

Local Market Update for July 2022

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

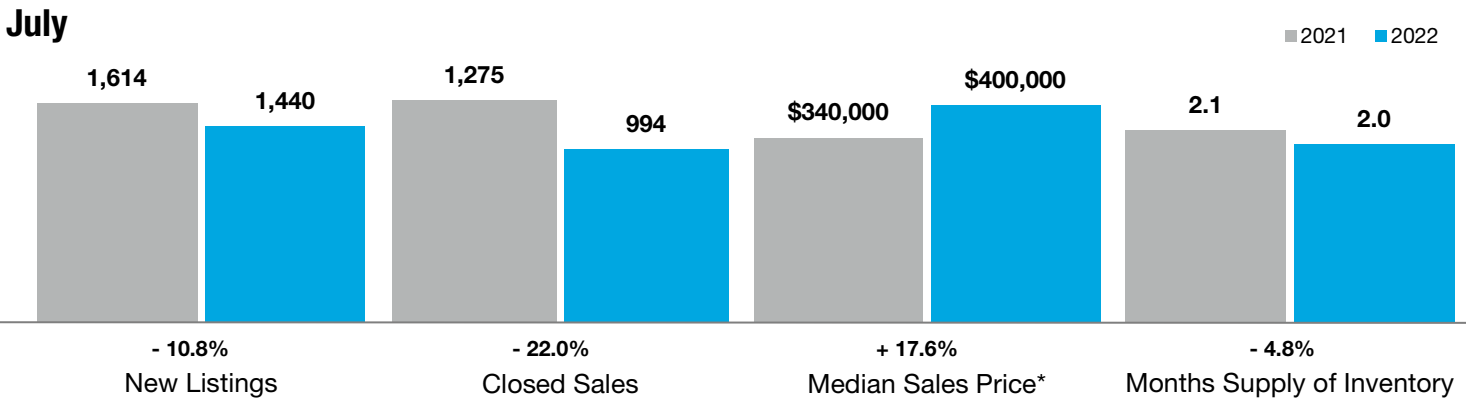


Asheville Region

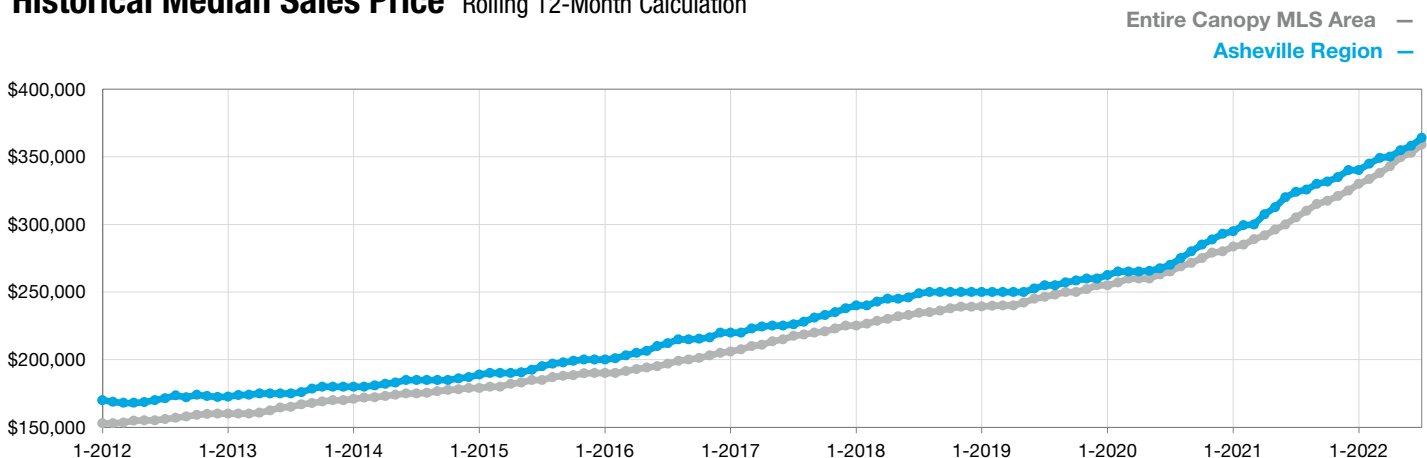
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	1,614	1,440	- 10.8%	9,616	9,083	- 5.5%
Pending Sales	1,271	1,142	- 10.1%	8,510	7,456	- 12.4%
Closed Sales	1,275	994	- 22.0%	7,964	7,199	- 9.6%
Median Sales Price*	\$340,000	\$400,000	+ 17.6%	\$329,900	\$376,990	+ 14.3%
Average Sales Price*	\$400,203	\$479,700	+ 19.9%	\$402,538	\$459,632	+ 14.2%
Percent of Original List Price Received*	98.8%	98.2%	- 0.6%	97.9%	99.3%	+ 1.4%
List to Close	82	77	- 6.1%	98	84	- 14.3%
Days on Market Until Sale	31	24	- 22.6%	45	29	- 35.6%
Cumulative Days on Market Until Sale	32	26	- 18.8%	51	31	- 39.2%
Average List Price	\$442,786	\$533,596	+ 20.5%	\$444,280	\$511,715	+ 15.2%
Inventory of Homes for Sale	2,574	2,184	- 15.2%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

* 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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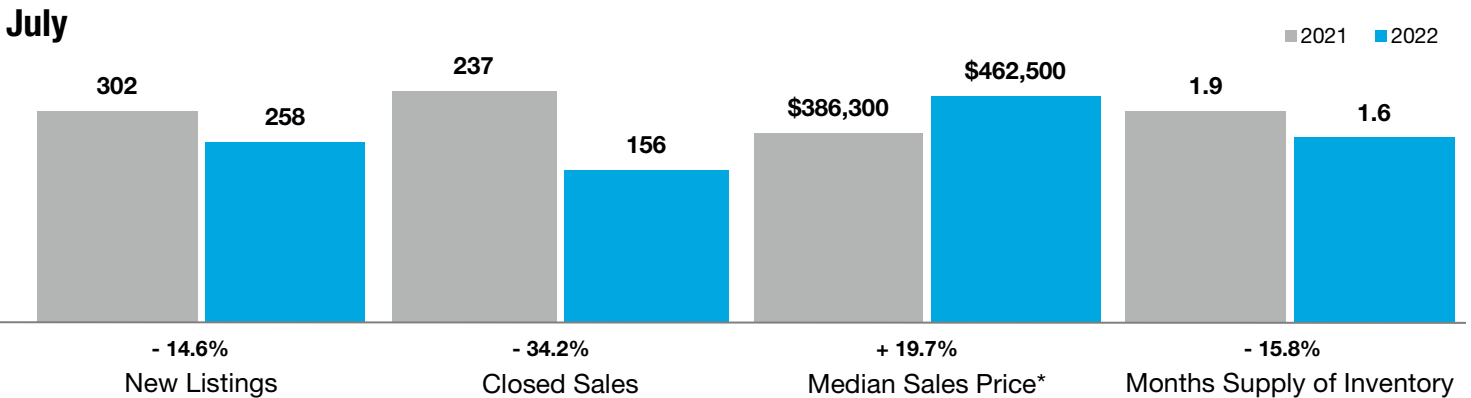


