	\$359,733	\$427,548	+ 18.9%
Percent of Original List Price Received*	99.2%	102.7%	+ 3.5%	98.0%	100.8%	+ 2.9%
List to Close	94	71	- 24.5%	99	85	- 14.1%
Days on Market Until Sale	42	16	- 61.9%	47	25	- 46.8%
Cumulative Days on Market Until Sale	51	17	- 66.7%	56	29	- 48.2%
Average List Price	\$428,661	\$527,997	+ 23.2%	\$380,860	\$458,642	+ 20.4%
Inventory of Homes for Sale	169	104	- 38.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

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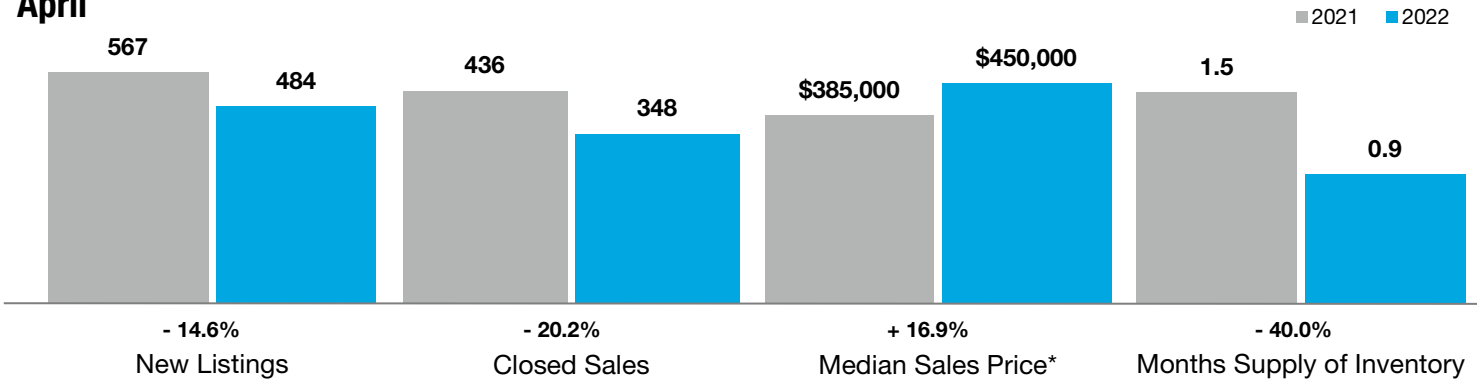
Buncombe County

North Carolina

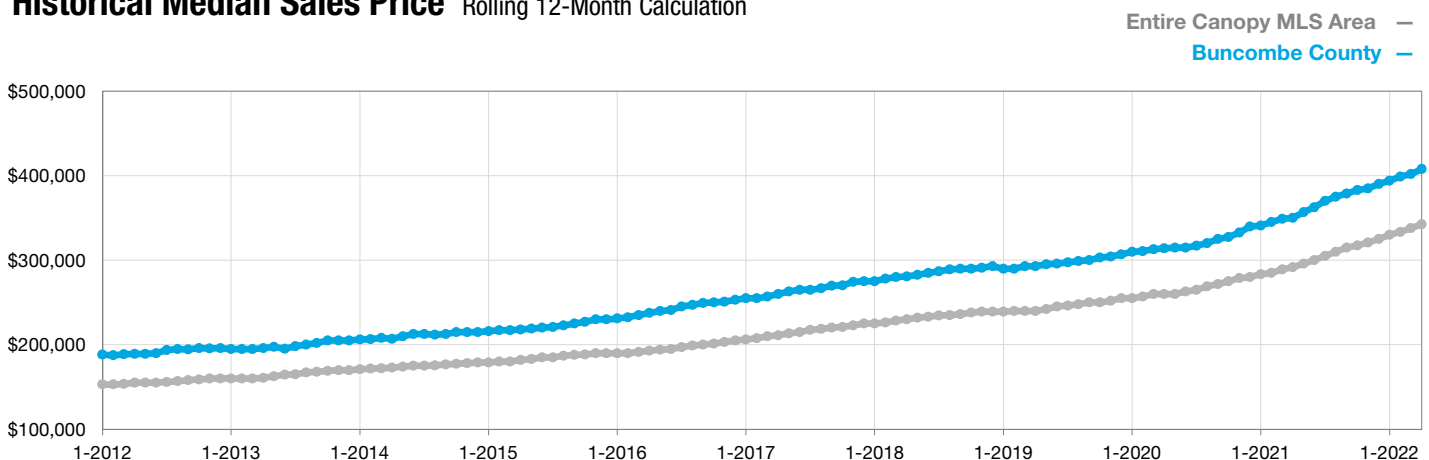
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	567	484	- 14.6%	1,758	1,537	- 12.6%
Pending Sales	477	426	- 10.7%	1,735	1,522	- 12.3%
Closed Sales	436	348	- 20.2%	1,519	1,366	- 10.1%
Median Sales Price*	\$385,000	\$450,000	+ 16.9%	\$365,000	\$425,000	+ 16.4%
Average Sales Price*	\$493,698	\$567,274	+ 14.9%	\$467,274	\$528,398	+ 13.1%
Percent of Original List Price Received*	99.0%	102.3%	+ 3.3%	97.8%	99.8%	+ 2.0%
List to Close	98	74	- 24.5%	104	89	- 14.4%
Days on Market Until Sale	46	27	- 41.3%	49	32	- 34.7%
Cumulative Days on Market Until Sale	49	27	- 44.9%	55	33	- 40.0%
Average List Price	\$563,683	\$639,347	+ 13.4%	\$536,484	\$593,270	+ 10.6%
Inventory of Homes for Sale	664	385	- 42.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

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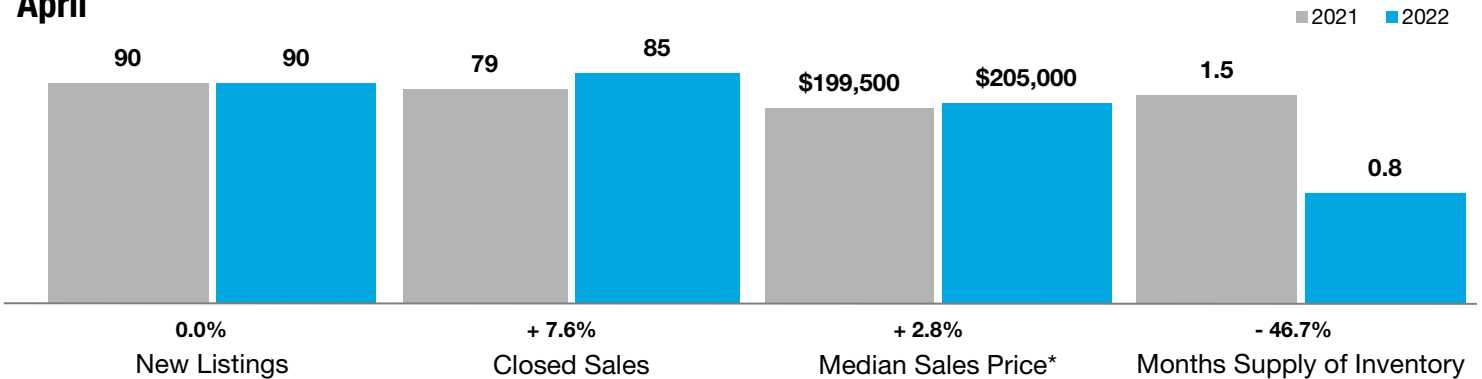
Burke County

