

# Local Market Update for May 2022

A research tool provided by the Canopy Realtor® Association  
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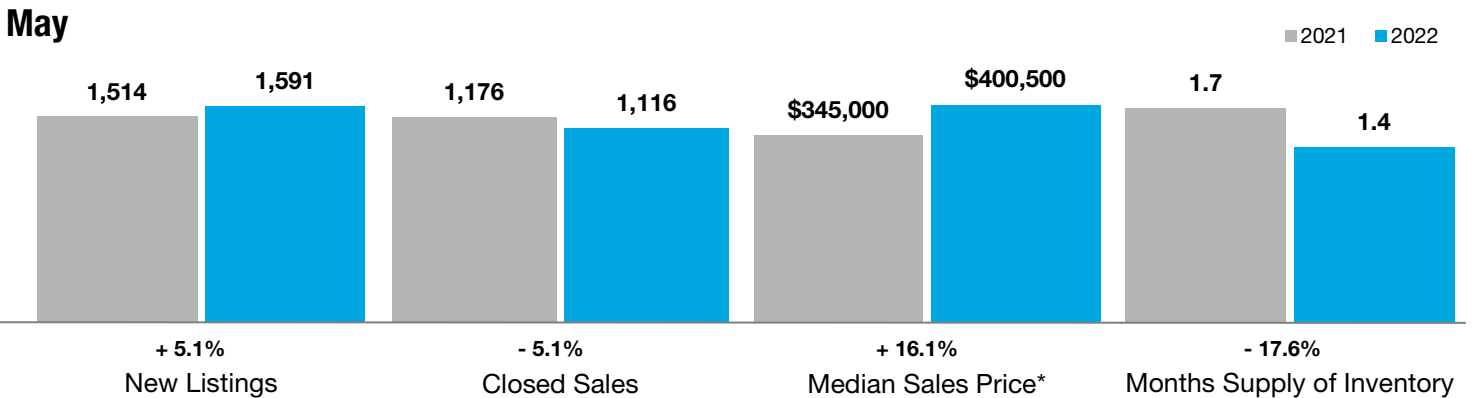


## Asheville Region

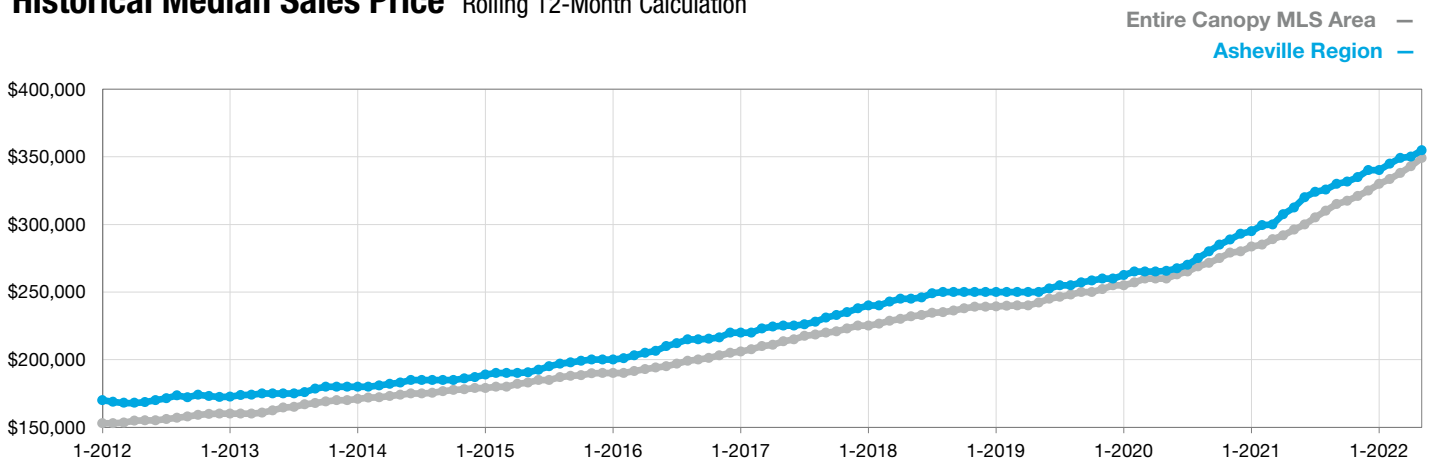
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	1,514	<b>1,591</b>	+ 5.1%	6,303	<b>5,990</b>	- 5.0%
Pending Sales	1,278	<b>1,253</b>	- 2.0%	6,002	<b>5,370</b>	- 10.5%
Closed Sales	1,176	<b>1,116</b>	- 5.1%	5,335	<b>4,959</b>	- 7.0%
Median Sales Price*	\$345,000	<b>\$400,500</b>	+ 16.1%	\$325,000	<b>\$370,000</b>	+ 13.8%
Average Sales Price*	\$430,483	<b>\$489,287</b>	+ 13.7%	\$397,170	<b>\$447,676</b>	+ 12.7%
Percent of Original List Price Received*	98.6%	<b>101.2%</b>	+ 2.6%	97.3%	<b>99.2%</b>	+ 2.0%
List to Close	93	<b>75</b>	- 19.4%	105	<b>87</b>	- 17.1%
Days on Market Until Sale	44	<b>24</b>	- 45.5%	52	<b>33</b>	- 36.5%
Cumulative Days on Market Until Sale	48	<b>25</b>	- 47.9%	58	<b>34</b>	- 41.4%
Average List Price	\$465,139	<b>\$561,331</b>	+ 20.7%	\$444,190	<b>\$505,259</b>	+ 13.7%
Inventory of Homes for Sale	2,096	<b>1,590</b>	- 24.1%	--	--	--
Months Supply of Inventory	1.7	<b>1.4</b>	- 17.6%	--	--	--

\* 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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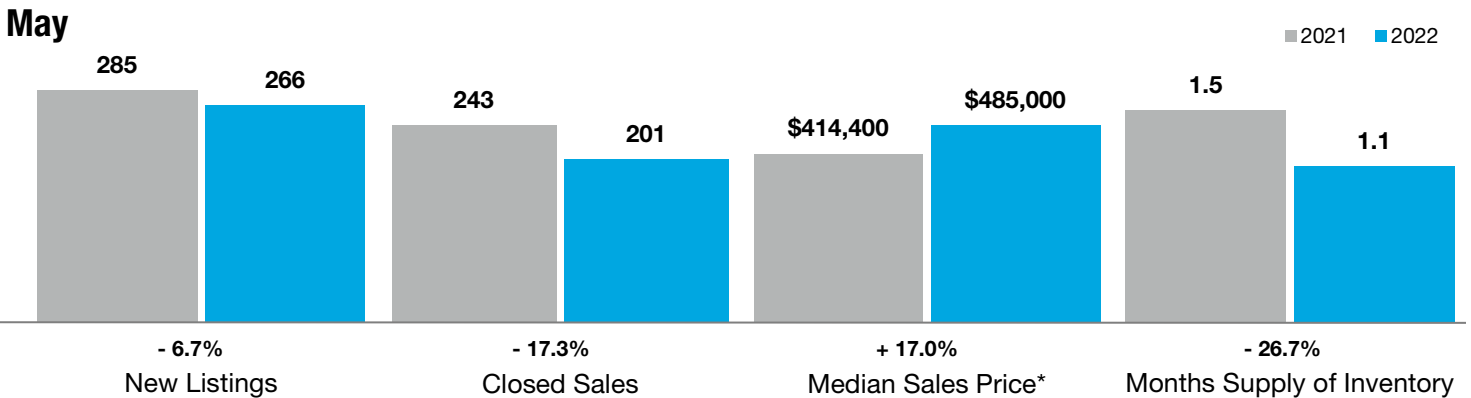


## City of Asheville

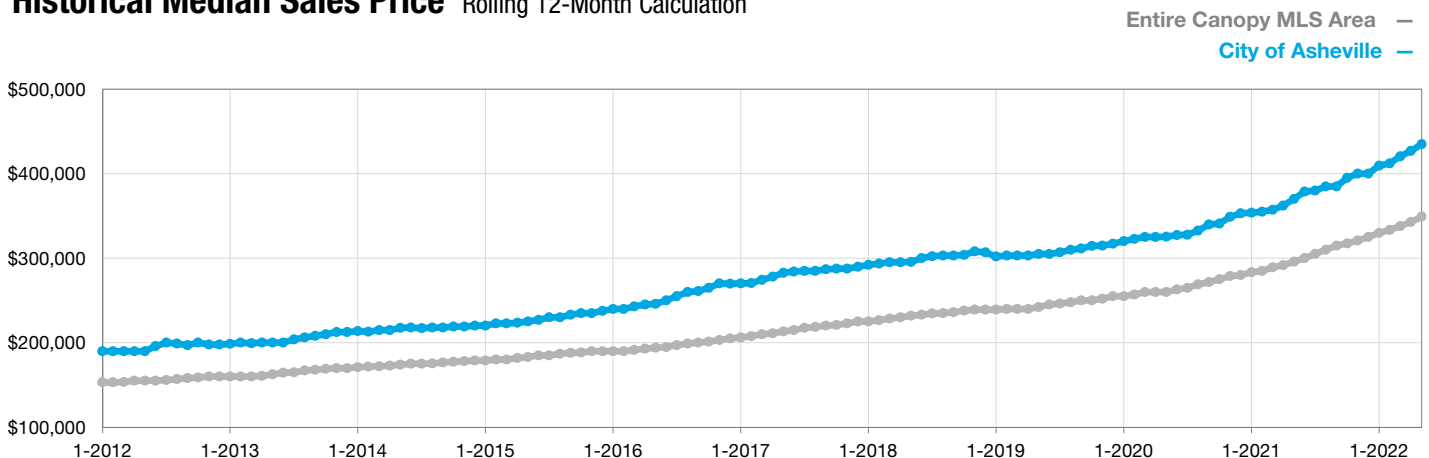
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	285	266	- 6.7%	1,210	995	- 17.8%
Pending Sales	256	214	- 16.4%	1,184	913	- 22.9%
Closed Sales	243	201	- 17.3%	1,040	860	- 17.3%
Median Sales Price*	\$414,400	<b>\$485,000</b>	+ 17.0%	\$380,000	<b>\$458,500</b>	+ 20.7%
Average Sales Price*	\$525,395	<b>\$664,745</b>	+ 26.5%	\$495,994	<b>\$587,300</b>	+ 18.4%
Percent of Original List Price Received*	100.2%	<b>102.7%</b>	+ 2.5%	98.3%	<b>101.0%</b>	+ 2.7%
List to Close	86	<b>86</b>	0.0%	97	<b>82</b>	- 15.5%
Days on Market Until Sale	38	<b>29</b>	- 23.7%	46	<b>32</b>	- 30.4%
Cumulative Days on Market Until Sale	40	<b>28</b>	- 30.0%	51	<b>32</b>	- 37.3%
Average List Price	\$621,450	<b>\$681,482</b>	+ 9.7%	\$587,731	<b>\$649,304</b>	+ 10.5%
Inventory of Homes for Sale	348	<b>224</b>	- 35.6%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.7%	--	--	--