City of Asheville

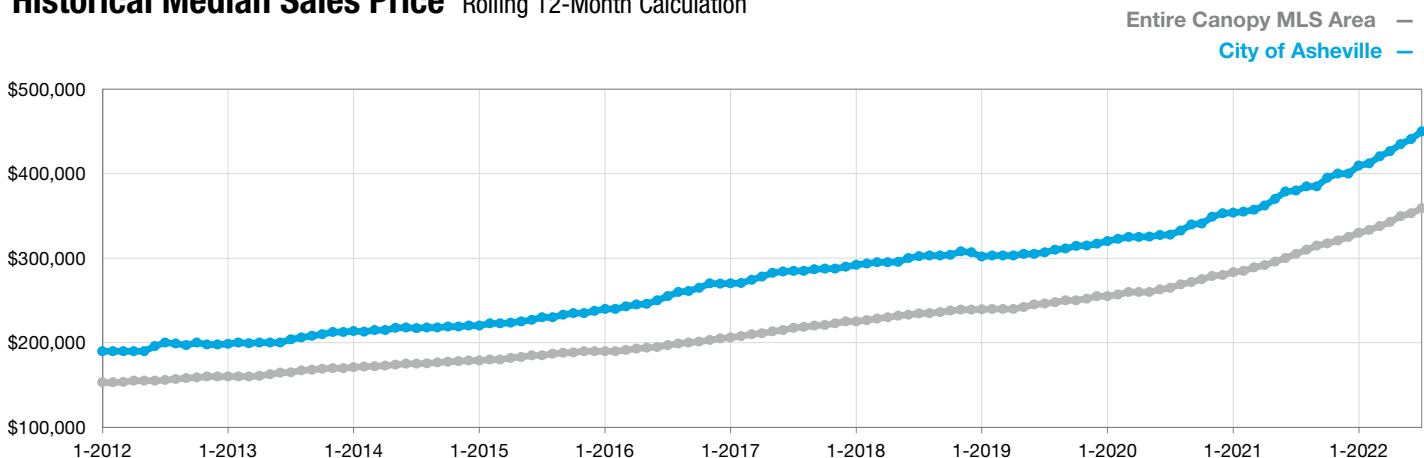
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	302	258	- 14.6%	1,798	1,545	- 14.1%
Pending Sales	233	193	- 17.2%	1,629	1,283	- 21.2%
Closed Sales	237	156	- 34.2%	1,530	1,255	- 18.0%
Median Sales Price*	\$386,300	\$462,500	+ 19.7%	\$385,000	\$470,000	+ 22.1%
Average Sales Price*	\$518,079	\$575,844	+ 11.1%	\$503,643	\$597,022	+ 18.5%
Percent of Original List Price Received*	98.9%	98.9%	0.0%	98.8%	100.9%	+ 2.1%
List to Close	76	63	- 17.1%	92	77	- 16.3%
Days on Market Until Sale	28	19	- 32.1%	42	27	- 35.7%
Cumulative Days on Market Until Sale	29	19	- 34.5%	46	28	- 39.1%
Average List Price	\$517,946	\$633,208	+ 22.3%	\$574,097	\$644,859	+ 12.3%
Inventory of Homes for Sale	426	321	- 24.6%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

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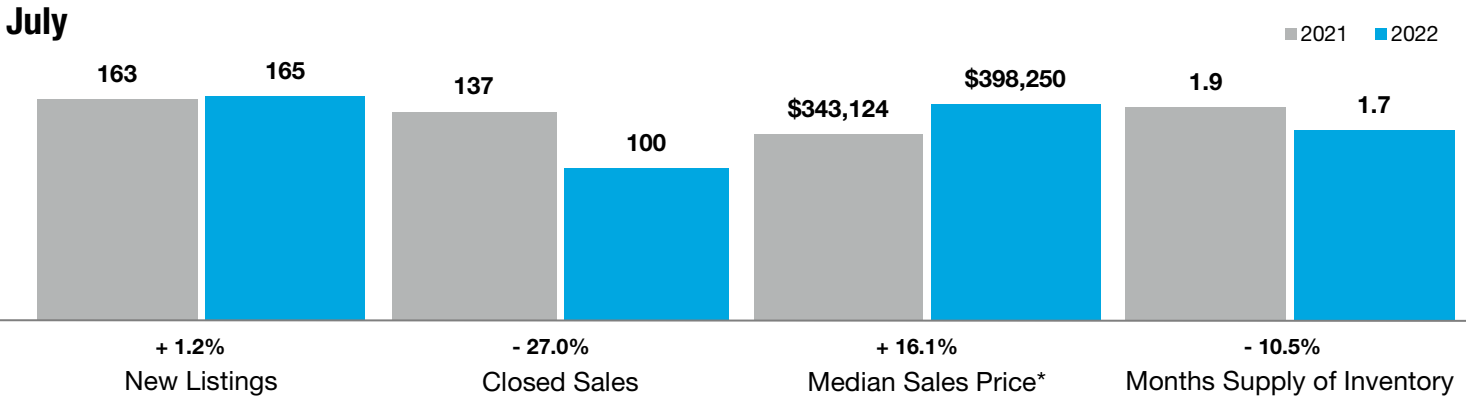


City of Hendersonville

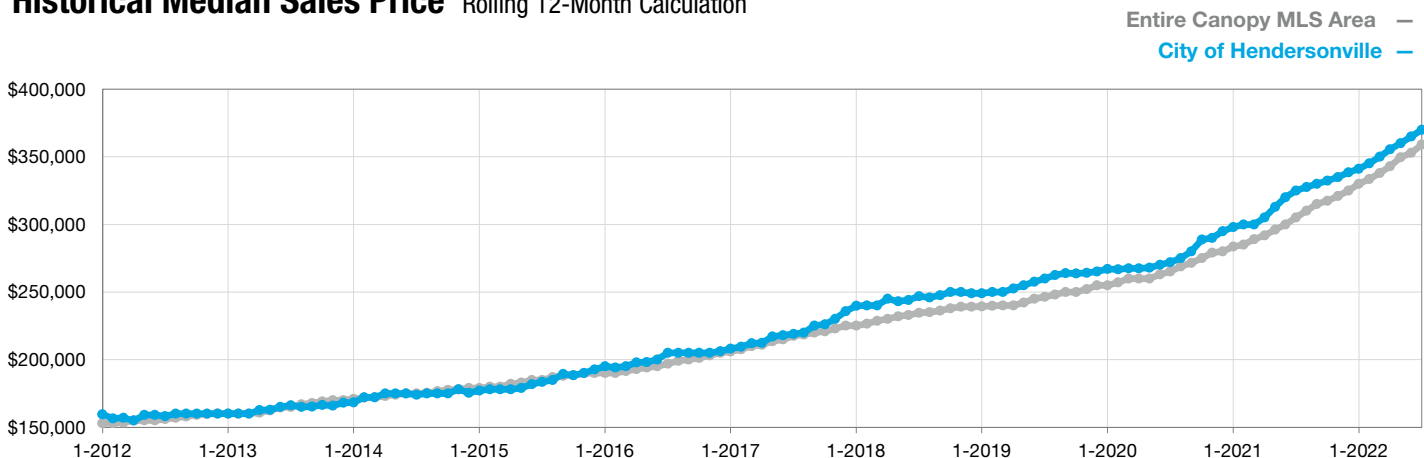
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	163	165	+ 1.2%	1,026	917	- 10.6%
Pending Sales	136	132	- 2.9%	923	772	- 16.4%
Closed Sales	137	100	- 27.0%	849	755	- 11.1%
Median Sales Price*	\$343,124	\$398,250	+ 16.1%	\$329,183	\$385,000	+ 17.0%
Average Sales Price*	\$393,748	\$459,122	+ 16.6%	\$380,592	\$441,070	+ 15.9%
Percent of Original List Price Received*	99.7%	100.7%	+ 1.0%	99.0%	101.3%	+ 2.3%
List to Close	72	87	+ 20.8%	87	78	- 10.3%
Days on Market Until Sale	27	19	- 29.6%	37	21	- 43.2%
Cumulative Days on Market Until Sale	24	20	- 16.7%	43	23	- 46.5%
Average List Price	\$381,168	\$525,253	+ 37.8%	\$400,238	\$476,733	+ 19.1%
Inventory of Homes for Sale	240	196	- 18.3%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