North Carolina

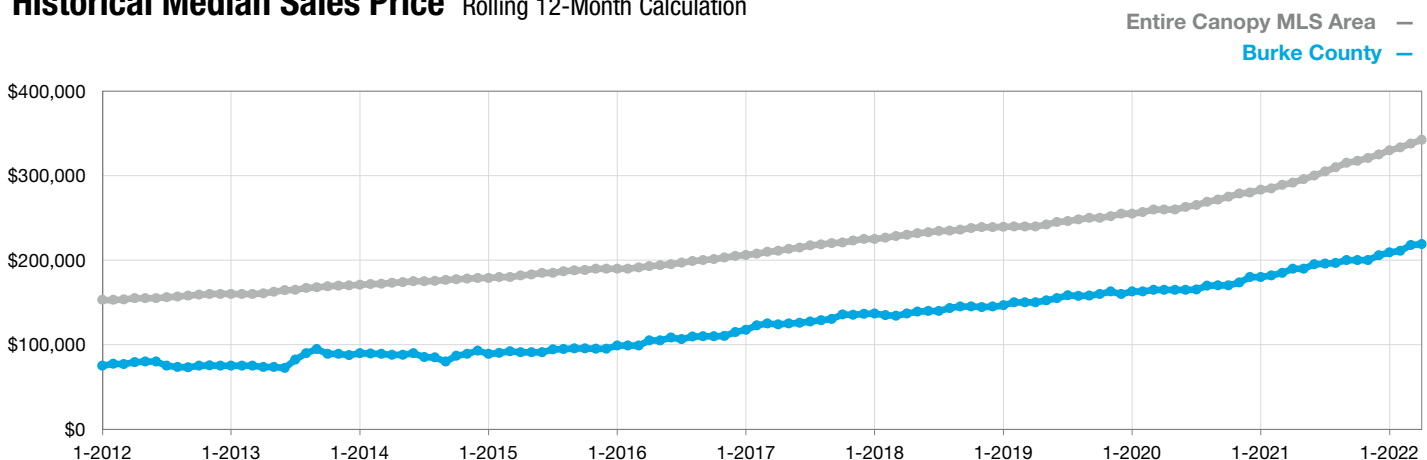
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	90	90	0.0%	318	330	+ 3.8%
Pending Sales	77	95	+ 23.4%	316	335	+ 6.0%
Closed Sales	79	85	+ 7.6%	288	302	+ 4.9%
Median Sales Price*	\$199,500	\$205,000	+ 2.8%	\$190,000	\$220,000	+ 15.8%
Average Sales Price*	\$259,794	\$249,924	- 3.8%	\$231,256	\$250,103	+ 8.1%
Percent of Original List Price Received*	98.0%	100.8%	+ 2.9%	97.8%	97.9%	+ 0.1%
List to Close	75	78	+ 4.0%	82	87	+ 6.1%
Days on Market Until Sale	25	29	+ 16.0%	31	34	+ 9.7%
Cumulative Days on Market Until Sale	31	27	- 12.9%	36	32	- 11.1%
Average List Price	\$285,608	\$285,054	- 0.2%	\$252,642	\$288,783	+ 14.3%
Inventory of Homes for Sale	106	66	- 37.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

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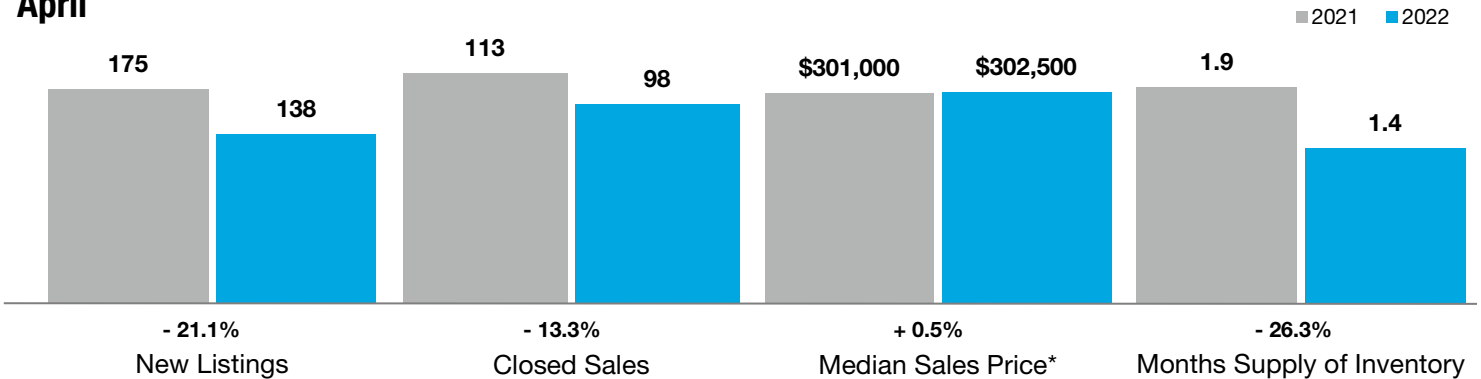
Haywood County

North Carolina

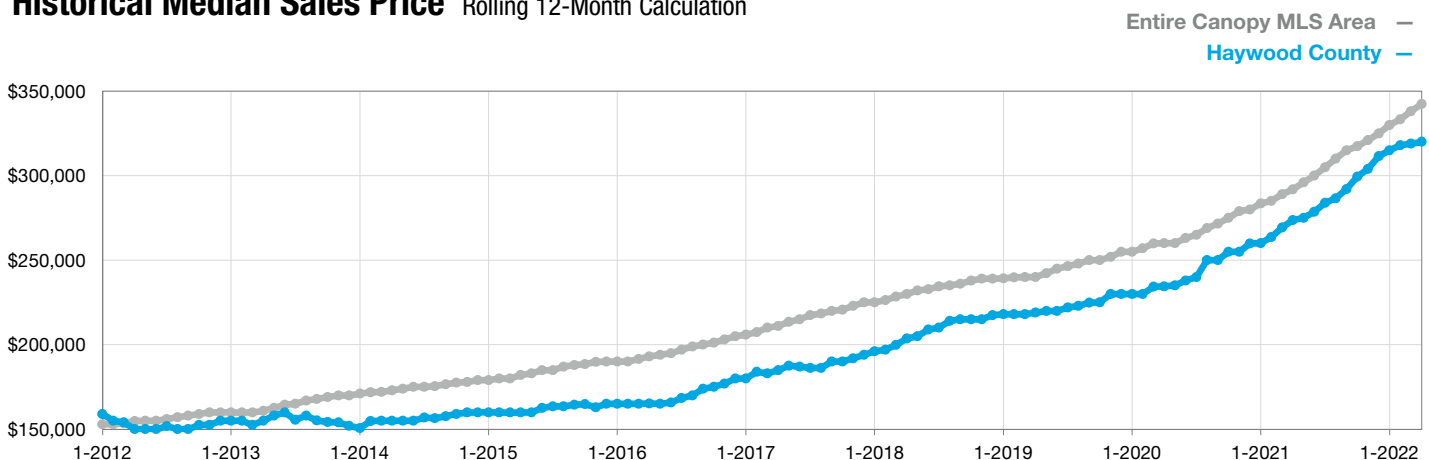
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	175	138	- 21.1%	503	417	- 17.1%
Pending Sales	146	109	- 25.3%	455	377	- 17.1%
Closed Sales	113	98	- 13.3%	387	369	- 4.7%
Median Sales Price*	\$301,000	\$302,500	+ 0.5%	\$295,000	\$323,000	+ 9.5%
Average Sales Price*	\$345,423	\$366,883	+ 6.2%	\$339,920	\$370,969	+ 9.1%
Percent of Original List Price Received*	99.0%	99.5%	+ 0.5%	96.3%	97.8%	+ 1.6%
List to Close	95	76	- 20.0%	100	89	- 11.0%
Days on Market Until Sale	43	34	- 20.9%	46	38	- 17.4%
Cumulative Days on Market Until Sale	52	35	- 32.7%	50	41	- 18.0%
Average List Price	\$364,600	\$454,571	+ 24.7%	\$369,226	\$394,638	+ 6.9%
Inventory of Homes for Sale	234	154	- 34.2%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

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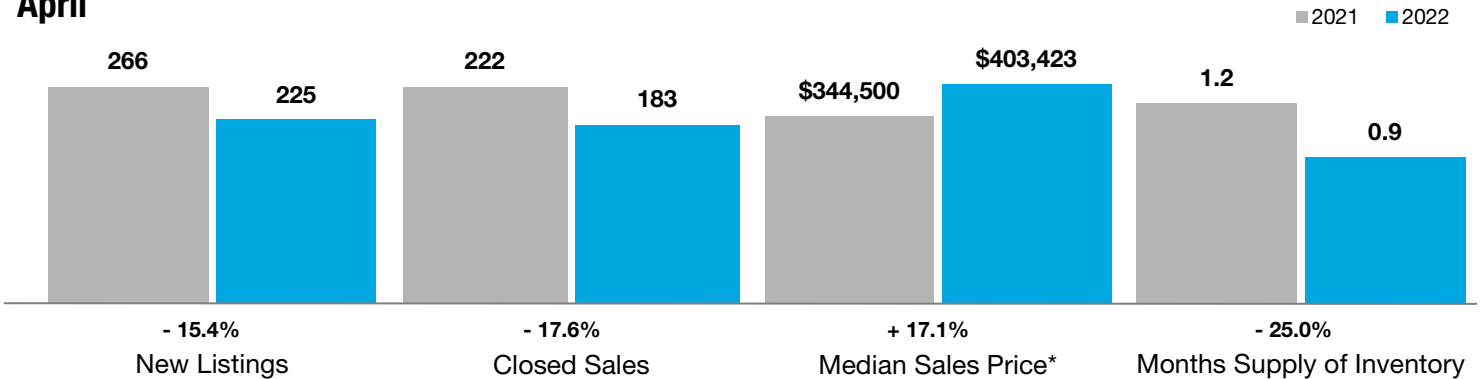
Henderson County