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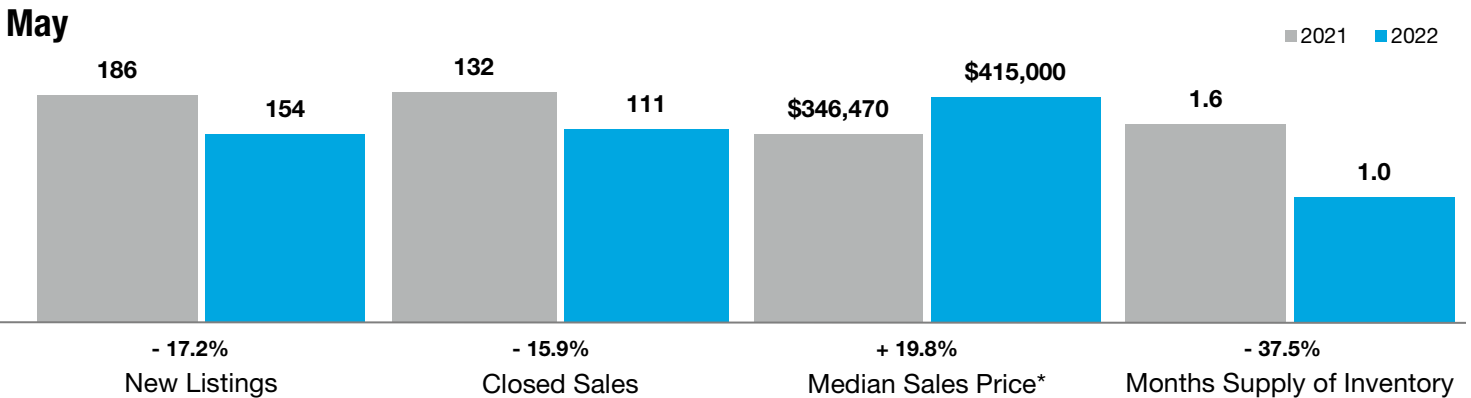


## City of Hendersonville

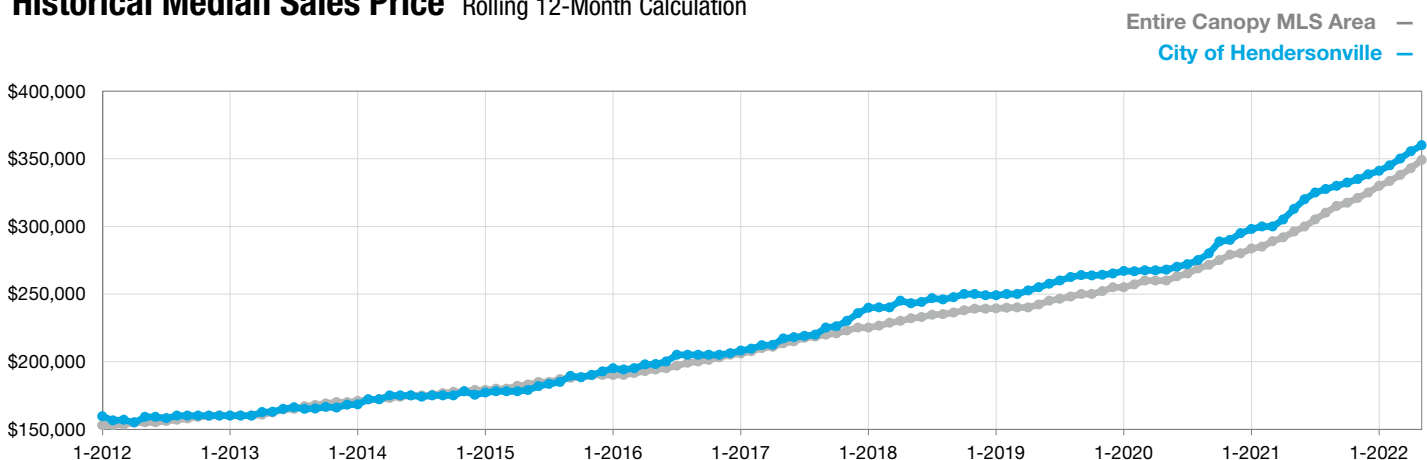
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	186	154	- 17.2%	704	593	- 15.8%
Pending Sales	141	141	0.0%	665	554	- 16.7%
Closed Sales	132	111	- 15.9%	560	515	- 8.0%
Median Sales Price*	\$346,470	<b>\$415,000</b>	+ 19.8%	\$320,000	<b>\$375,000</b>	+ 17.2%
Average Sales Price*	\$408,181	<b>\$456,095</b>	+ 11.7%	\$371,153	<b>\$432,860</b>	+ 16.6%
Percent of Original List Price Received*	99.8%	<b>103.5%</b>	+ 3.7%	98.4%	<b>101.4%</b>	+ 3.0%
List to Close	82	<b>64</b>	- 22.0%	95	<b>80</b>	- 15.8%
Days on Market Until Sale	34	<b>16</b>	- 52.9%	44	<b>23</b>	- 47.7%
Cumulative Days on Market Until Sale	35	<b>16</b>	- 54.3%	51	<b>26</b>	- 49.0%
Average List Price	\$408,878	<b>\$525,155</b>	+ 28.4%	\$388,331	<b>\$475,242</b>	+ 22.4%
Inventory of Homes for Sale	204	<b>119</b>	- 41.7%	--	--	--
Months Supply of Inventory	1.6	<b>1.0</b>	- 37.5%	--	--	--

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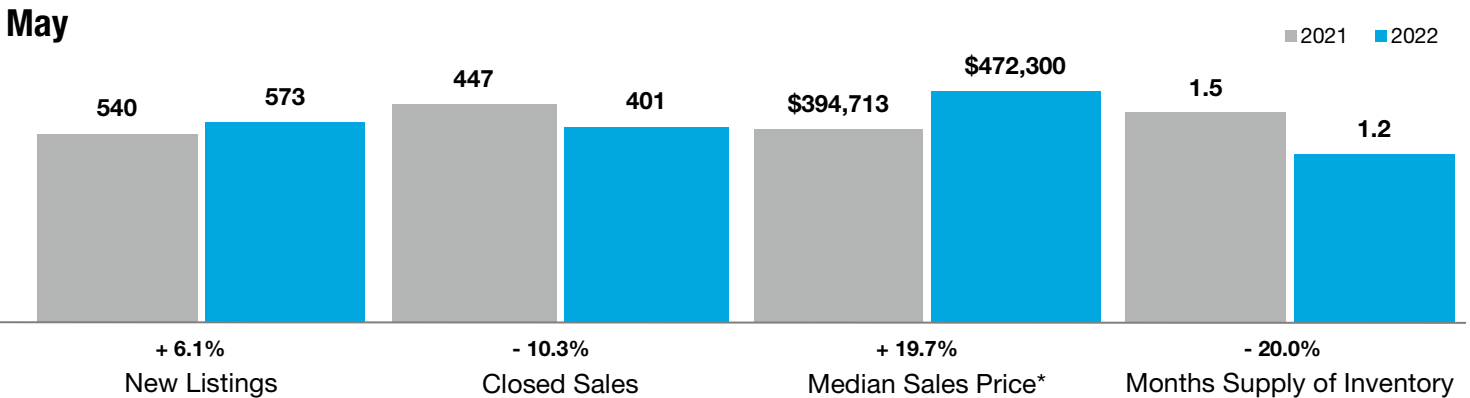


## Buncombe County

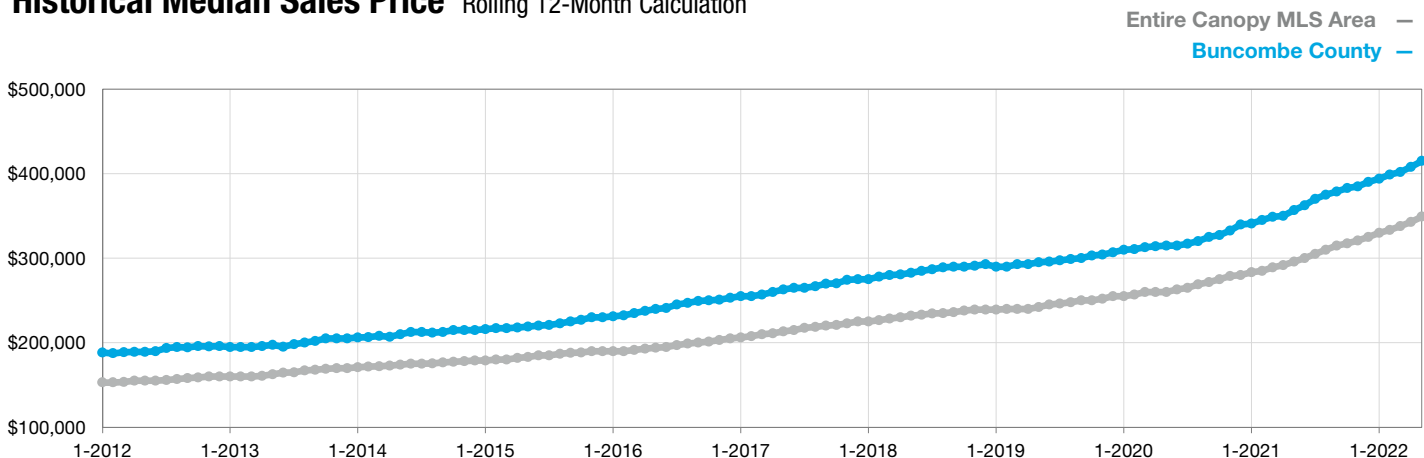
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	540	573	+ 6.1%	2,298	2,125	- 7.5%
Pending Sales	483	444	- 8.1%	2,218	1,950	- 12.1%
Closed Sales	447	401	- 10.3%	1,966	1,773	- 9.8%
Median Sales Price*	\$394,713	\$472,300	+ 19.7%	\$375,000	\$435,000	+ 16.0%
Average Sales Price*	\$508,276	\$613,457	+ 20.7%	\$476,648	\$547,281	+ 14.8%
Percent of Original List Price Received*	100.3%	102.5%	+ 2.2%	98.4%	100.3%	+ 1.9%
List to Close	87	79	- 9.2%	100	87	- 13.0%
Days on Market Until Sale	35	25	- 28.6%	46	31	- 32.6%
Cumulative Days on Market Until Sale	37	23	- 37.8%	51	31	- 39.2%
Average List Price	\$551,637	\$634,531	+ 15.0%	\$539,726	\$603,014	+ 11.7%
Inventory of Homes for Sale	668	496	- 25.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--