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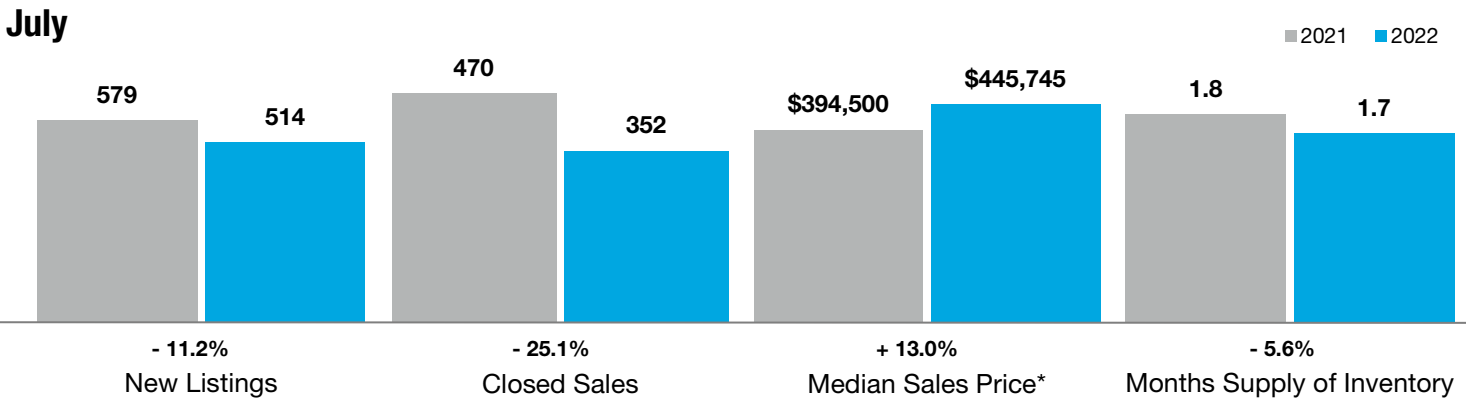


Buncombe County

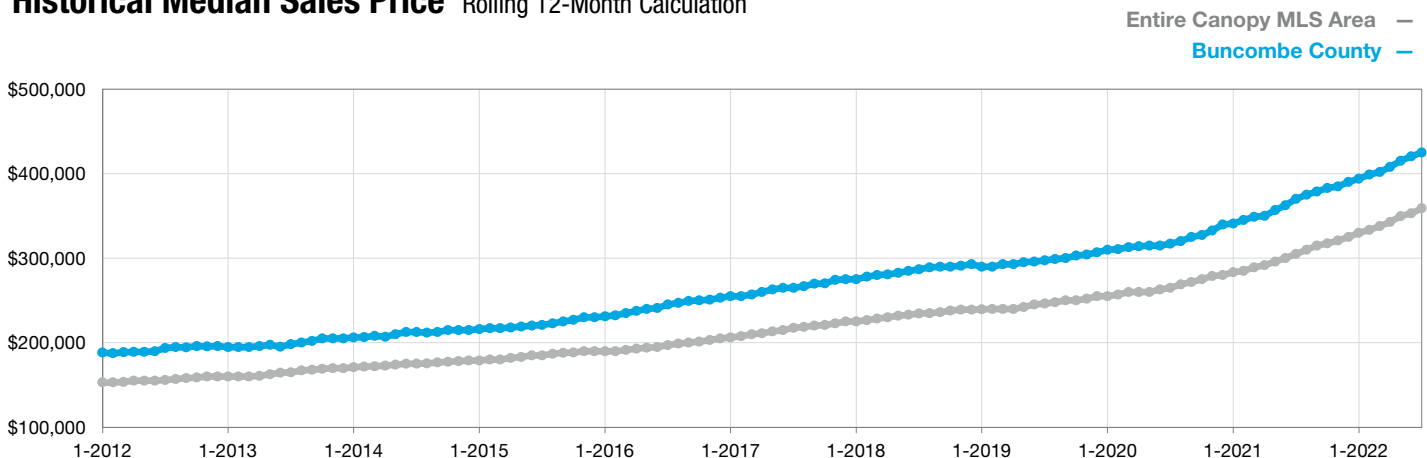
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	579	514	- 11.2%	3,466	3,243	- 6.4%
Pending Sales	455	396	- 13.0%	3,126	2,717	- 13.1%
Closed Sales	470	352	- 25.1%	2,930	2,600	- 11.3%
Median Sales Price*	\$394,500	\$445,745	+ 13.0%	\$380,000	\$440,000	+ 15.8%
Average Sales Price*	\$482,429	\$553,450	+ 14.7%	\$482,212	\$555,046	+ 15.1%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	98.8%	100.5%	+ 1.7%
List to Close	81	75	- 7.4%	95	83	- 12.6%
Days on Market Until Sale	28	18	- 35.7%	41	26	- 36.6%
Cumulative Days on Market Until Sale	28	21	- 25.0%	45	27	- 40.0%
Average List Price	\$509,061	\$591,878	+ 16.3%	\$533,366	\$599,089	+ 12.3%
Inventory of Homes for Sale	817	678	- 17.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