North Carolina

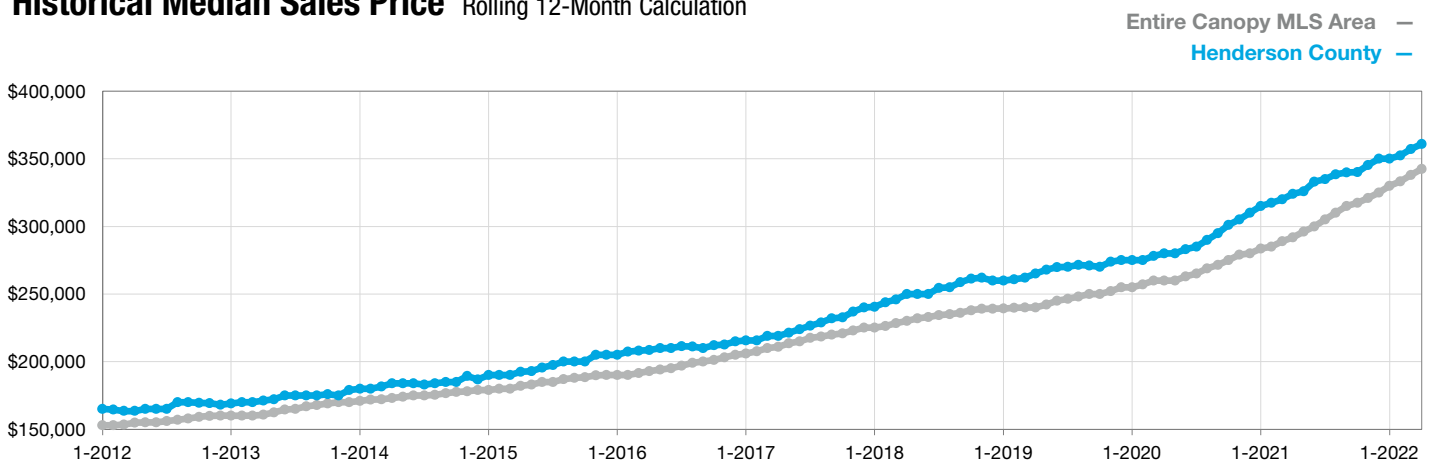
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	266	225	- 15.4%	868	738	- 15.0%
Pending Sales	248	195	- 21.4%	876	703	- 19.7%
Closed Sales	222	183	- 17.6%	705	673	- 4.5%
Median Sales Price*	\$344,500	\$403,423	+ 17.1%	\$333,826	\$375,000	+ 12.3%
Average Sales Price*	\$397,263	\$444,161	+ 11.8%	\$384,222	\$425,813	+ 10.8%
Percent of Original List Price Received*	99.9%	102.2%	+ 2.3%	98.3%	100.6%	+ 2.3%
List to Close	93	73	- 21.5%	96	85	- 11.5%
Days on Market Until Sale	41	16	- 61.0%	47	26	- 44.7%
Cumulative Days on Market Until Sale	50	17	- 66.0%	55	29	- 47.3%
Average List Price	\$433,278	\$573,900	+ 32.5%	\$403,486	\$487,374	+ 20.8%
Inventory of Homes for Sale	270	182	- 32.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

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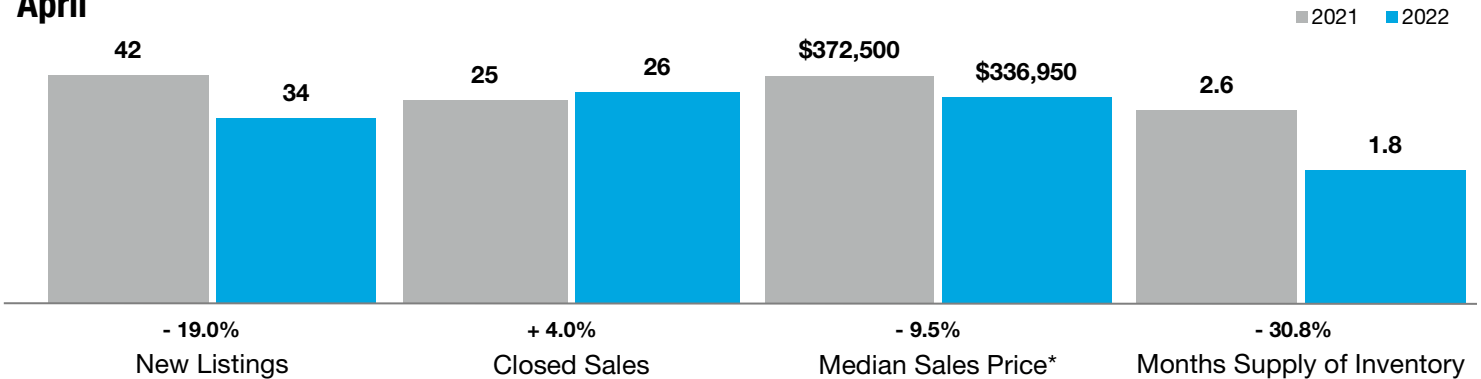
Jackson County

North Carolina

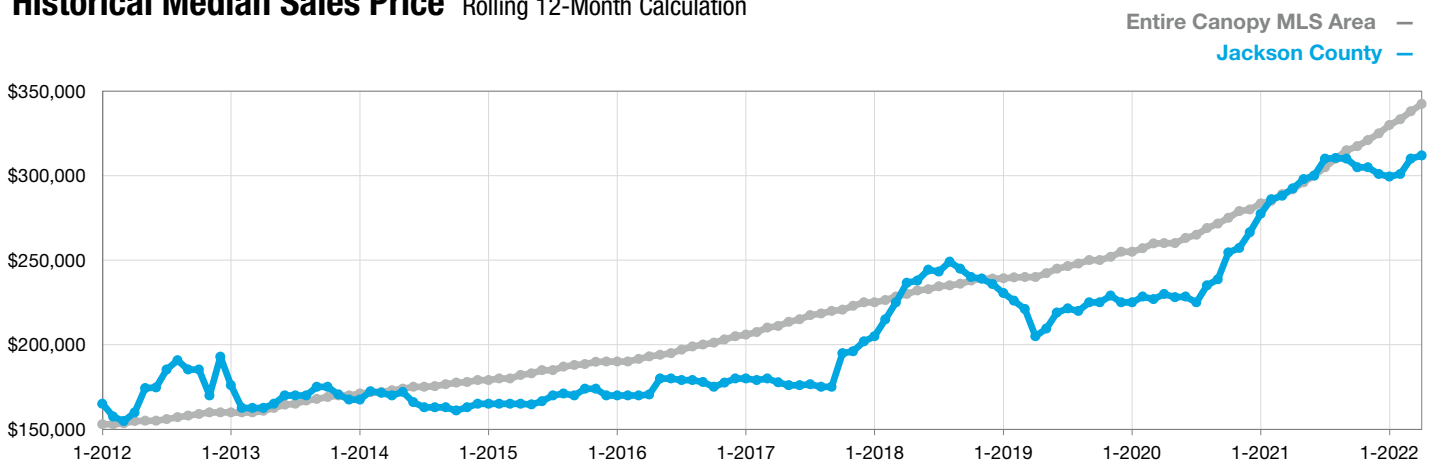
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	42	34	- 19.0%	128	109	- 14.8%
Pending Sales	32	27	- 15.6%	121	99	- 18.2%
Closed Sales	25	26	+ 4.0%	119	88	- 26.1%
Median Sales Price*	\$372,500	\$336,950	- 9.5%	\$296,500	\$330,500	+ 11.5%
Average Sales Price*	\$440,924	\$452,304	+ 2.6%	\$369,914	\$425,997	+ 15.2%
Percent of Original List Price Received*	98.2%	96.7%	- 1.5%	95.7%	96.5%	+ 0.8%
List to Close	121	87	- 28.1%	151	95	- 37.1%
Days on Market Until Sale	71	49	- 31.0%	95	46	- 51.6%
Cumulative Days on Market Until Sale	78	51	- 34.6%	107	47	- 56.1%
Average List Price	\$527,487	\$563,906	+ 6.9%	\$420,401	\$522,603	+ 24.3%
Inventory of Homes for Sale	84	47	- 44.0%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