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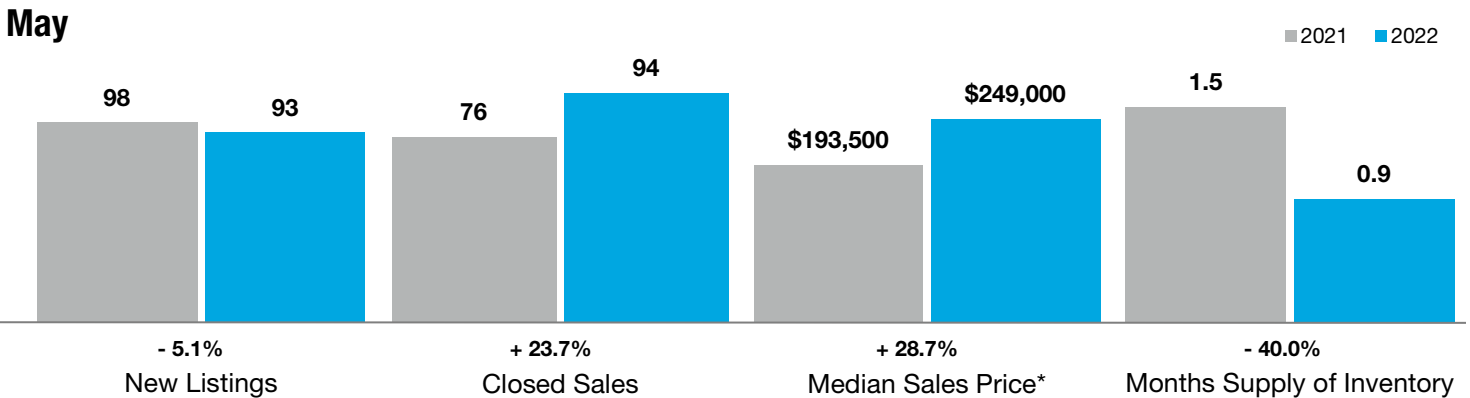


## Burke County

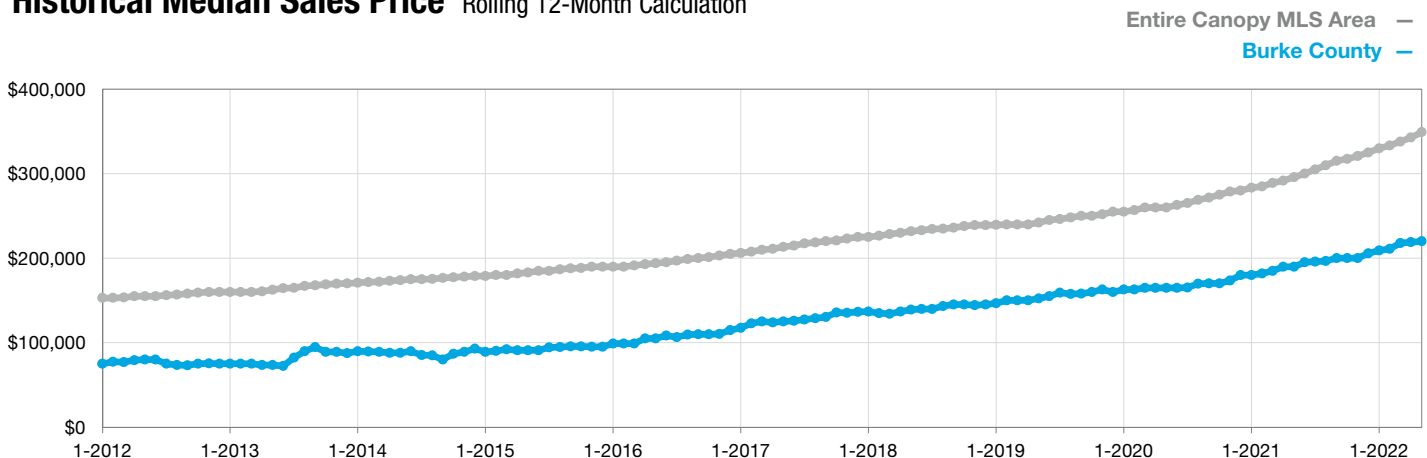
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	98	93	- 5.1%	416	425	+ 2.2%
Pending Sales	85	88	+ 3.5%	401	414	+ 3.2%
Closed Sales	76	94	+ 23.7%	364	396	+ 8.8%
Median Sales Price*	\$193,500	\$249,000	+ 28.7%	\$190,000	\$225,000	+ 18.4%
Average Sales Price*	\$225,104	\$318,079	+ 41.3%	\$229,985	\$266,239	+ 15.8%
Percent of Original List Price Received*	98.6%	100.3%	+ 1.7%	98.0%	98.5%	+ 0.5%
List to Close	74	66	- 10.8%	81	82	+ 1.2%
Days on Market Until Sale	28	19	- 32.1%	31	31	0.0%
Cumulative Days on Market Until Sale	35	18	- 48.6%	36	29	- 19.4%
Average List Price	\$250,749	\$324,549	+ 29.4%	\$252,192	\$295,670	+ 17.2%
Inventory of Homes for Sale	110	73	- 33.6%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

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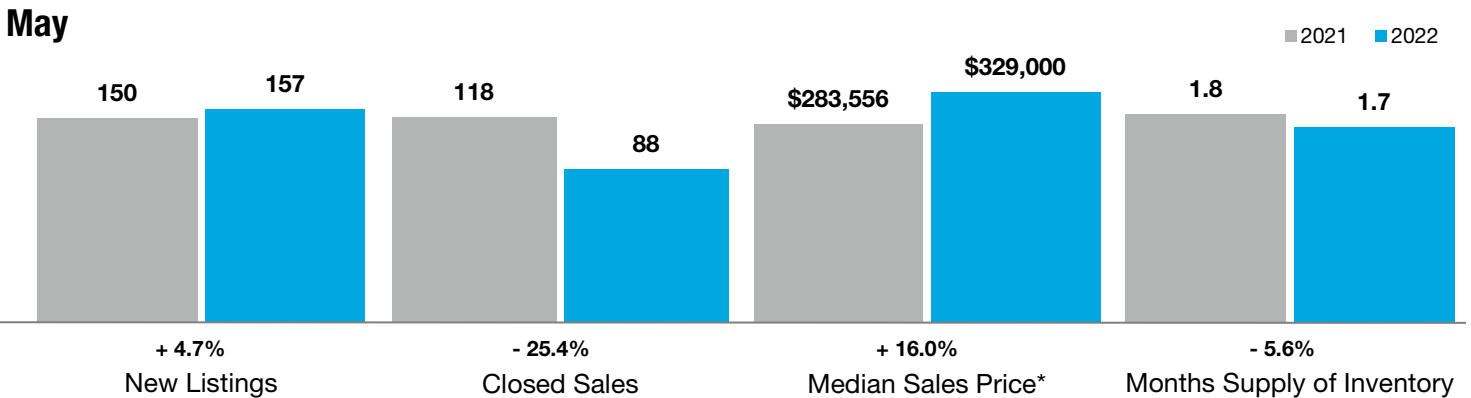


## Haywood County

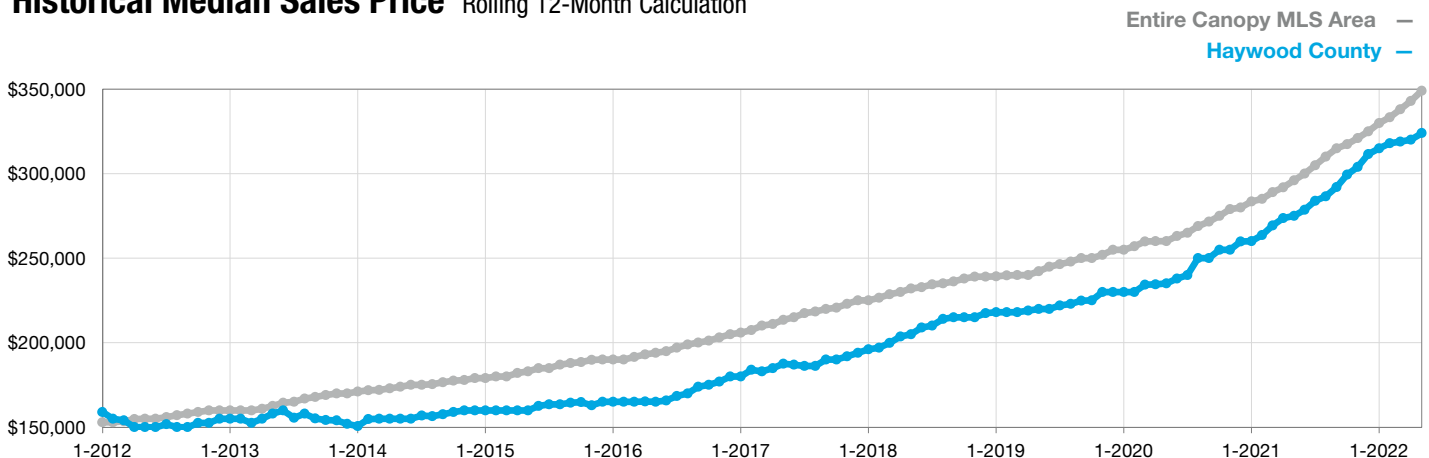
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	150	157	+ 4.7%	653	576	- 11.8%
Pending Sales	136	127	- 6.6%	591	493	- 16.6%
Closed Sales	118	88	- 25.4%	505	459	- 9.1%
Median Sales Price*	\$283,556	\$329,000	+ 16.0%	\$293,500	\$325,000	+ 10.7%
Average Sales Price*	\$376,938	\$335,920	- 10.9%	\$348,570	\$364,142	+ 4.5%
Percent of Original List Price Received*	97.0%	97.6%	+ 0.6%	96.5%	97.7%	+ 1.2%
List to Close	79	77	- 2.5%	95	87	- 8.4%
Days on Market Until Sale	34	28	- 17.6%	43	36	- 16.3%
Cumulative Days on Market Until Sale	41	29	- 29.3%	48	38	- 20.8%
Average List Price	\$423,424	\$529,411	+ 25.0%	\$381,551	\$429,176	+ 12.5%
Inventory of Homes for Sale	231	191	- 17.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