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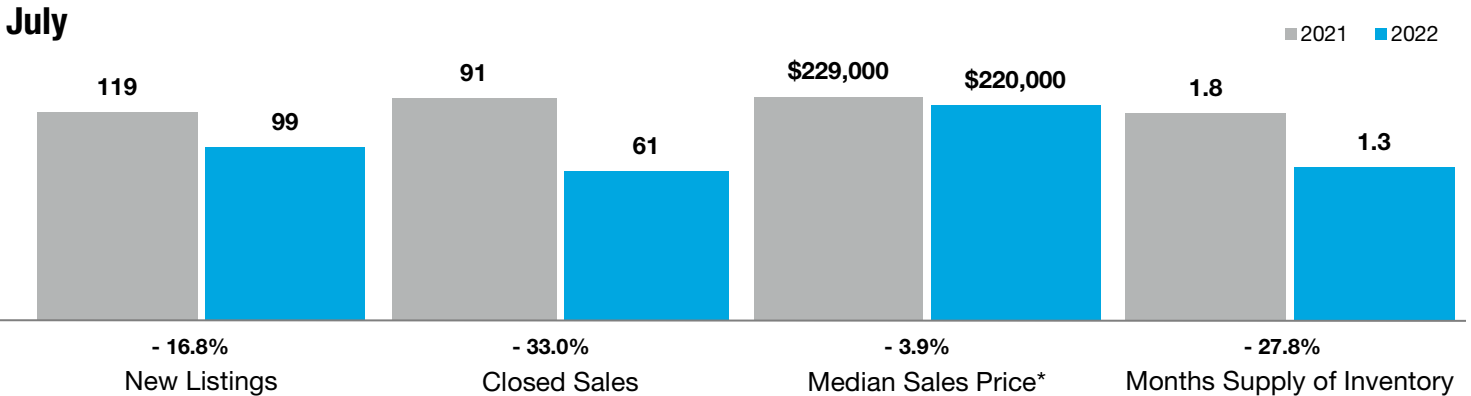


Burke County

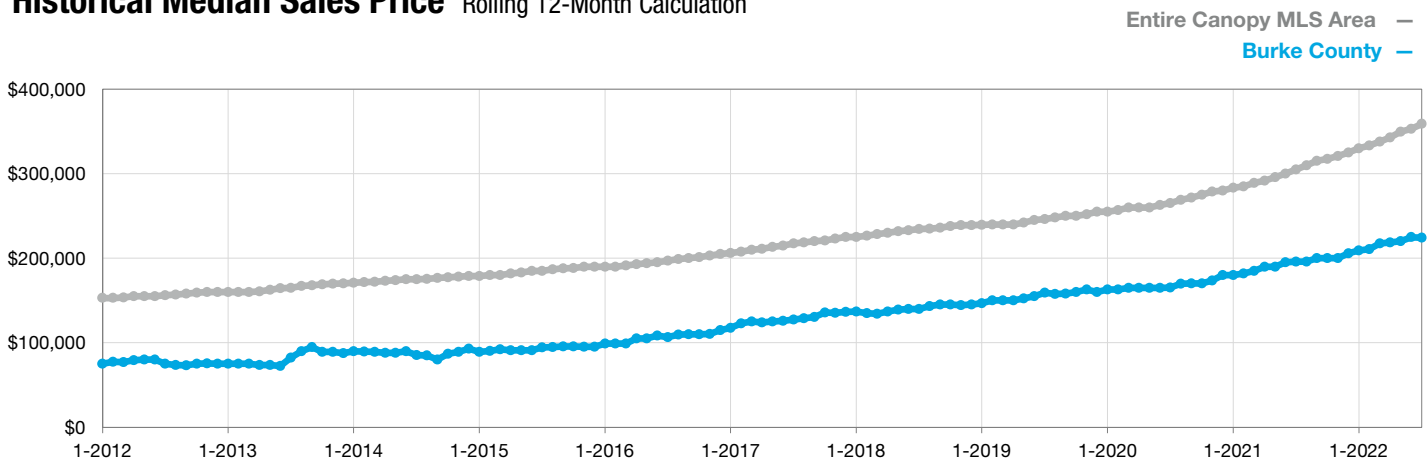
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	119	99	- 16.8%	650	627	- 3.5%
Pending Sales	84	86	+ 2.4%	583	563	- 3.4%
Closed Sales	91	61	- 33.0%	546	550	+ 0.7%
Median Sales Price*	\$229,000	\$220,000	- 3.9%	\$199,900	\$226,100	+ 13.1%
Average Sales Price*	\$251,694	\$282,435	+ 12.2%	\$238,605	\$272,057	+ 14.0%
Percent of Original List Price Received*	100.5%	95.8%	- 4.7%	98.8%	98.5%	- 0.3%
List to Close	64	79	+ 23.4%	75	80	+ 6.7%
Days on Market Until Sale	19	31	+ 63.2%	27	29	+ 7.4%
Cumulative Days on Market Until Sale	20	30	+ 50.0%	31	28	- 9.7%
Average List Price	\$286,710	\$309,741	+ 8.0%	\$264,789	\$303,069	+ 14.5%
Inventory of Homes for Sale	142	110	- 22.5%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

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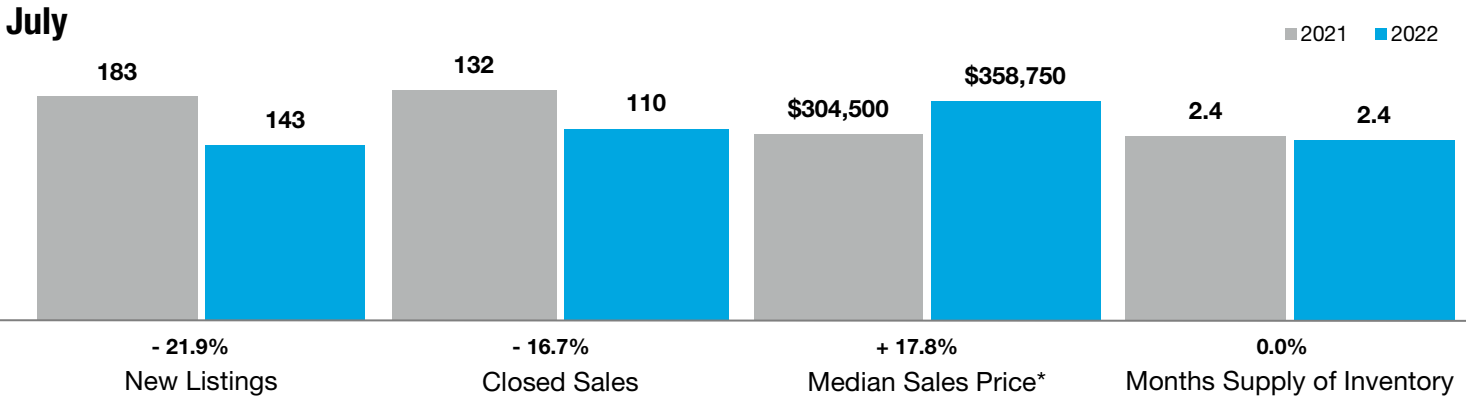