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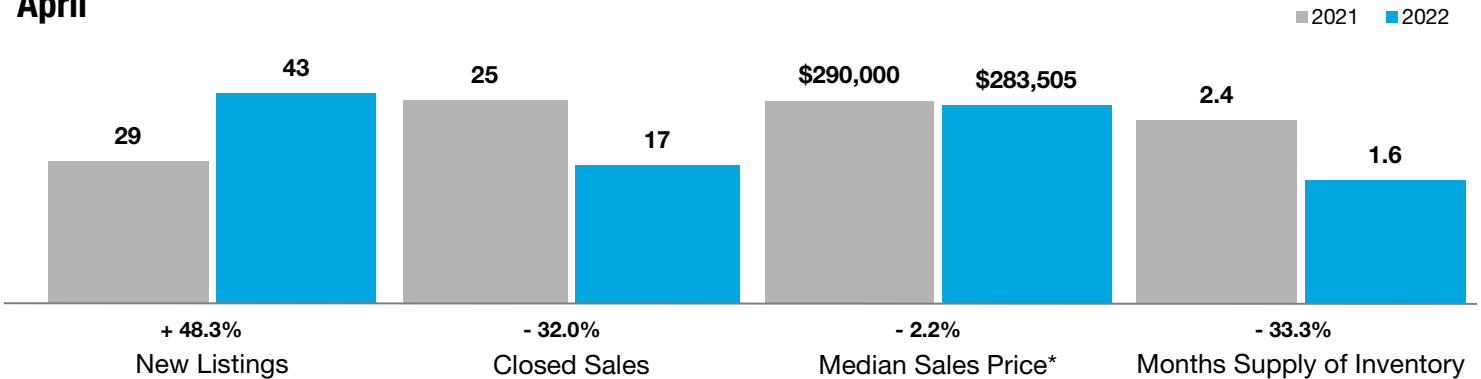
Madison County

North Carolina

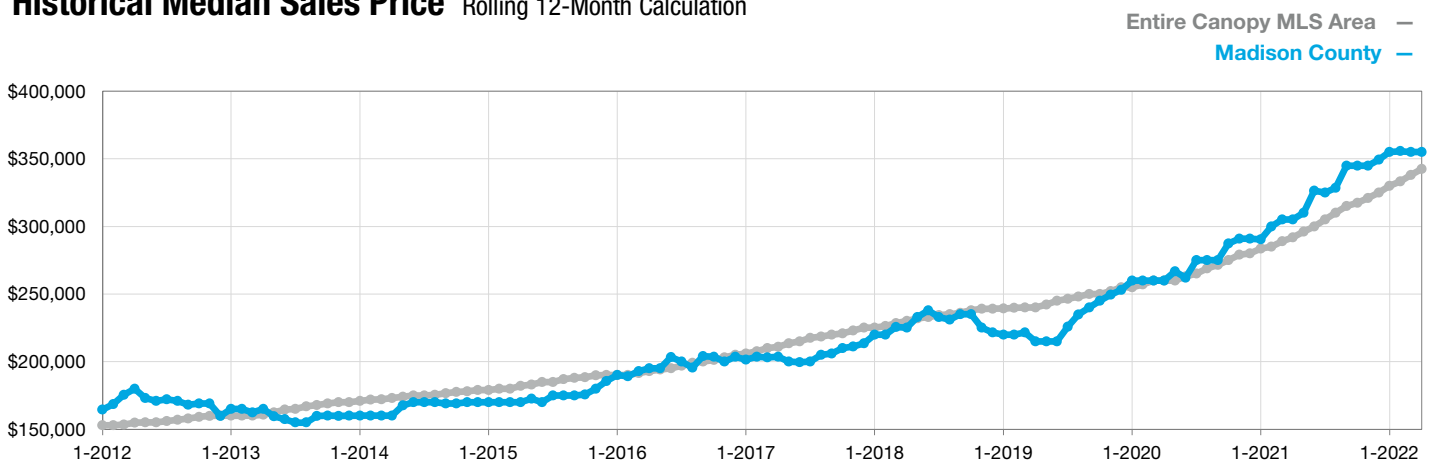
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	29	43	+ 48.3%	107	117	+ 9.3%
Pending Sales	21	38	+ 81.0%	95	111	+ 16.8%
Closed Sales	25	17	- 32.0%	99	96	- 3.0%
Median Sales Price*	\$290,000	\$283,505	- 2.2%	\$311,834	\$343,500	+ 10.2%
Average Sales Price*	\$357,309	\$299,624	- 16.1%	\$368,906	\$402,986	+ 9.2%
Percent of Original List Price Received*	99.0%	96.6%	- 2.4%	97.0%	97.1%	+ 0.1%
List to Close	96	106	+ 10.4%	128	118	- 7.8%
Days on Market Until Sale	38	30	- 21.1%	74	52	- 29.7%
Cumulative Days on Market Until Sale	40	29	- 27.5%	69	53	- 23.2%
Average List Price	\$392,832	\$493,788	+ 25.7%	\$397,159	\$443,652	+ 11.7%
Inventory of Homes for Sale	65	46	- 29.2%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--

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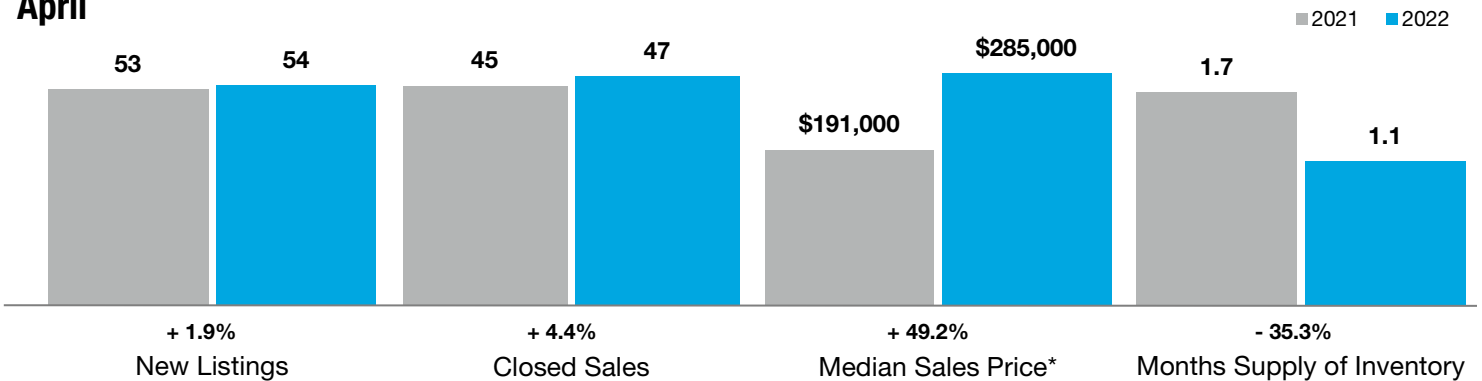
McDowell County

North Carolina

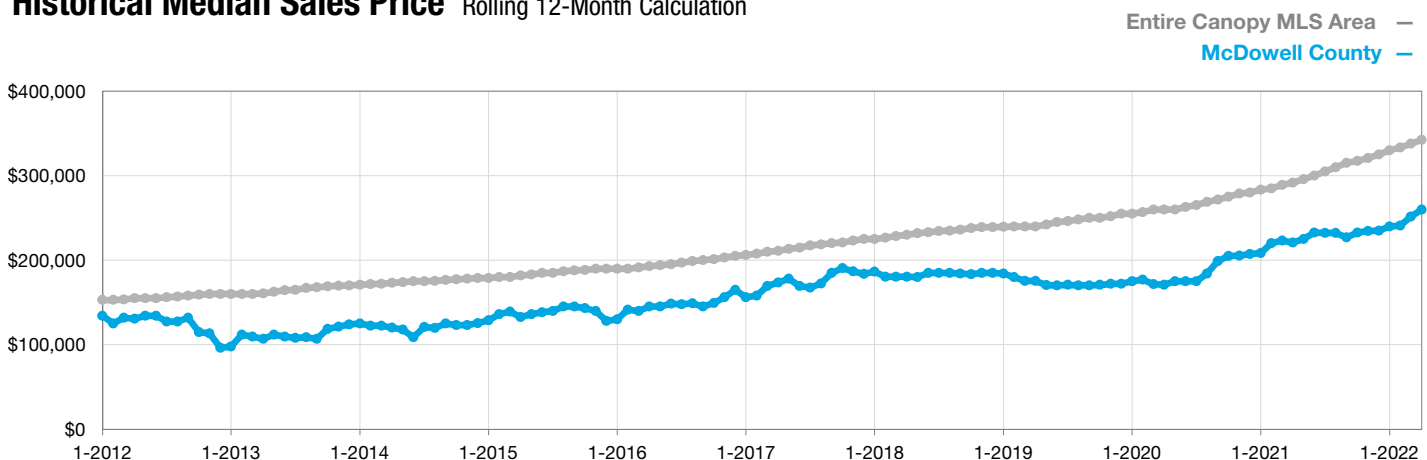
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	53	54	+ 1.9%	184	169	- 8.2%
Pending Sales	59	46	- 22.0%	184	175	- 4.9%
Closed Sales	45	47	+ 4.4%	157	154	- 1.9%
Median Sales Price*	\$191,000	\$285,000	+ 49.2%	\$200,000	\$291,500	+ 45.8%
Average Sales Price*	\$272,436	\$365,182	+ 34.0%	\$256,613	\$405,074	+ 57.9%
Percent of Original List Price Received*	98.1%	99.2%	+ 1.1%	96.5%	96.6%	+ 0.1%
List to Close	94	96	+ 2.1%	101	107	+ 5.9%
Days on Market Until Sale	35	39	+ 11.4%	46	48	+ 4.3%
Cumulative Days on Market Until Sale	44	39	- 11.4%	55	54	- 1.8%
Average List Price	\$309,667	\$512,222	+ 65.4%	\$284,066	\$404,302	+ 42.3%
Inventory of Homes for Sale	73	48	- 34.2%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