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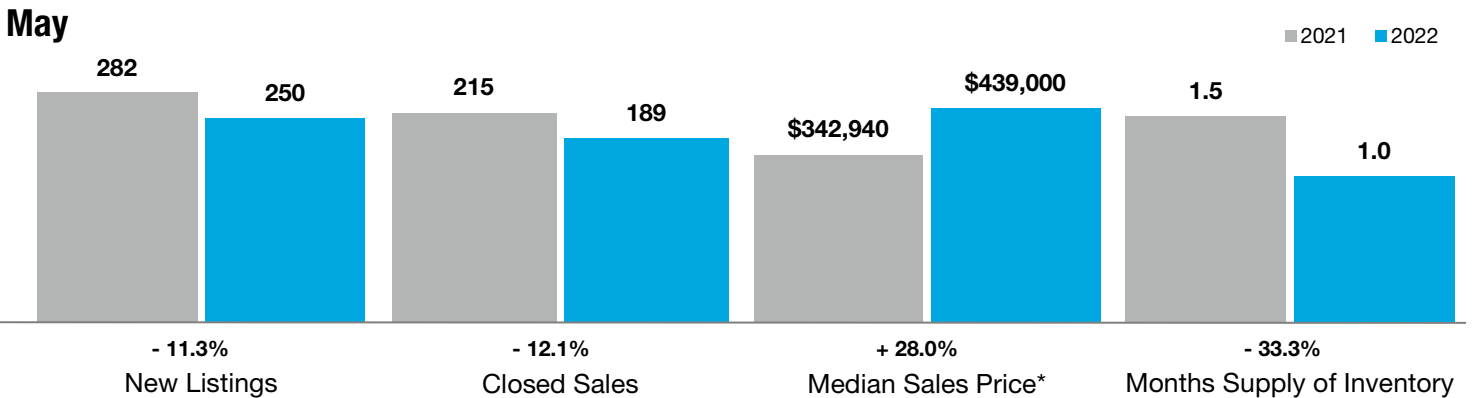


## Henderson County

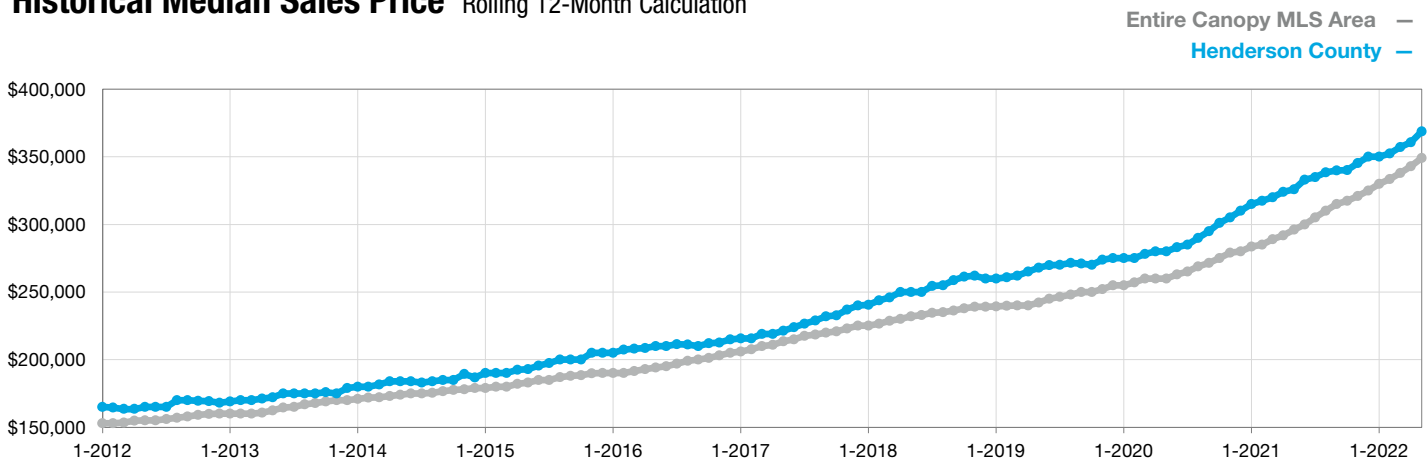
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	282	250	- 11.3%	1,150	994	- 13.6%
Pending Sales	218	222	+ 1.8%	1,094	919	- 16.0%
Closed Sales	215	189	- 12.1%	920	869	- 5.5%
Median Sales Price*	\$342,940	\$439,000	+ 28.0%	\$335,000	\$385,000	+ 14.9%
Average Sales Price*	\$408,358	\$488,314	+ 19.6%	\$389,863	\$438,718	+ 12.5%
Percent of Original List Price Received*	99.2%	103.7%	+ 4.5%	98.5%	101.3%	+ 2.8%
List to Close	82	69	- 15.9%	93	81	- 12.9%
Days on Market Until Sale	35	19	- 45.7%	44	24	- 45.5%
Cumulative Days on Market Until Sale	36	19	- 47.2%	51	27	- 47.1%
Average List Price	\$412,903	\$565,711	+ 37.0%	\$405,853	\$505,999	+ 24.7%
Inventory of Homes for Sale	317	208	- 34.4%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

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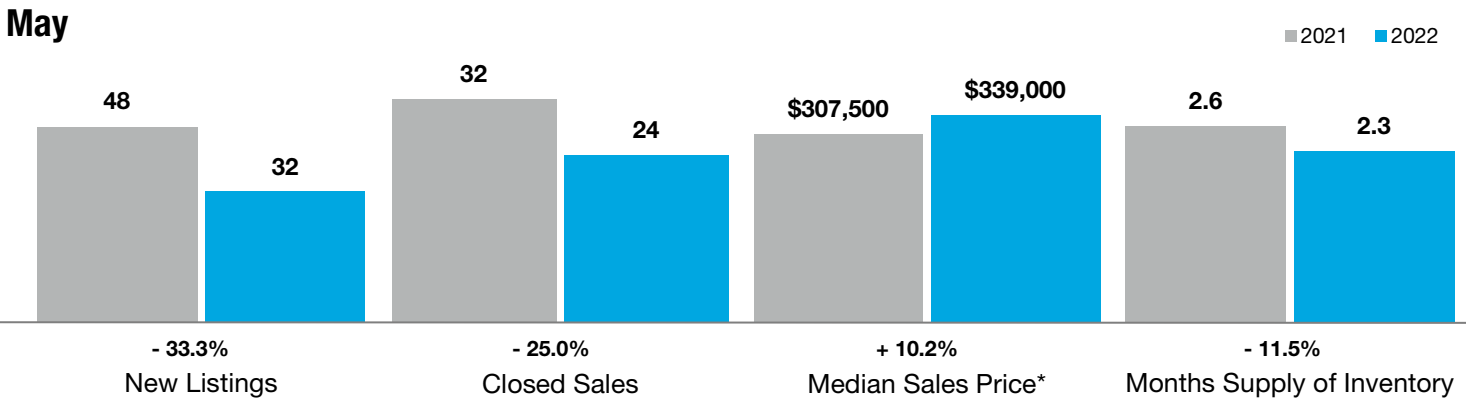


## Jackson County

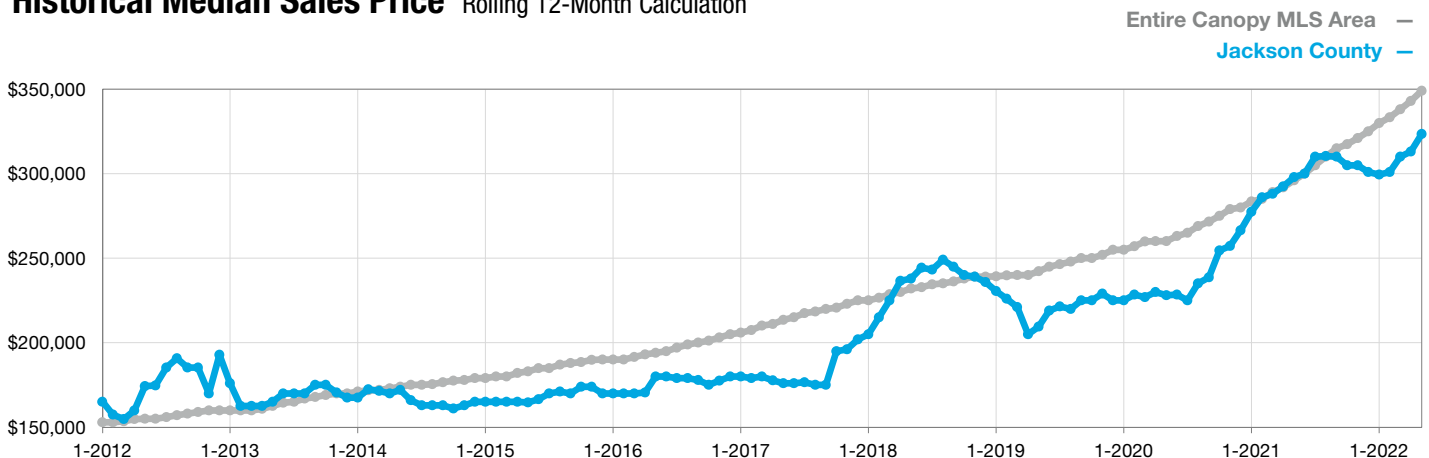
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	48	32	- 33.3%	176	144	- 18.2%
Pending Sales	38	21	- 44.7%	159	120	- 24.5%
Closed Sales	32	24	- 25.0%	151	113	- 25.2%
Median Sales Price*	\$307,500	\$339,000	+ 10.2%	\$298,950	\$335,000	+ 12.1%
Average Sales Price*	\$519,725	\$509,297	- 2.0%	\$401,874	\$444,046	+ 10.5%
Percent of Original List Price Received*	95.5%	98.5%	+ 3.1%	95.7%	96.9%	+ 1.3%
List to Close	146	77	- 47.3%	150	90	- 40.0%
Days on Market Until Sale	86	34	- 60.5%	93	43	- 53.8%
Cumulative Days on Market Until Sale	126	33	- 73.8%	111	44	- 60.4%
Average List Price	\$531,918	\$769,558	+ 44.7%	\$450,285	\$578,925	+ 28.6%
Inventory of Homes for Sale	88	57	- 35.2%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

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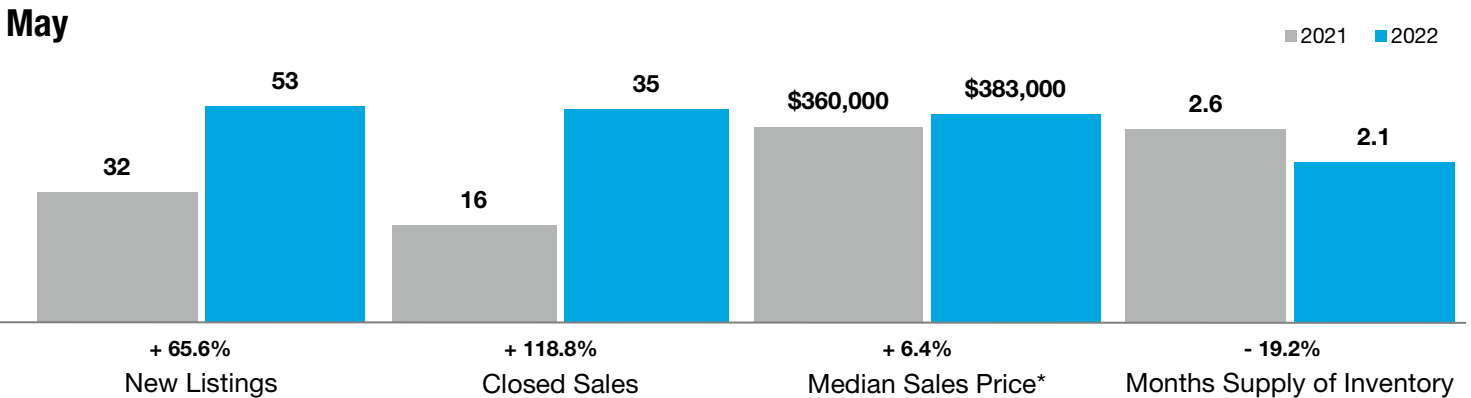