Haywood County

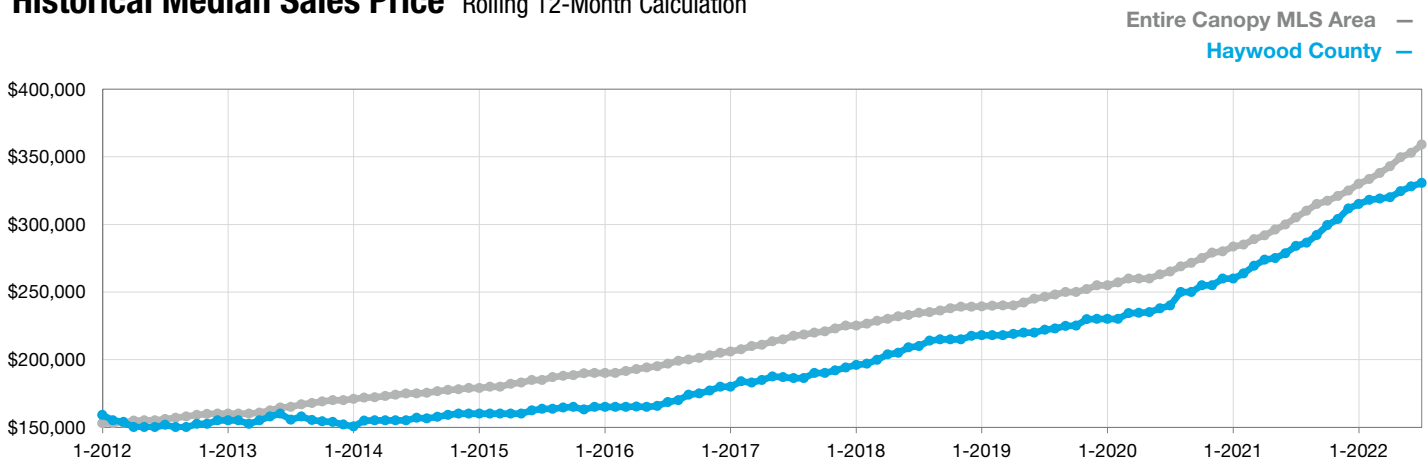
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	183	143	- 21.9%	1,025	909	- 11.3%
Pending Sales	135	136	+ 0.7%	854	717	- 16.0%
Closed Sales	132	110	- 16.7%	774	672	- 13.2%
Median Sales Price*	\$304,500	\$358,750	+ 17.8%	\$299,000	\$335,000	+ 12.0%
Average Sales Price*	\$334,344	\$407,608	+ 21.9%	\$340,260	\$375,115	+ 10.2%
Percent of Original List Price Received*	97.8%	97.2%	- 0.6%	96.9%	97.8%	+ 0.9%
List to Close	87	67	- 23.0%	93	81	- 12.9%
Days on Market Until Sale	26	21	- 19.2%	38	31	- 18.4%
Cumulative Days on Market Until Sale	30	22	- 26.7%	42	34	- 19.0%
Average List Price	\$413,270	\$491,219	+ 18.9%	\$386,822	\$445,567	+ 15.2%
Inventory of Homes for Sale	295	256	- 13.2%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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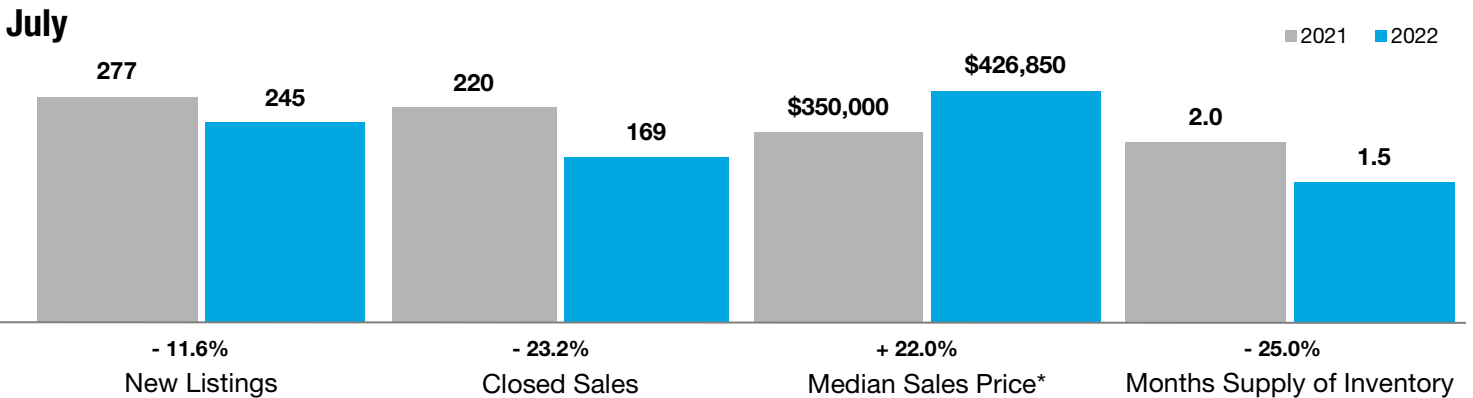


Henderson County

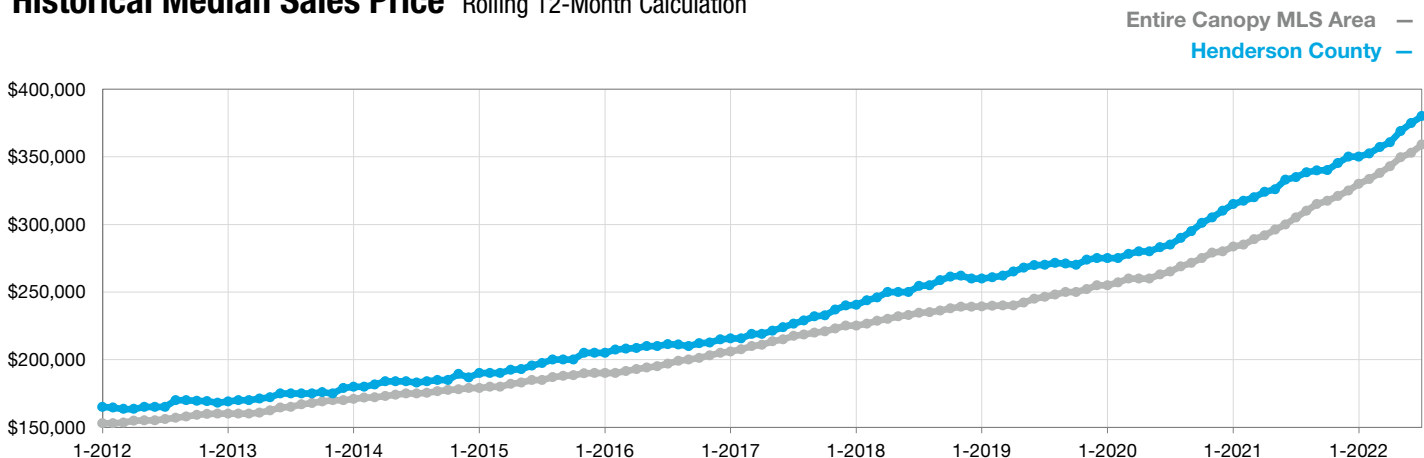
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	277	245	- 11.6%	1,743	1,492	- 14.4%
Pending Sales	224	207	- 7.6%	1,530	1,275	- 16.7%
Closed Sales	220	169	- 23.2%	1,399	1,256	- 10.2%
Median Sales Price*	\$350,000	\$426,850	+ 22.0%	\$342,000	\$400,000	+ 17.0%
Average Sales Price*	\$399,330	\$508,524	+ 27.3%	\$395,391	\$459,507	+ 16.2%
Percent of Original List Price Received*	99.9%	100.1%	+ 0.2%	99.0%	101.2%	+ 2.2%
List to Close	67	86	+ 28.4%	84	80	- 4.8%
Days on Market Until Sale	21	24	+ 14.3%	36	23	- 36.1%
Cumulative Days on Market Until Sale	21	25	+ 19.0%	41	25	- 39.0%
Average List Price	\$401,490	\$514,974	+ 28.3%	\$408,272	\$503,242	+ 23.3%
Inventory of Homes for Sale	423	301	- 28.8%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