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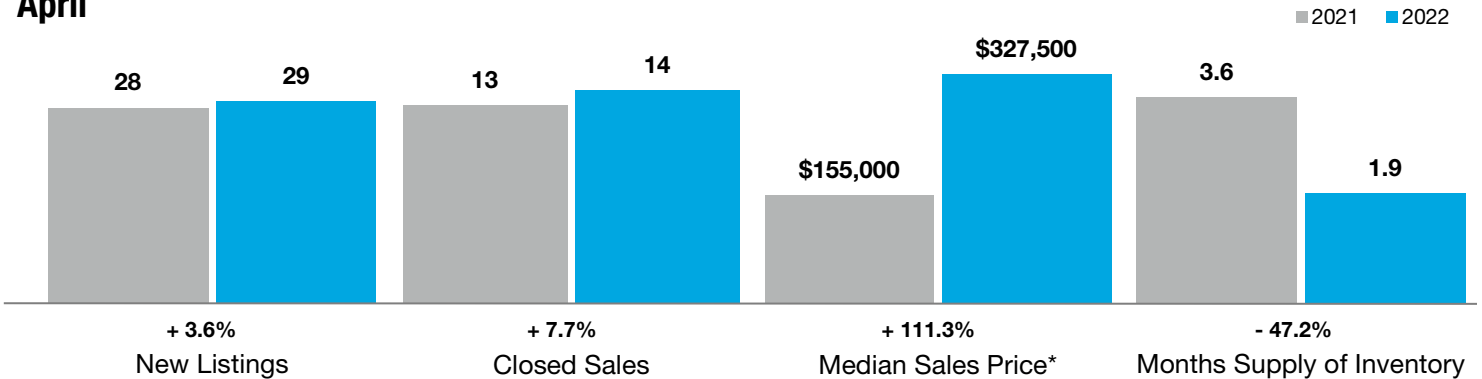
Mitchell County

North Carolina

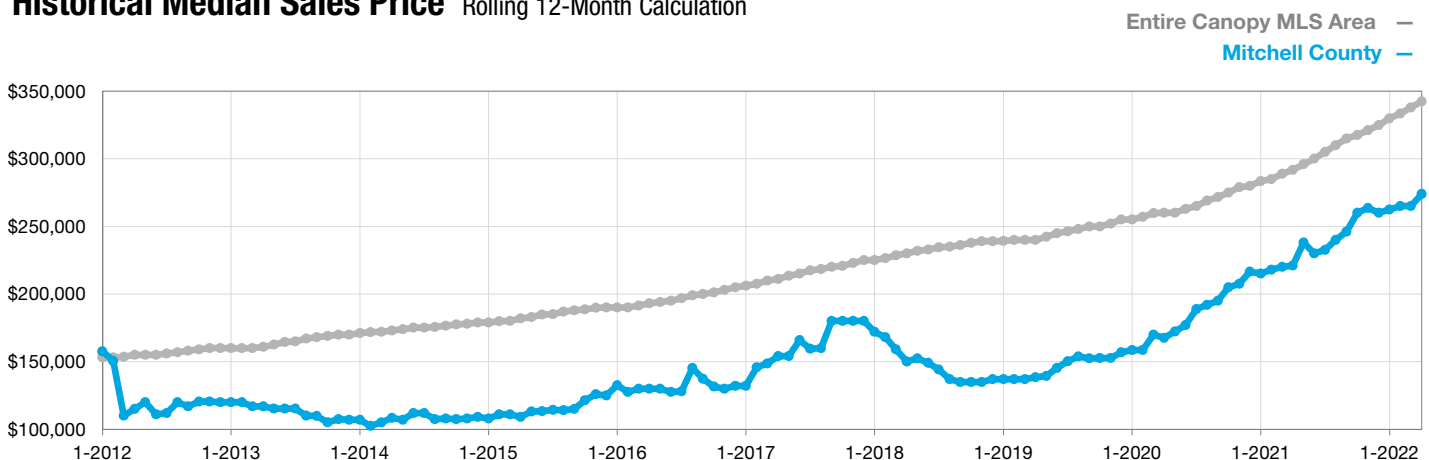
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	28	29	+ 3.6%	72	76	+ 5.6%
Pending Sales	17	22	+ 29.4%	64	64	0.0%
Closed Sales	13	14	+ 7.7%	62	58	- 6.5%
Median Sales Price*	\$155,000	\$327,500	+ 111.3%	\$207,500	\$265,000	+ 27.7%
Average Sales Price*	\$290,500	\$328,771	+ 13.2%	\$251,303	\$308,538	+ 22.8%
Percent of Original List Price Received*	84.4%	97.6%	+ 15.6%	88.0%	94.7%	+ 7.6%
List to Close	182	141	- 22.5%	186	134	- 28.0%
Days on Market Until Sale	106	86	- 18.9%	118	72	- 39.0%
Cumulative Days on Market Until Sale	106	89	- 16.0%	139	74	- 46.8%
Average List Price	\$302,076	\$317,531	+ 5.1%	\$321,151	\$323,368	+ 0.7%
Inventory of Homes for Sale	68	35	- 48.5%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--

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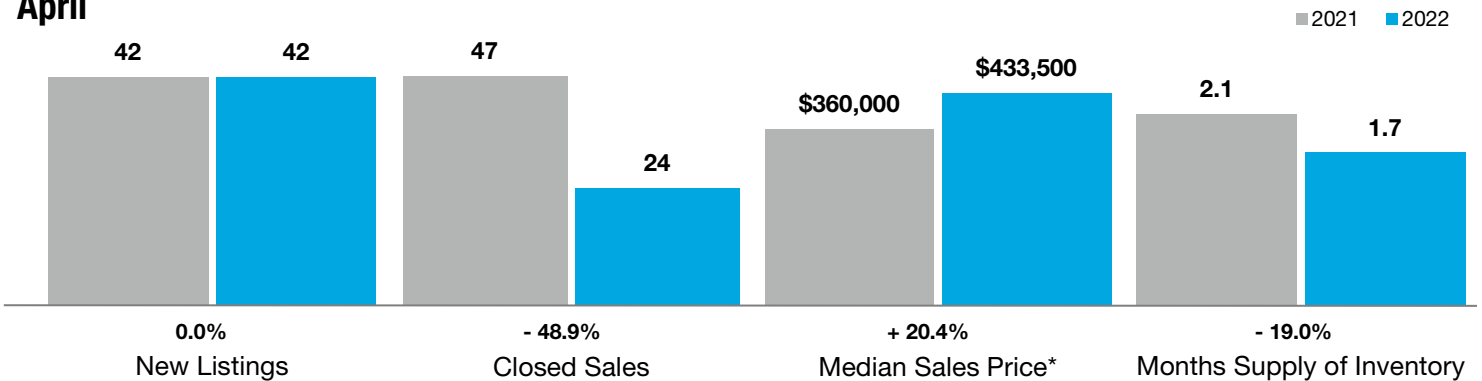
Polk County