## Madison County

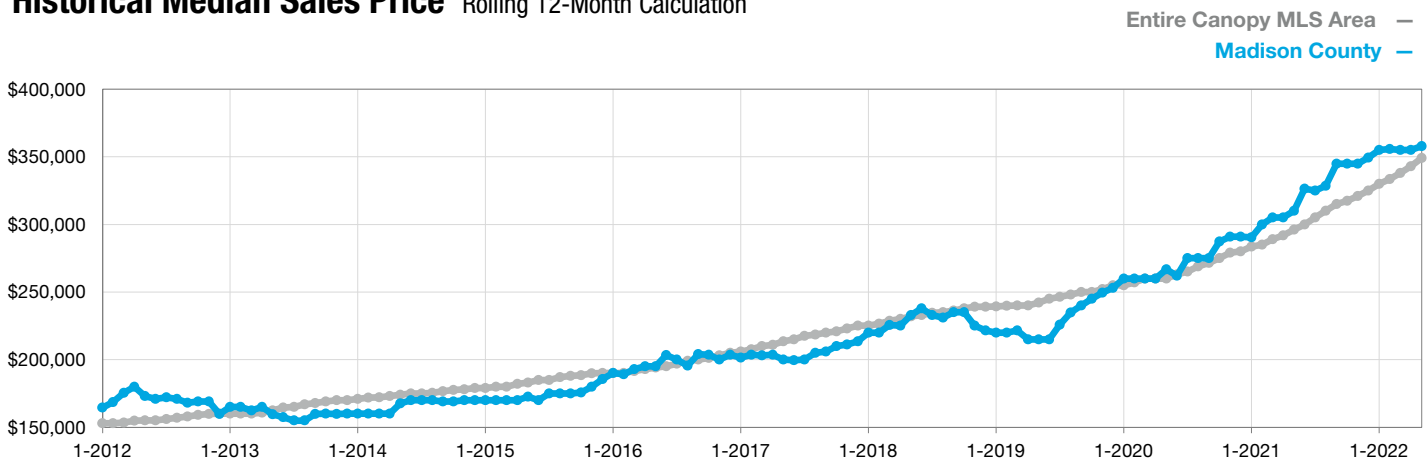
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	32	53	+ 65.6%	139	171	+ 23.0%
Pending Sales	27	37	+ 37.0%	122	143	+ 17.2%
Closed Sales	16	35	+ 118.8%	115	131	+ 13.9%
Median Sales Price*	\$360,000	\$383,000	+ 6.4%	\$325,000	\$355,000	+ 9.2%
Average Sales Price*	\$378,766	\$456,821	+ 20.6%	\$370,278	\$417,369	+ 12.7%
Percent of Original List Price Received*	101.7%	100.3%	- 1.4%	97.6%	97.9%	+ 0.3%
List to Close	114	62	- 45.6%	126	103	- 18.3%
Days on Market Until Sale	62	22	- 64.5%	72	44	- 38.9%
Cumulative Days on Market Until Sale	62	23	- 62.9%	68	45	- 33.8%
Average List Price	\$450,052	\$527,123	+ 17.1%	\$408,827	\$467,943	+ 14.5%
Inventory of Homes for Sale	68	61	- 10.3%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--

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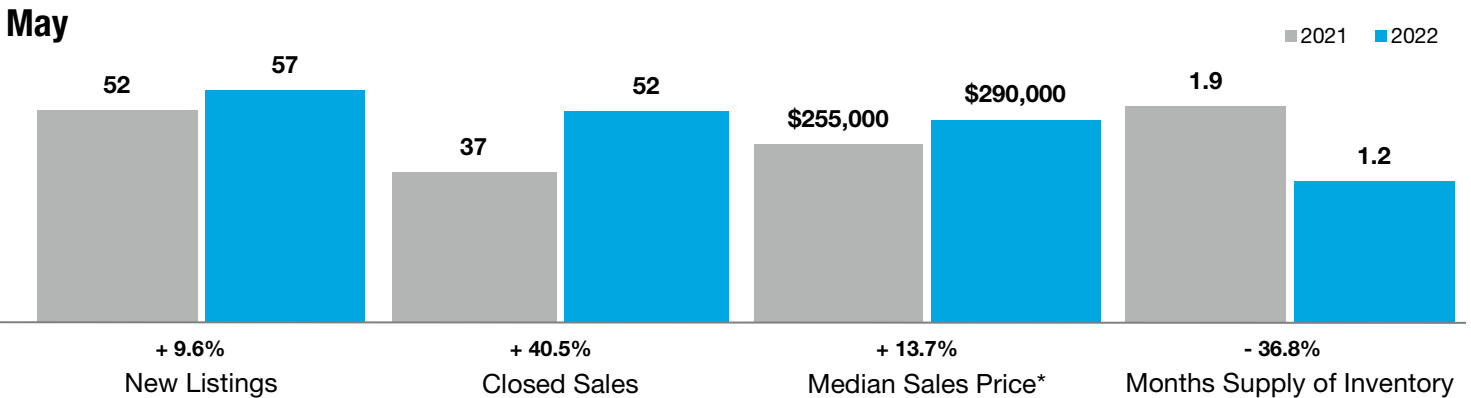


## McDowell County

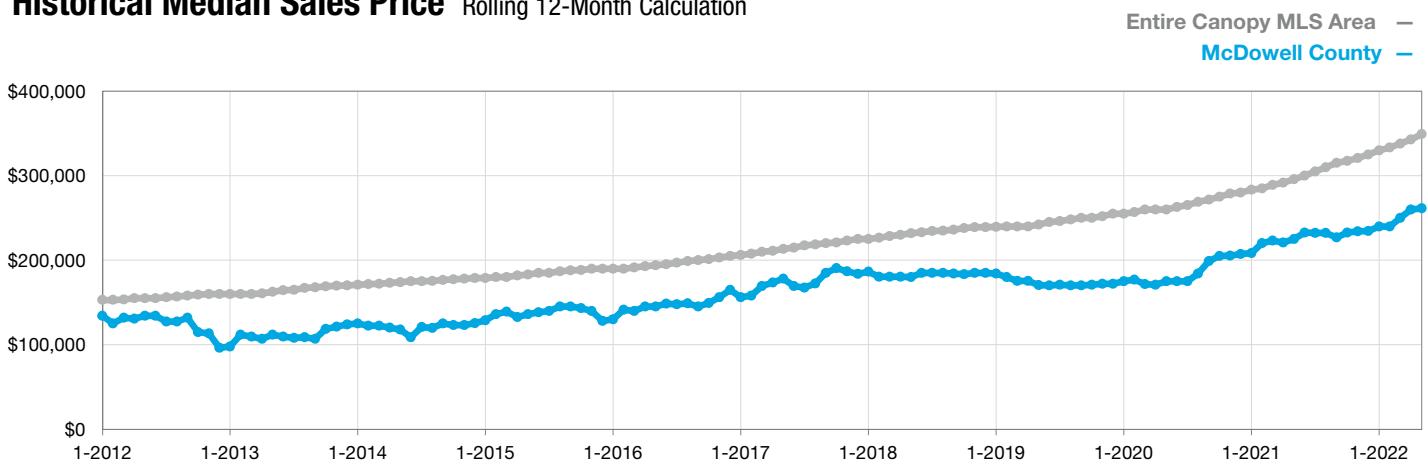
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	52	57	+ 9.6%	236	227	- 3.8%
Pending Sales	40	50	+ 25.0%	224	223	- 0.4%
Closed Sales	37	52	+ 40.5%	194	207	+ 6.7%
Median Sales Price*	\$255,000	\$290,000	+ 13.7%	\$219,500	\$290,500	+ 32.3%
Average Sales Price*	\$338,998	\$326,686	- 3.6%	\$272,325	\$385,189	+ 41.4%
Percent of Original List Price Received*	98.5%	101.4%	+ 2.9%	96.9%	97.8%	+ 0.9%
List to Close	89	88	- 1.1%	99	102	+ 3.0%
Days on Market Until Sale	33	38	+ 15.2%	43	45	+ 4.7%
Cumulative Days on Market Until Sale	33	42	+ 27.3%	51	51	0.0%
Average List Price	\$348,250	\$362,825	+ 4.2%	\$298,391	\$391,857	+ 31.3%
Inventory of Homes for Sale	83	53	- 36.1%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

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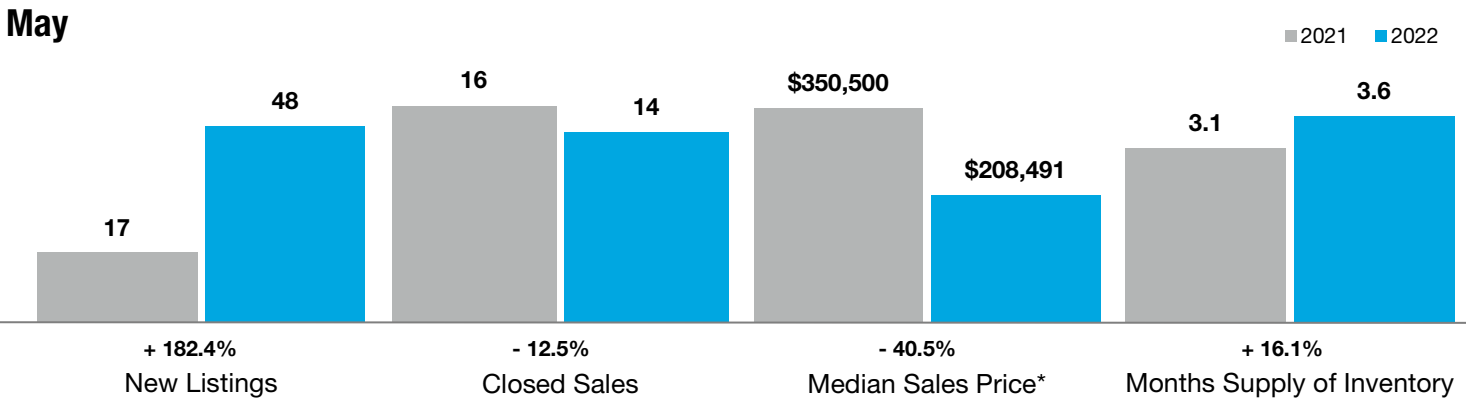