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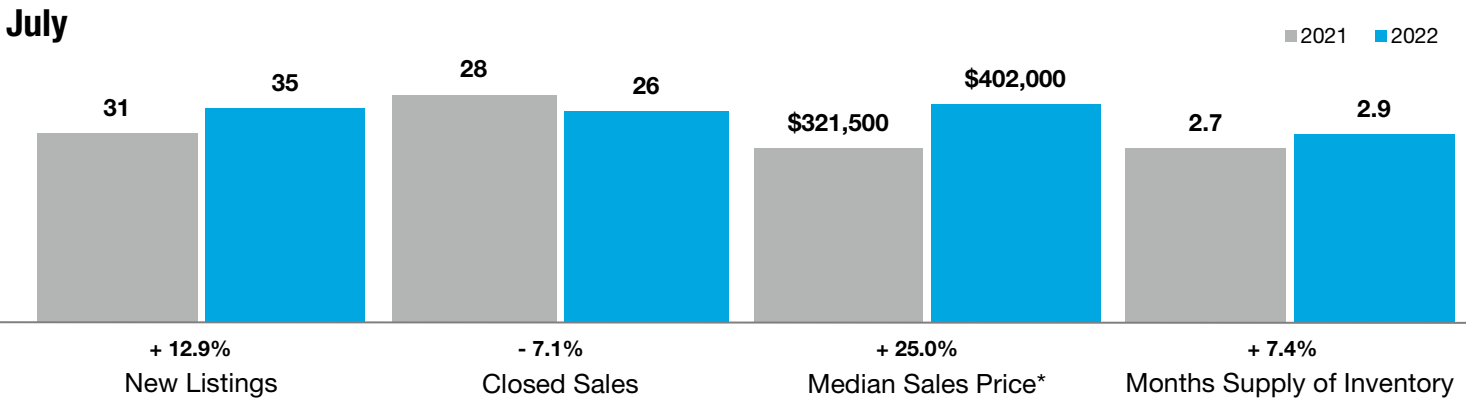


Jackson County

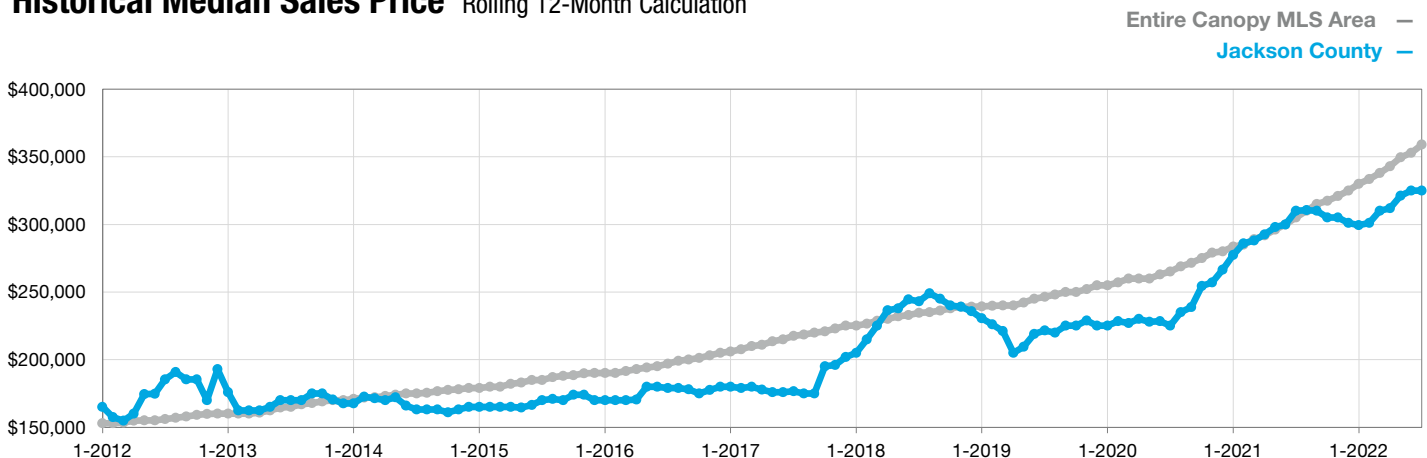
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	31	35	+ 12.9%	258	220	- 14.7%
Pending Sales	35	24	- 31.4%	229	168	- 26.6%
Closed Sales	28	26	- 7.1%	218	163	- 25.2%
Median Sales Price*	\$321,500	\$402,000	+ 25.0%	\$305,000	\$343,950	+ 12.8%
Average Sales Price*	\$444,096	\$448,746	+ 1.0%	\$414,715	\$455,487	+ 9.8%
Percent of Original List Price Received*	94.4%	95.7%	+ 1.4%	95.9%	96.7%	+ 0.8%
List to Close	105	103	- 1.9%	138	93	- 32.6%
Days on Market Until Sale	54	59	+ 9.3%	87	48	- 44.8%
Cumulative Days on Market Until Sale	78	42	- 46.2%	112	46	- 58.9%
Average List Price	\$519,361	\$968,809	+ 86.5%	\$459,751	\$670,170	+ 45.8%
Inventory of Homes for Sale	88	68	- 22.7%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

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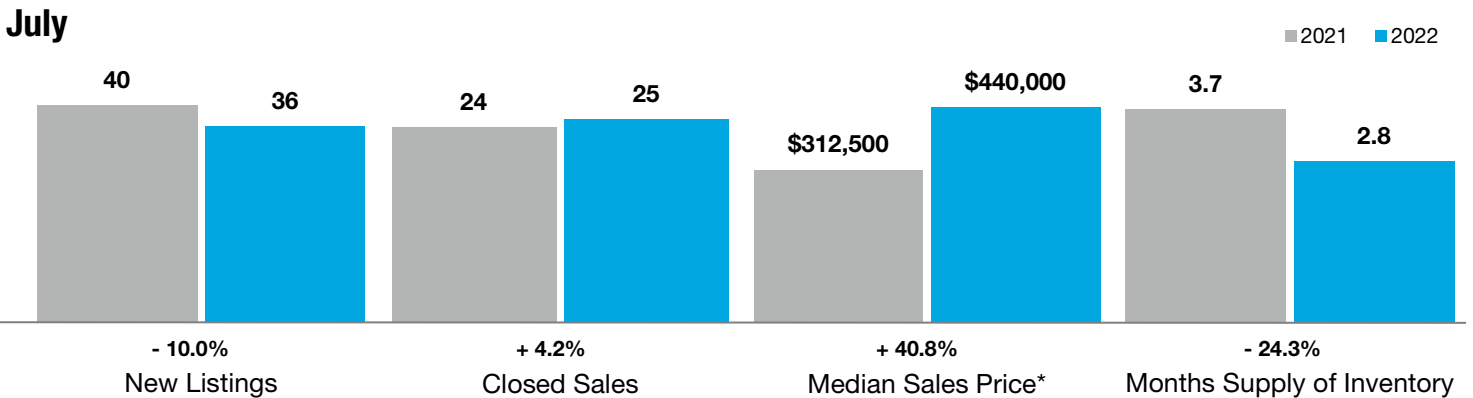