North Carolina

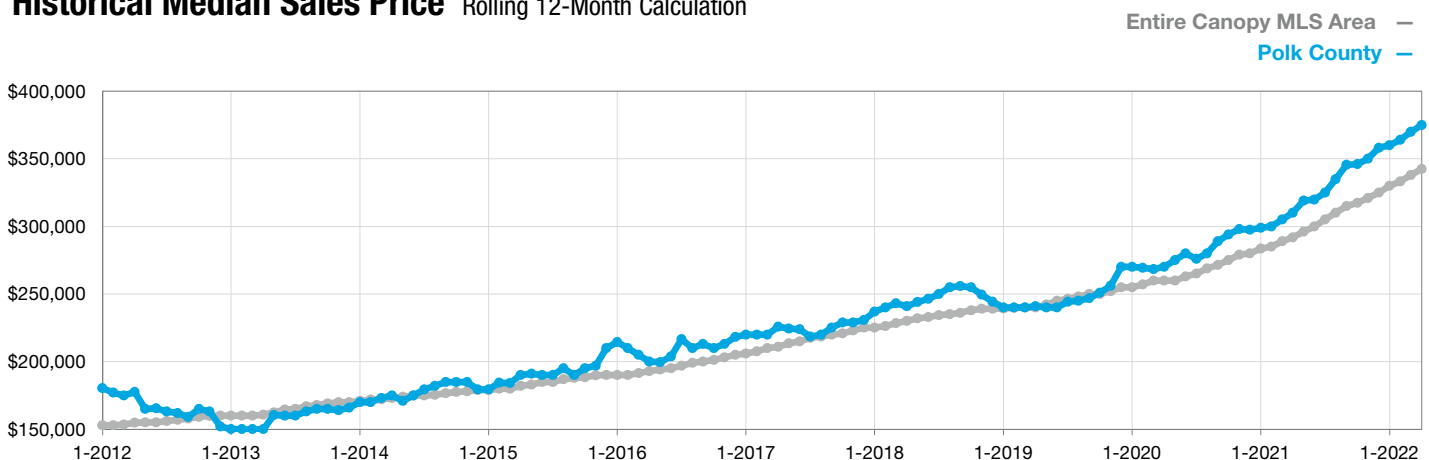
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	42	42	0.0%	157	135	- 14.0%
Pending Sales	39	35	- 10.3%	142	117	- 17.6%
Closed Sales	47	24	- 48.9%	126	104	- 17.5%
Median Sales Price*	\$360,000	\$433,500	+ 20.4%	\$329,495	\$411,000	+ 24.7%
Average Sales Price*	\$453,454	\$420,375	- 7.3%	\$423,777	\$511,536	+ 20.7%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	95.9%	95.0%	- 0.9%
List to Close	119	108	- 9.2%	118	99	- 16.1%
Days on Market Until Sale	68	56	- 17.6%	63	50	- 20.6%
Cumulative Days on Market Until Sale	74	69	- 6.8%	62	56	- 9.7%
Average List Price	\$492,289	\$659,643	+ 34.0%	\$508,322	\$608,926	+ 19.8%
Inventory of Homes for Sale	84	59	- 29.8%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2022

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



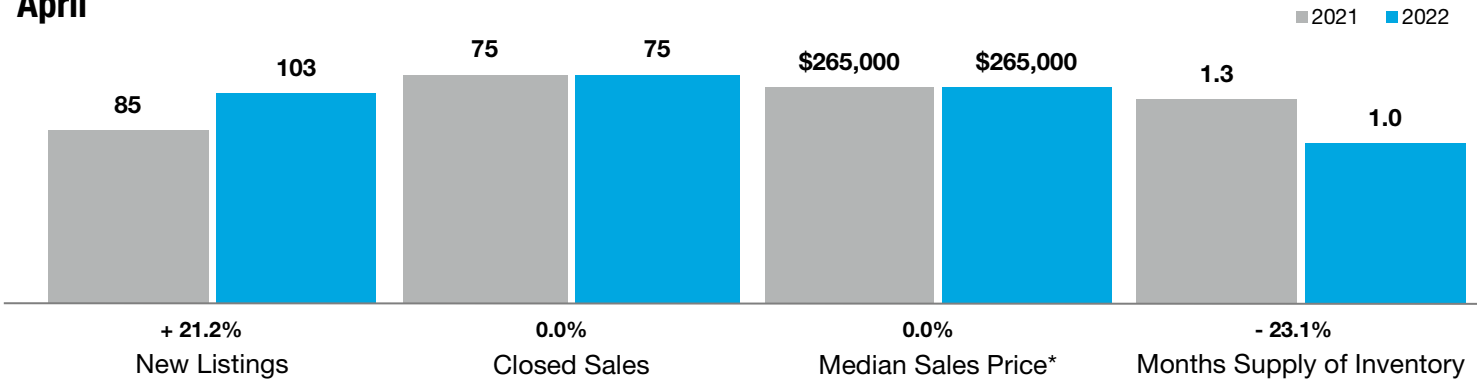
Rutherford County

North Carolina

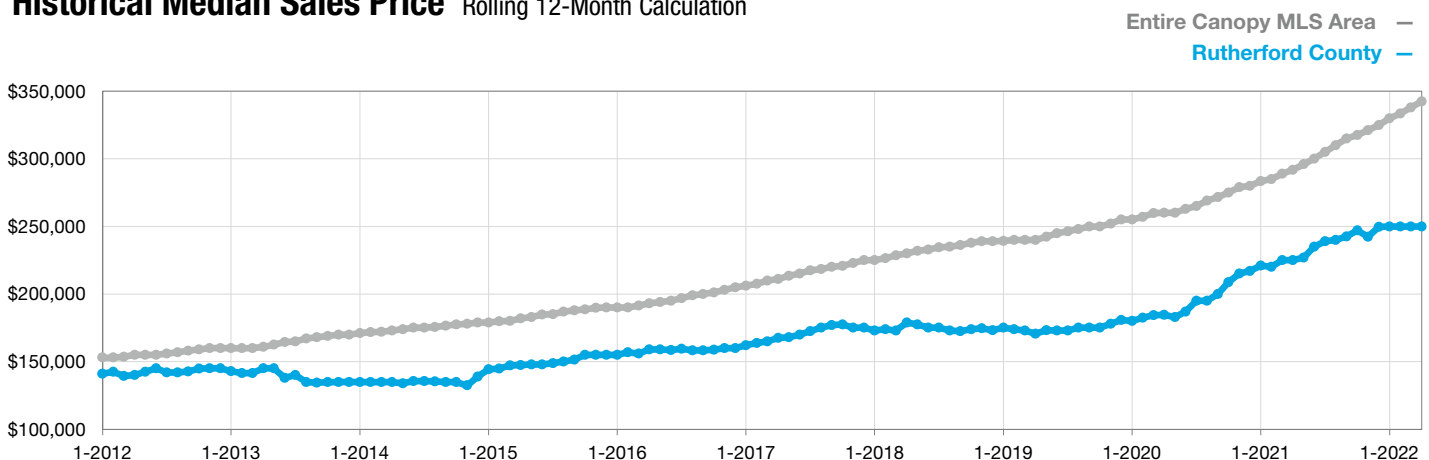
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	85	103	+ 21.2%	313	368	+ 17.6%
Pending Sales	80	101	+ 26.3%	328	348	+ 6.1%
Closed Sales	75	75	0.0%	305	311	+ 2.0%
Median Sales Price*	\$265,000	\$265,000	0.0%	\$227,000	\$240,000	+ 5.7%
Average Sales Price*	\$293,176	\$337,209	+ 15.0%	\$280,127	\$299,354	+ 6.9%
Percent of Original List Price Received*	96.7%	98.2%	+ 1.6%	96.2%	97.1%	+ 0.9%
List to Close	96	62	- 35.4%	94	77	- 18.1%
Days on Market Until Sale	57	21	- 63.2%	51	29	- 43.1%
Cumulative Days on Market Until Sale	65	21	- 67.7%	62	31	- 50.0%
Average List Price	\$309,033	\$364,426	+ 17.9%	\$304,213	\$336,898	+ 10.7%
Inventory of Homes for Sale	107	87	- 18.7%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

* 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.