## Mitchell County

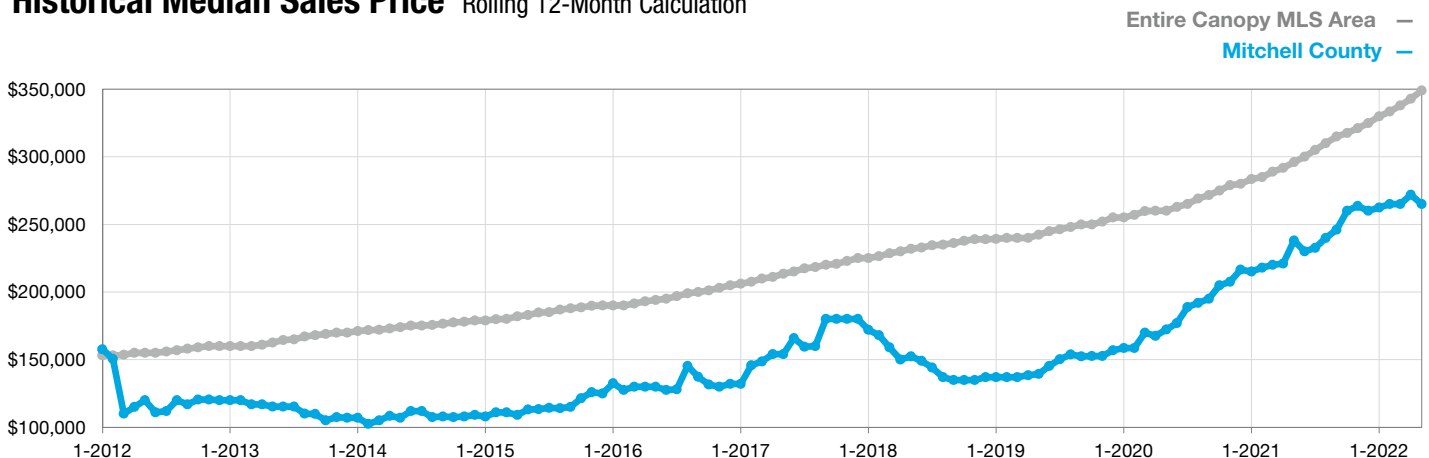
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	17	48	+ 182.4%	89	125	+ 40.4%
Pending Sales	21	25	+ 19.0%	85	83	- 2.4%
Closed Sales	16	14	- 12.5%	78	73	- 6.4%
Median Sales Price*	\$350,500	\$208,491	- 40.5%	\$224,000	\$255,000	+ 13.8%
Average Sales Price*	\$339,407	\$309,427	- 8.8%	\$269,375	\$306,537	+ 13.8%
Percent of Original List Price Received*	98.0%	96.5%	- 1.5%	90.1%	95.1%	+ 5.5%
List to Close	107	81	- 24.3%	170	123	- 27.6%
Days on Market Until Sale	57	34	- 40.4%	105	64	- 39.0%
Cumulative Days on Market Until Sale	64	45	- 29.7%	123	67	- 45.5%
Average List Price	\$325,101	\$402,911	+ 23.9%	\$321,877	\$351,962	+ 9.3%
Inventory of Homes for Sale	60	65	+ 8.3%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

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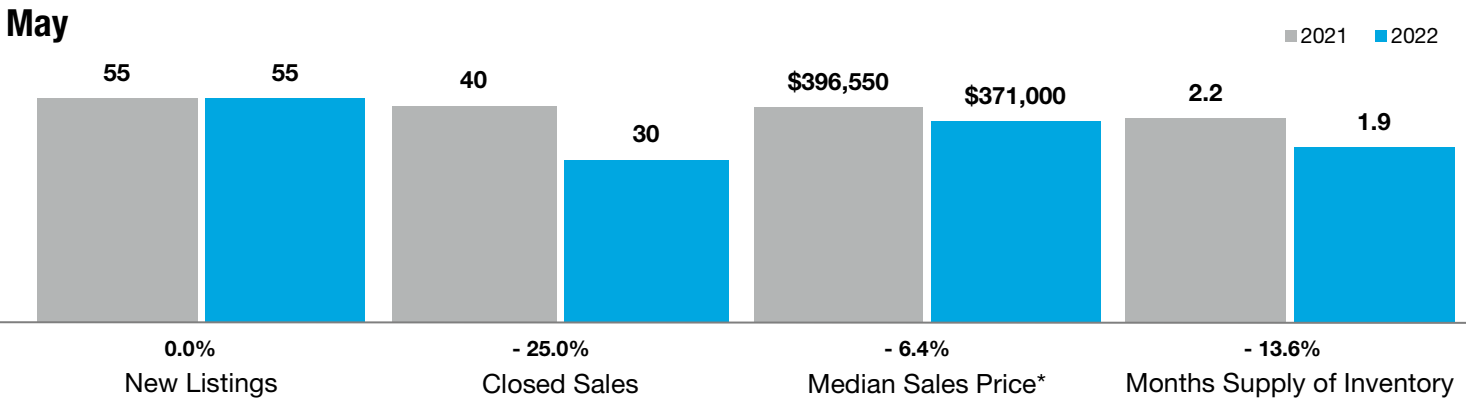


## Polk County

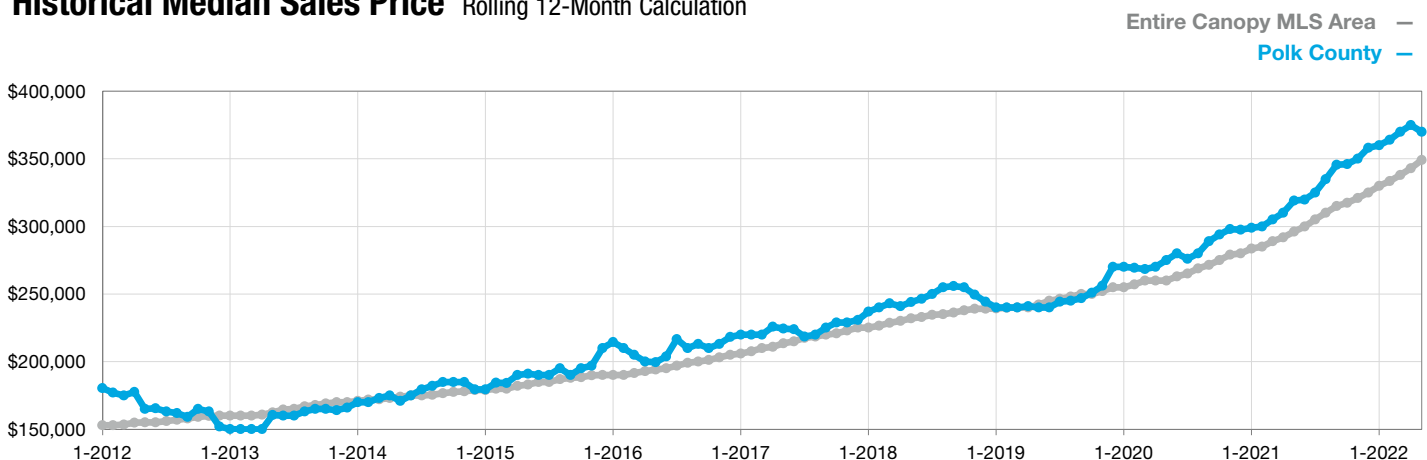
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	55	55	0.0%	212	190	- 10.4%
Pending Sales	43	40	- 7.0%	185	157	- 15.1%
Closed Sales	40	30	- 25.0%	166	134	- 19.3%
Median Sales Price*	\$396,550	\$371,000	- 6.4%	\$345,000	\$399,500	+ 15.8%
Average Sales Price*	\$522,221	\$527,518	+ 1.0%	\$447,498	\$515,114	+ 15.1%
Percent of Original List Price Received*	96.9%	98.8%	+ 2.0%	96.2%	95.9%	- 0.3%
List to Close	115	75	- 34.8%	118	94	- 20.3%
Days on Market Until Sale	62	34	- 45.2%	63	47	- 25.4%
Cumulative Days on Market Until Sale	73	34	- 53.4%	64	51	- 20.3%
Average List Price	\$594,549	\$627,911	+ 5.6%	\$531,456	\$613,900	+ 15.5%
Inventory of Homes for Sale	90	67	- 25.6%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

\* 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 2022

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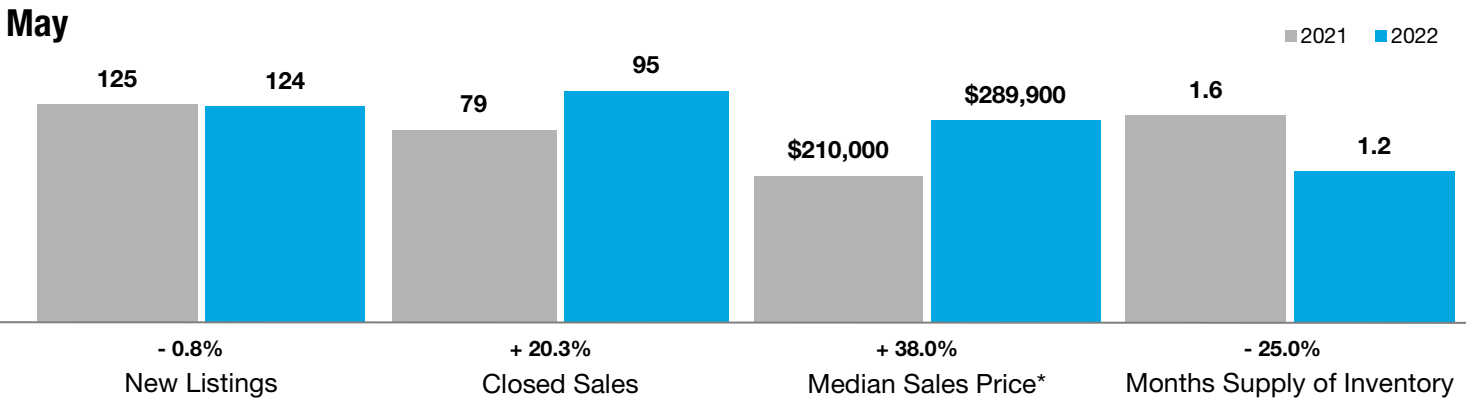