Madison County

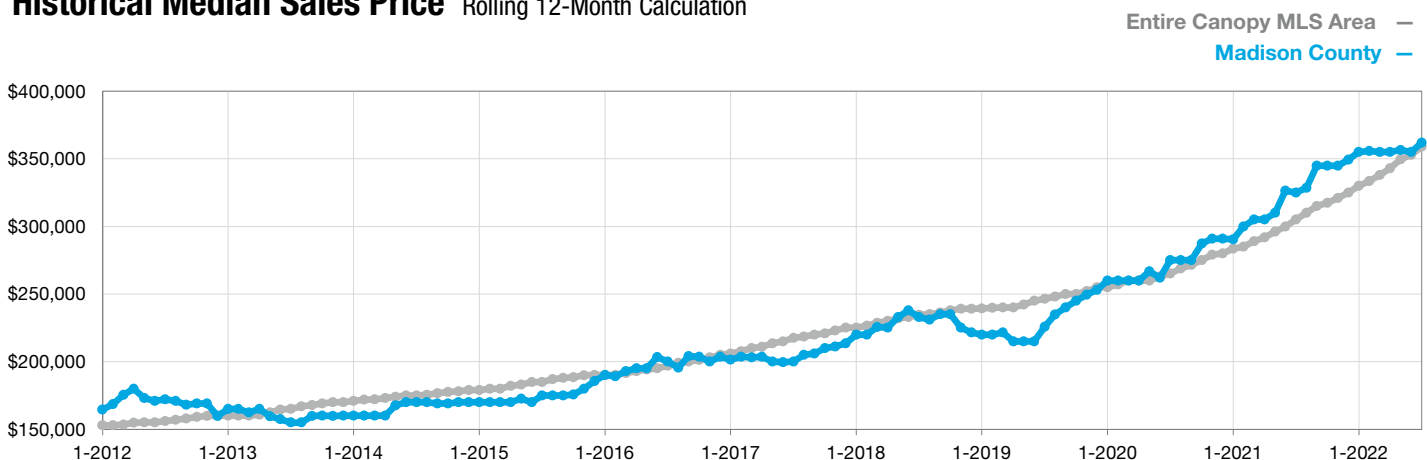
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	40	36	- 10.0%	228	251	+ 10.1%
Pending Sales	30	20	- 33.3%	171	181	+ 5.8%
Closed Sales	24	25	+ 4.2%	169	190	+ 12.4%
Median Sales Price*	\$312,500	\$440,000	+ 40.8%	\$331,000	\$365,250	+ 10.3%
Average Sales Price*	\$335,798	\$479,620	+ 42.8%	\$378,509	\$438,003	+ 15.7%
Percent of Original List Price Received*	102.0%	98.6%	- 3.3%	98.0%	98.4%	+ 0.4%
List to Close	101	90	- 10.9%	113	99	- 12.4%
Days on Market Until Sale	35	37	+ 5.7%	59	40	- 32.2%
Cumulative Days on Market Until Sale	34	44	+ 29.4%	56	41	- 26.8%
Average List Price	\$490,144	\$529,108	+ 7.9%	\$450,461	\$513,119	+ 13.9%
Inventory of Homes for Sale	96	79	- 17.7%	--	--	--
Months Supply of Inventory	3.7	2.8	- 24.3%	--	--	--

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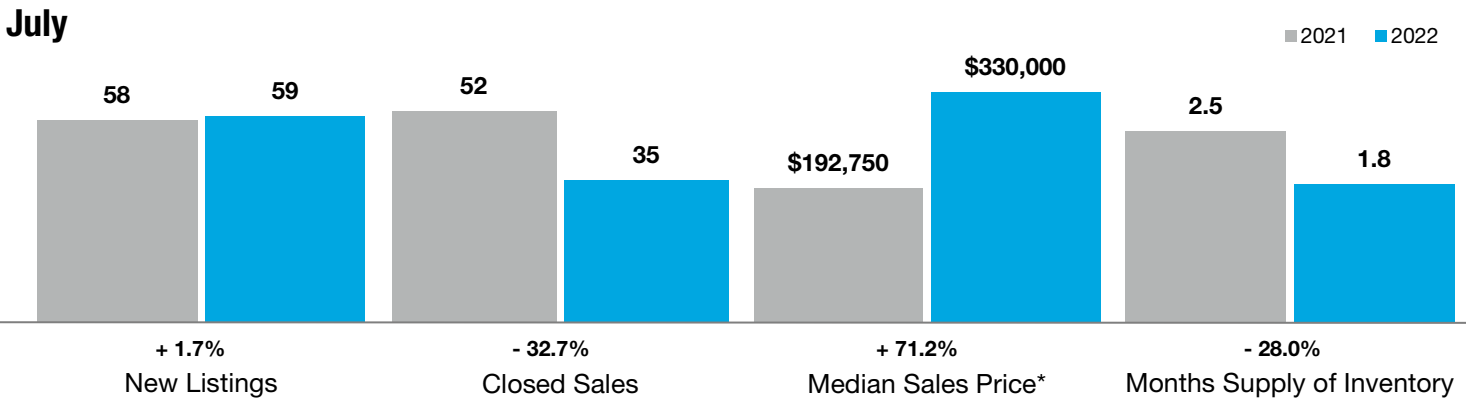