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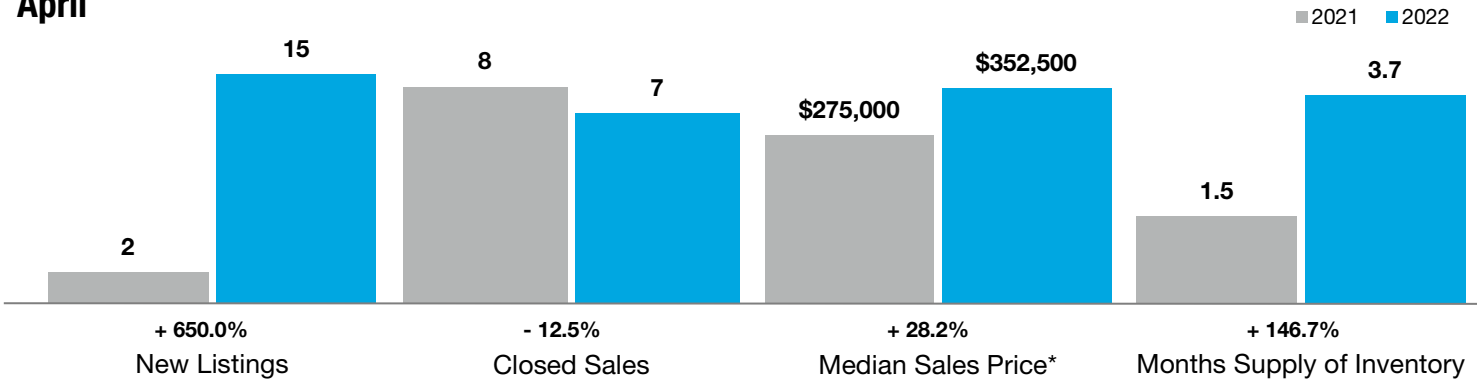
Swain County

North Carolina

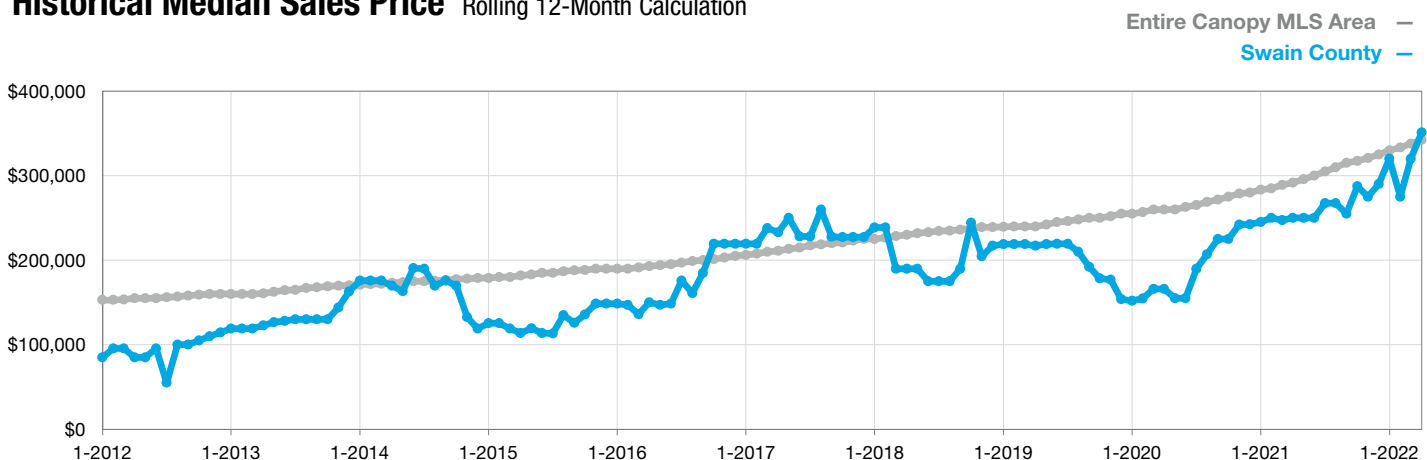
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	2	15	+ 650.0%	24	41	+ 70.8%
Pending Sales	4	11	+ 175.0%	30	32	+ 6.7%
Closed Sales	8	7	- 12.5%	29	21	- 27.6%
Median Sales Price*	\$275,000	\$352,500	+ 28.2%	\$250,000	\$350,000	+ 40.0%
Average Sales Price*	\$513,252	\$392,679	- 23.5%	\$351,435	\$381,988	+ 8.7%
Percent of Original List Price Received*	94.7%	92.2%	- 2.6%	93.9%	94.7%	+ 0.9%
List to Close	156	101	- 35.3%	156	84	- 46.2%
Days on Market Until Sale	111	47	- 57.7%	94	42	- 55.3%
Cumulative Days on Market Until Sale	111	51	- 54.1%	102	43	- 57.8%
Average List Price	\$685,000	\$396,460	- 42.1%	\$335,555	\$417,392	+ 24.4%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	1.5	3.7	+ 146.7%	--	--	--

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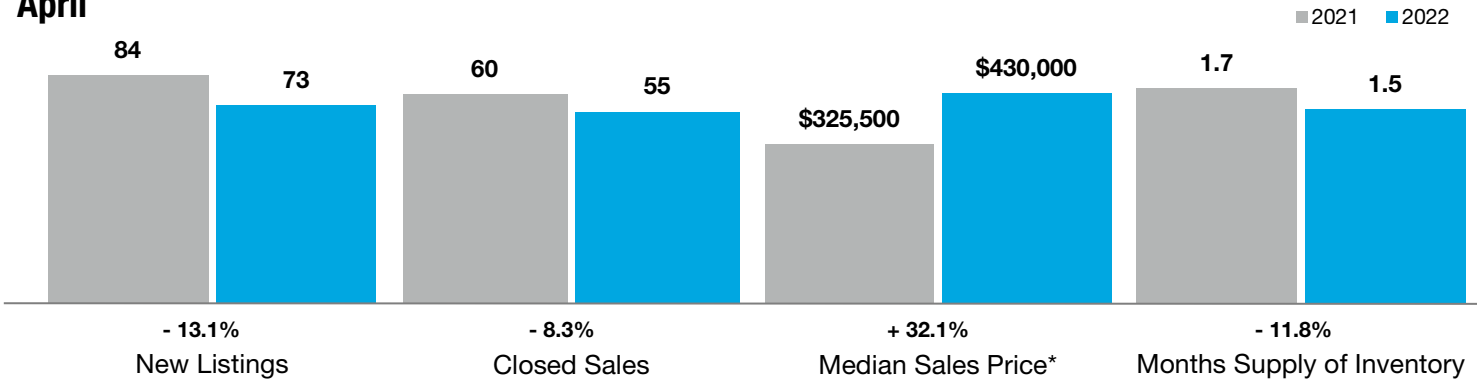
Transylvania County