## Rutherford County

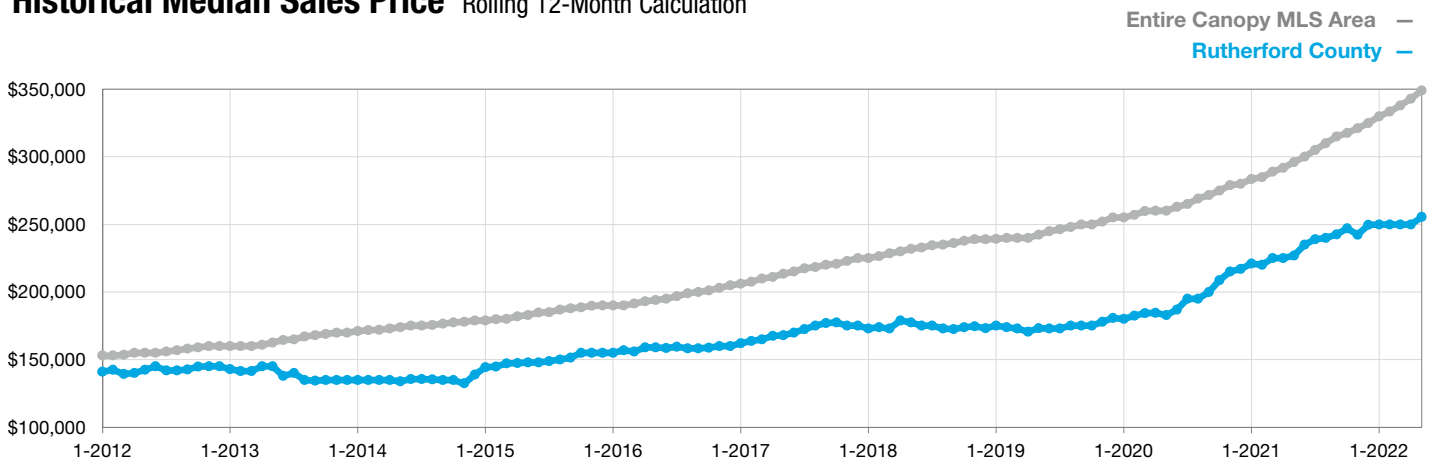
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	125	124	- 0.8%	438	492	+ 12.3%
Pending Sales	84	101	+ 20.2%	412	442	+ 7.3%
Closed Sales	79	95	+ 20.3%	384	406	+ 5.7%
Median Sales Price*	\$210,000	\$289,900	+ 38.0%	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$266,825	\$346,101	+ 29.7%	\$277,391	\$310,293	+ 11.9%
Percent of Original List Price Received*	95.5%	100.5%	+ 5.2%	96.0%	97.9%	+ 2.0%
List to Close	102	61	- 40.2%	95	73	- 23.2%
Days on Market Until Sale	57	14	- 75.4%	52	25	- 51.9%
Cumulative Days on Market Until Sale	68	14	- 79.4%	63	27	- 57.1%
Average List Price	\$374,345	\$387,574	+ 3.5%	\$324,437	\$348,877	+ 7.5%
Inventory of Homes for Sale	140	107	- 23.6%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

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



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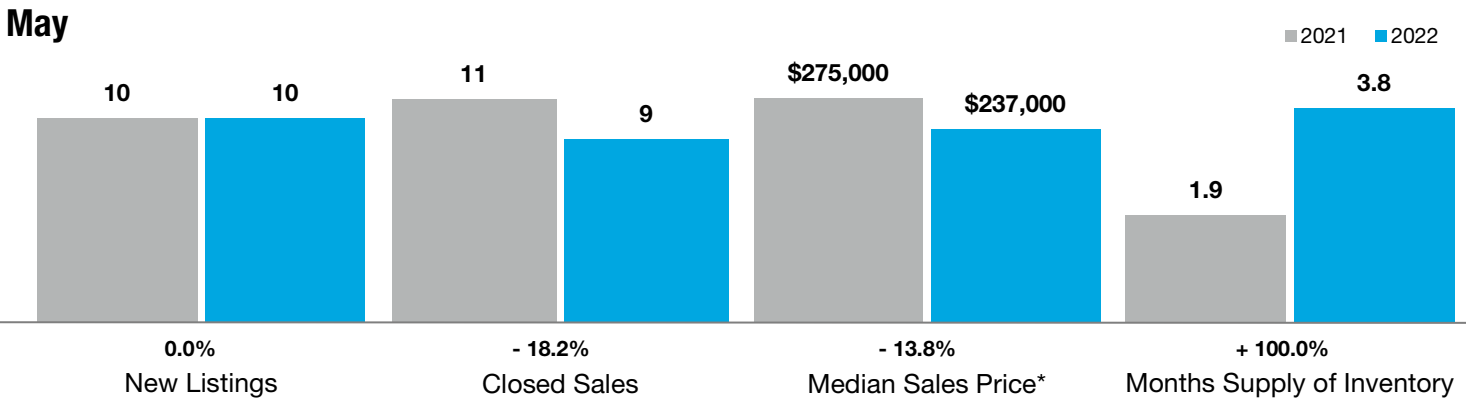


## Swain County

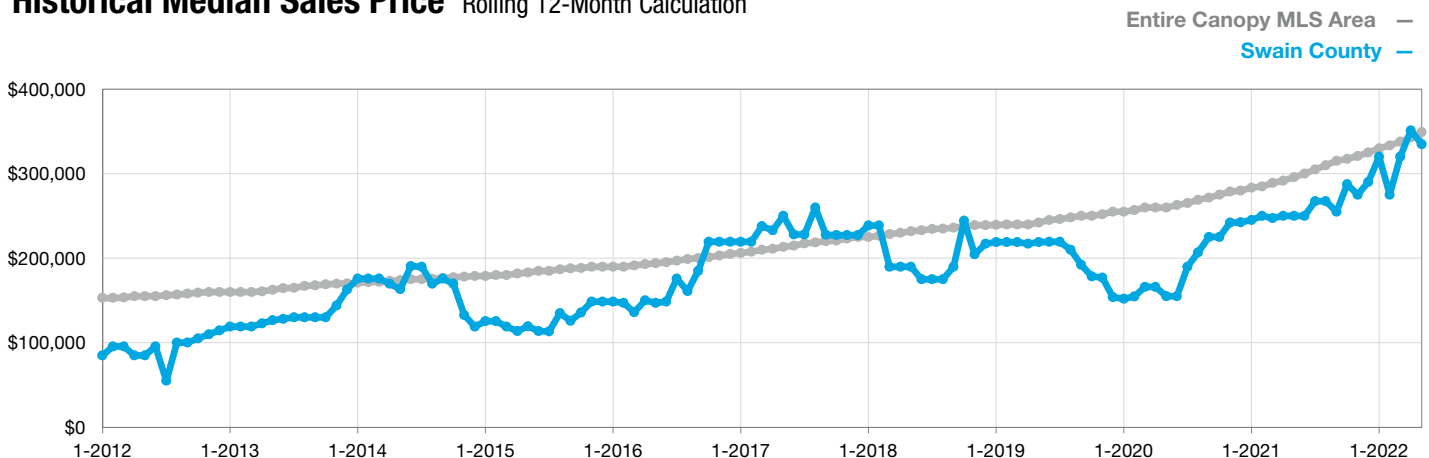
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	10	10	0.0%	34	51	+ 50.0%
Pending Sales	7	9	+ 28.6%	37	40	+ 8.1%
Closed Sales	11	9	- 18.2%	40	30	- 25.0%
Median Sales Price*	\$275,000	\$237,000	- 13.8%	\$255,000	\$308,500	+ 21.0%
Average Sales Price*	\$324,000	\$287,722	- 11.2%	\$343,890	\$353,708	+ 2.9%
Percent of Original List Price Received*	94.0%	92.6%	- 1.5%	93.9%	94.0%	+ 0.1%
List to Close	93	77	- 17.2%	139	82	- 41.0%
Days on Market Until Sale	33	32	- 3.0%	78	39	- 50.0%
Cumulative Days on Market Until Sale	39	51	+ 30.8%	86	46	- 46.5%
Average List Price	\$347,790	\$719,880	+ 107.0%	\$339,502	\$481,822	+ 41.9%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--
Months Supply of Inventory	1.9	3.8	+ 100.0%	--	--	--

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



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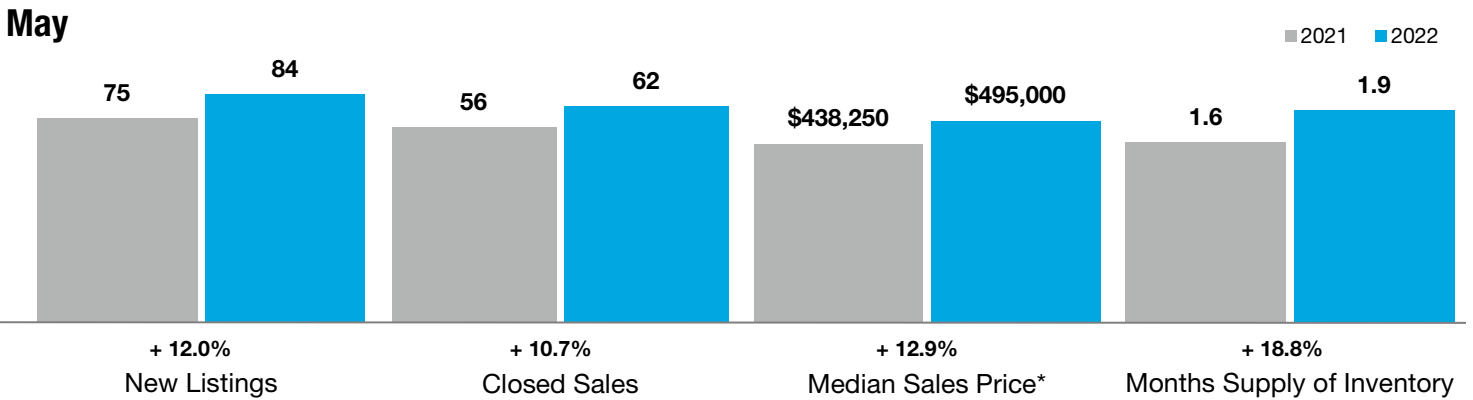