North Carolina

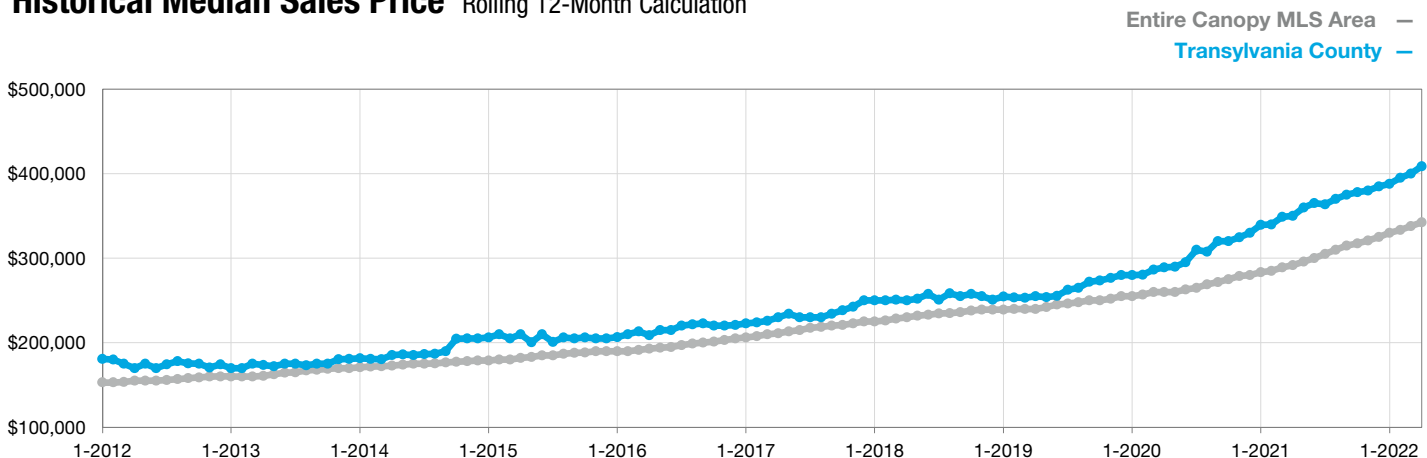
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	84	73	- 13.1%	260	229	- 11.9%
Pending Sales	73	67	- 8.2%	258	209	- 19.0%
Closed Sales	60	55	- 8.3%	258	181	- 29.8%
Median Sales Price*	\$325,500	\$430,000	+ 32.1%	\$367,500	\$450,000	+ 22.4%
Average Sales Price*	\$405,965	\$483,567	+ 19.1%	\$432,454	\$516,342	+ 19.4%
Percent of Original List Price Received*	96.6%	100.3%	+ 3.8%	95.3%	97.4%	+ 2.2%
List to Close	101	85	- 15.8%	124	94	- 24.2%
Days on Market Until Sale	47	34	- 27.7%	69	46	- 33.3%
Cumulative Days on Market Until Sale	57	28	- 50.9%	81	39	- 51.9%
Average List Price	\$659,953	\$525,187	- 20.4%	\$571,234	\$547,296	- 4.2%
Inventory of Homes for Sale	130	90	- 30.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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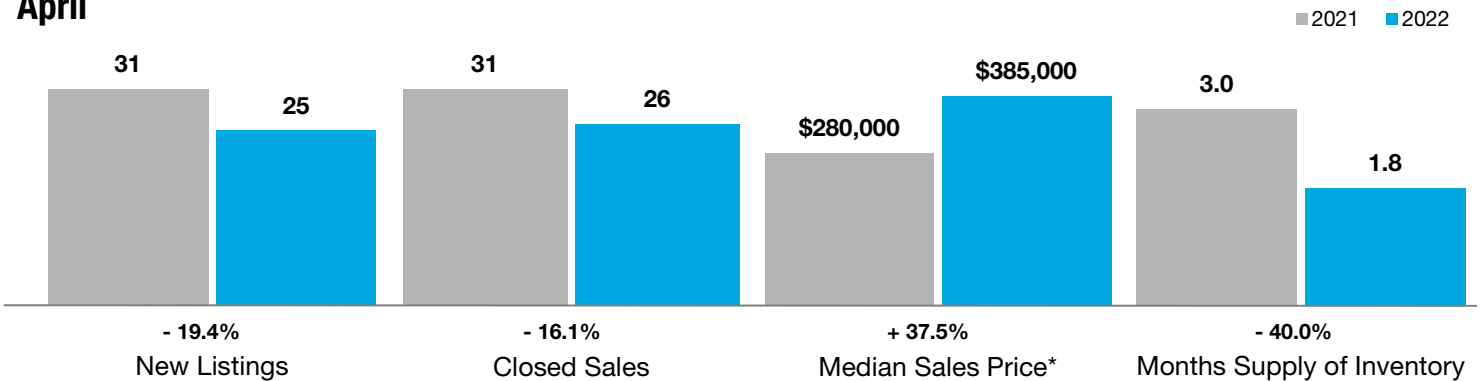
Yancey County

North Carolina

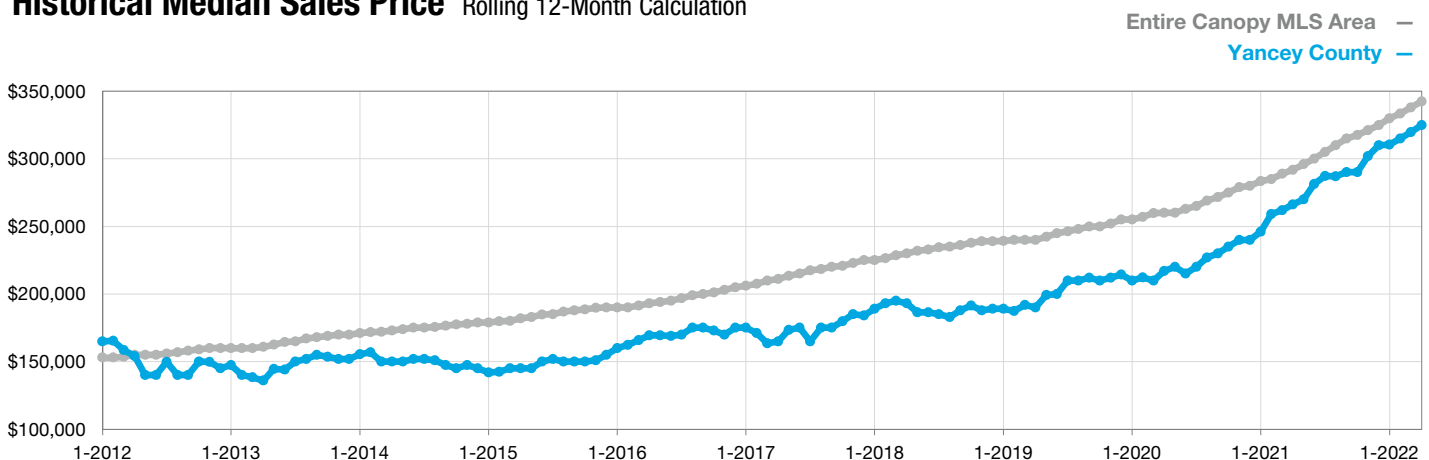
Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	31	25	- 19.4%	97	98	+ 1.0%
Pending Sales	33	19	- 42.4%	120	91	- 24.2%
Closed Sales	31	26	- 16.1%	105	101	- 3.8%
Median Sales Price*	\$280,000	\$385,000	+ 37.5%	\$280,000	\$340,000	+ 21.4%
Average Sales Price*	\$362,119	\$444,869	+ 22.9%	\$349,866	\$417,092	+ 19.2%
Percent of Original List Price Received*	93.0%	98.0%	+ 5.4%	92.1%	97.1%	+ 5.4%
List to Close	180	109	- 39.4%	205	105	- 48.8%
Days on Market Until Sale	116	39	- 66.4%	148	47	- 68.2%
Cumulative Days on Market Until Sale	114	45	- 60.5%	158	52	- 67.1%
Average List Price	\$333,932	\$518,332	+ 55.2%	\$393,096	\$453,915	+ 15.5%
Inventory of Homes for Sale	98	54	- 44.9%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--

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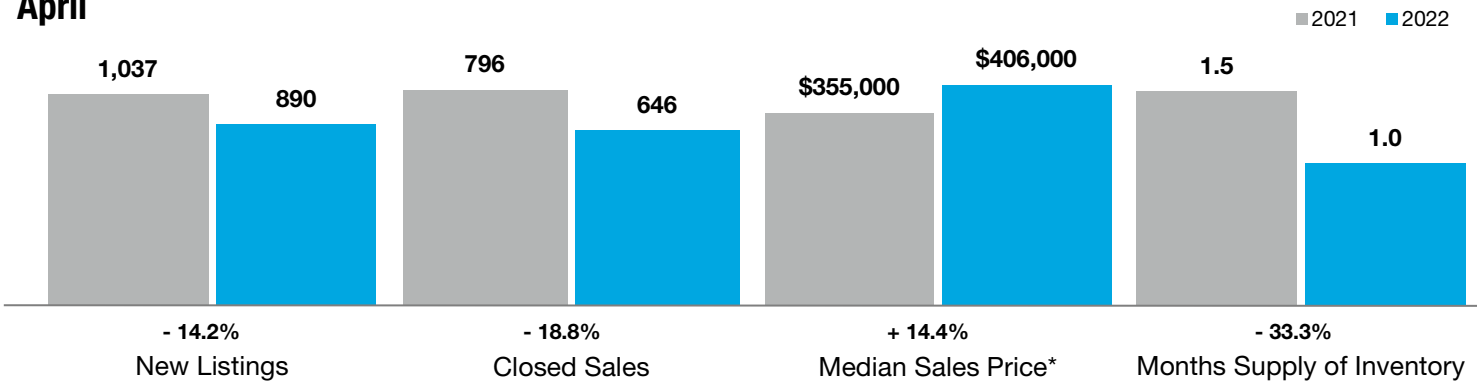
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	1,037	890	- 14.2%	3,236	2,809	- 13.2%
Pending Sales	892	768	- 13.9%	3,161	2,713	- 14.2%
Closed Sales	796	646	- 18.8%	2,710	2,504	- 7.6%
Median Sales Price*	\$355,000	\$406,000	+ 14.4%	\$345,000	\$389,004	+ 12.8%
Average Sales Price*	\$441,470	\$494,955	+ 12.1%	\$423,888	\$472,819	+ 11.5%
Percent of Original List Price Received*	99.2%	101.7%	+ 2.5%	97.7%	99.6%	+ 1.9%
List to Close	96	75	- 21.9%	102	89	- 12.7%
Days on Market Until Sale	44	25	- 43.2%	49	32	- 34.7%
Cumulative Days on Market Until Sale	50	25	- 50.0%	55	34	- 38.2%
Average List Price	\$491,404	\$586,897	+ 19.4%	\$469,588	\$529,481	+ 12.8%
Inventory of Homes for Sale	1,233	767	- 37.8%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

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