## Transylvania County

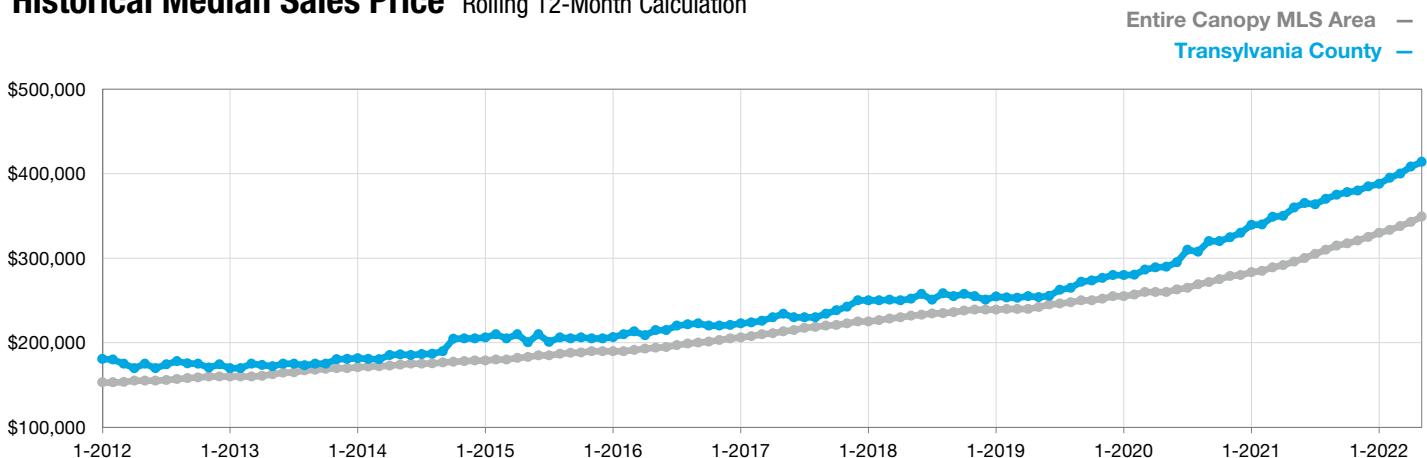
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	75	84	+ 12.0%	335	317	- 5.4%
Pending Sales	76	63	- 17.1%	334	270	- 19.2%
Closed Sales	56	62	+ 10.7%	314	244	- 22.3%
Median Sales Price*	\$438,250	\$495,000	+ 12.9%	\$375,000	\$455,000	+ 21.3%
Average Sales Price*	\$579,643	\$613,769	+ 5.9%	\$458,704	\$540,372	+ 17.8%
Percent of Original List Price Received*	95.9%	99.6%	+ 3.9%	95.4%	98.0%	+ 2.7%
List to Close	106	77	- 27.4%	121	89	- 26.4%
Days on Market Until Sale	54	30	- 44.4%	66	41	- 37.9%
Cumulative Days on Market Until Sale	45	37	- 17.8%	74	39	- 47.3%
Average List Price	\$542,526	\$675,161	+ 24.4%	\$565,062	\$577,608	+ 2.2%
Inventory of Homes for Sale	123	107	- 13.0%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

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



# Local Market Update for May 2022

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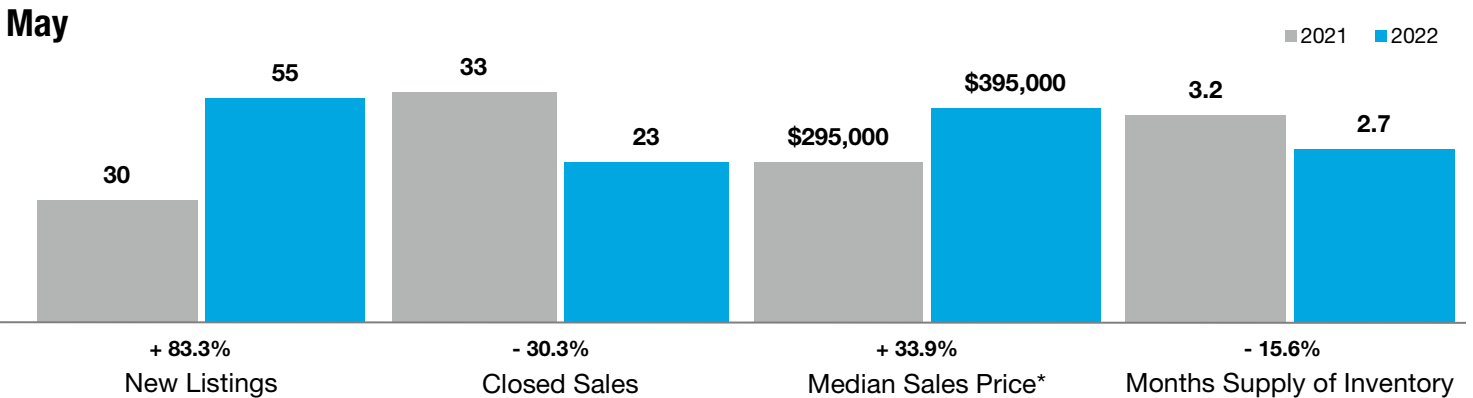


## Yancey County

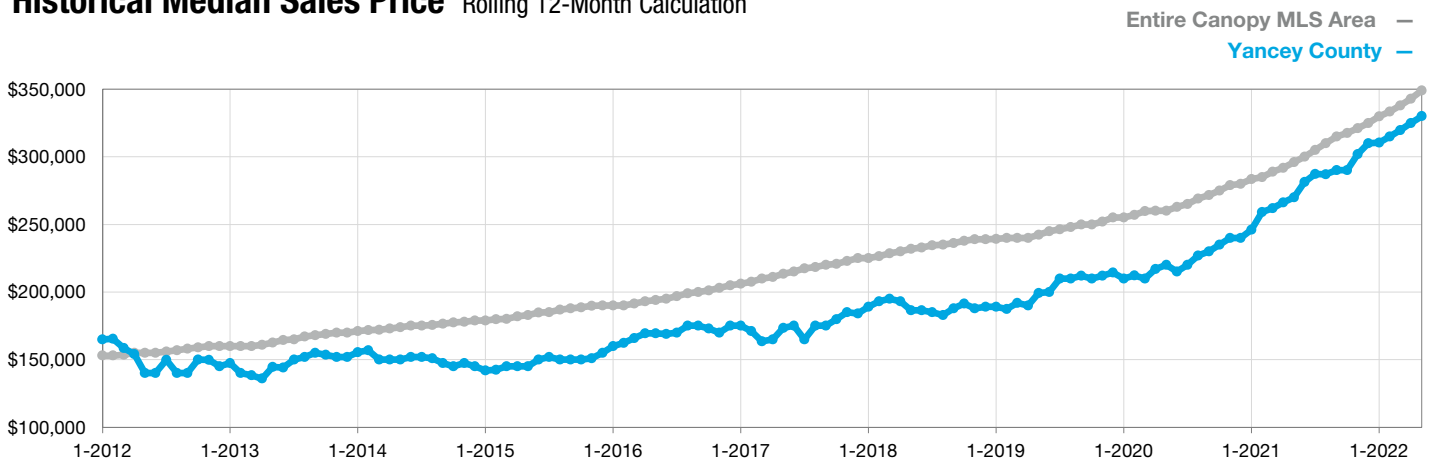
North Carolina

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	30	55	+ 83.3%	127	153	+ 20.5%
Pending Sales	20	26	+ 30.0%	140	116	- 17.1%
Closed Sales	33	23	- 30.3%	138	124	- 10.1%
Median Sales Price*	\$295,000	\$395,000	+ 33.9%	\$282,925	\$347,500	+ 22.8%
Average Sales Price*	\$329,706	\$409,391	+ 24.2%	\$345,045	\$415,663	+ 20.5%
Percent of Original List Price Received*	93.7%	97.6%	+ 4.2%	92.5%	97.2%	+ 5.1%
List to Close	213	100	- 53.1%	207	104	- 49.8%
Days on Market Until Sale	174	45	- 74.1%	155	46	- 70.3%
Cumulative Days on Market Until Sale	174	49	- 71.8%	162	51	- 68.5%
Average List Price	\$567,522	\$640,404	+ 12.8%	\$431,385	\$520,292	+ 20.6%
Inventory of Homes for Sale	104	81	- 22.1%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

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





# Local Market Update for May 2022

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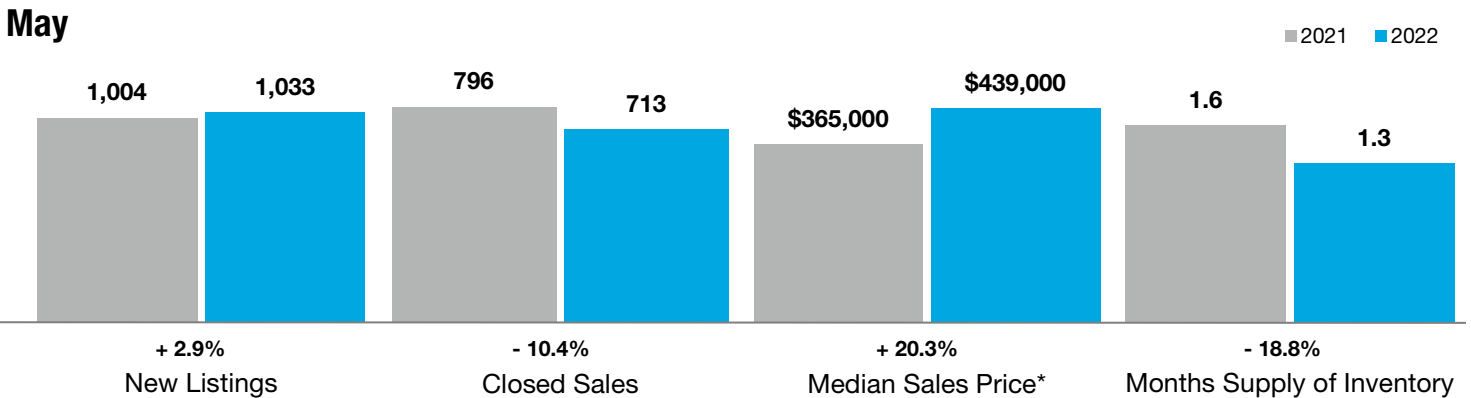


## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	1,004	<b>1,033</b>	+ 2.9%	4,240	<b>3,866</b>	- 8.8%
Pending Sales	864	<b>830</b>	- 3.9%	4,025	<b>3,505</b>	- 12.9%
Closed Sales	796	<b>713</b>	- 10.4%	3,506	<b>3,232</b>	- 7.8%
Median Sales Price*	\$365,000	<b>\$439,000</b>	+ 20.3%	\$349,900	<b>\$400,000</b>	+ 14.3%
Average Sales Price*	\$459,154	<b>\$538,341</b>	+ 17.2%	\$431,925	<b>\$486,817</b>	+ 12.7%
Percent of Original List Price Received*	99.5%	<b>102.1%</b>	+ 2.6%	98.1%	<b>100.1%</b>	+ 2.0%
List to Close	85	<b>75</b>	- 11.8%	99	<b>86</b>	- 13.1%
Days on Market Until Sale	35	<b>23</b>	- 34.3%	46	<b>30</b>	- 34.8%
Cumulative Days on Market Until Sale	38	<b>23</b>	- 39.5%	51	<b>32</b>	- 37.3%
Average List Price	\$489,625	<b>\$596,455</b>	+ 21.8%	\$474,164	<b>\$545,975</b>	+ 15.1%
Inventory of Homes for Sale	1,284	<b>956</b>	- 25.5%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	--	--	--

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