McDowell County

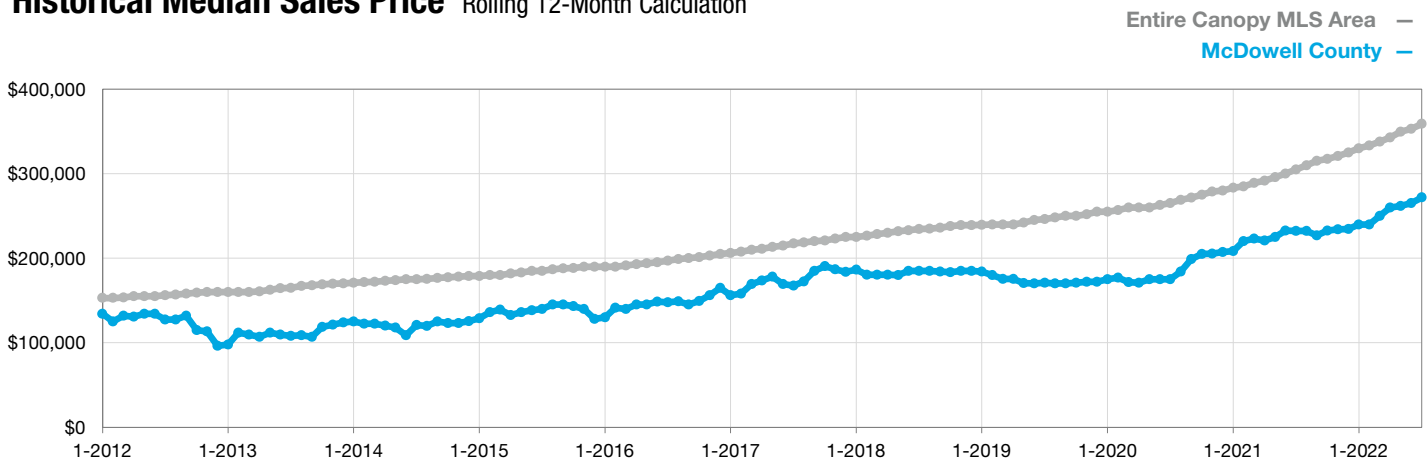
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	58	59	+ 1.7%	360	348	- 3.3%
Pending Sales	44	52	+ 18.2%	310	310	0.0%
Closed Sales	52	35	- 32.7%	295	292	- 1.0%
Median Sales Price*	\$192,750	\$330,000	+ 71.2%	\$215,000	\$298,500	+ 38.8%
Average Sales Price*	\$225,949	\$420,197	+ 86.0%	\$280,745	\$385,340	+ 37.3%
Percent of Original List Price Received*	97.3%	95.4%	- 2.0%	97.0%	97.7%	+ 0.7%
List to Close	81	58	- 28.4%	94	91	- 3.2%
Days on Market Until Sale	23	19	- 17.4%	38	38	0.0%
Cumulative Days on Market Until Sale	26	18	- 30.8%	45	41	- 8.9%
Average List Price	\$380,318	\$342,126	- 10.0%	\$316,220	\$386,364	+ 22.2%
Inventory of Homes for Sale	109	78	- 28.4%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--

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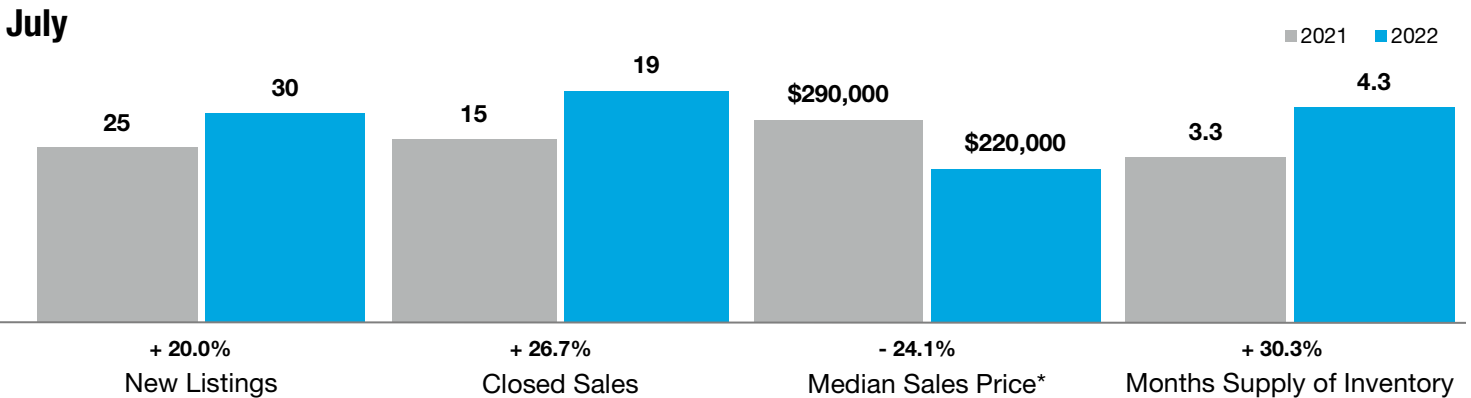


Mitchell County

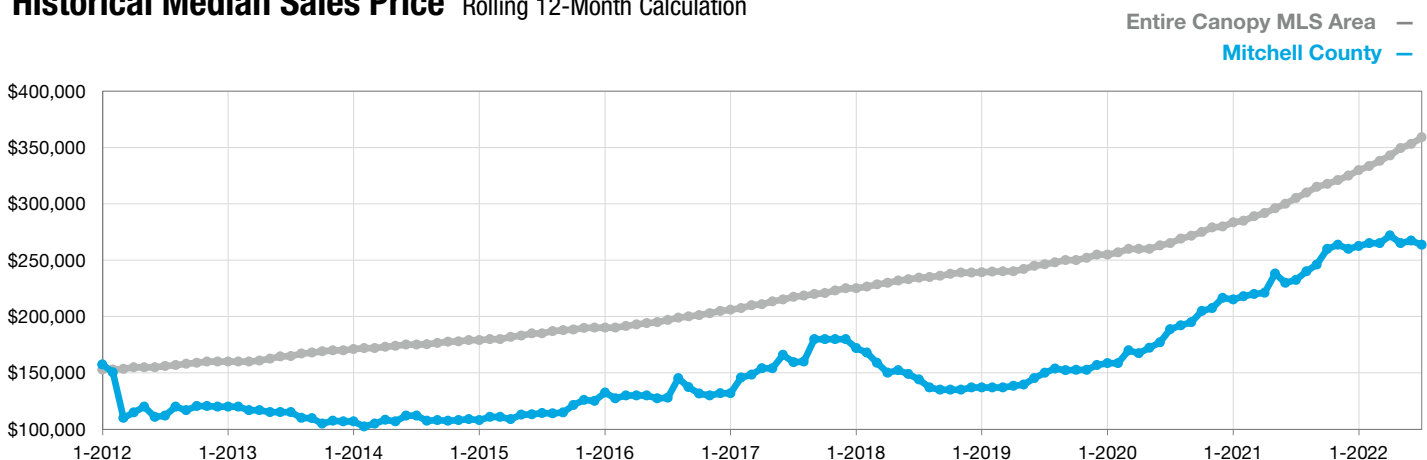
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	25	30	+ 20.0%	141	185	+ 31.2%
Pending Sales	20	22	+ 10.0%	125	122	- 2.4%
Closed Sales	15	19	+ 26.7%	118	117	- 0.8%
Median Sales Price*	\$290,000	\$220,000	- 24.1%	\$238,250	\$242,907	+ 2.0%
Average Sales Price*	\$389,207	\$270,706	- 30.4%	\$283,129	\$294,960	+ 4.2%
Percent of Original List Price Received*	91.7%	97.6%	+ 6.4%	91.3%	96.1%	+ 5.3%
List to Close	148	74	- 50.0%	150	101	- 32.7%
Days on Market Until Sale	79	25	- 68.4%	87	47	- 46.0%
Cumulative Days on Market Until Sale	91	25	- 72.5%	101	49	- 51.5%
Average List Price	\$268,415	\$319,827	+ 19.2%	\$322,554	\$329,737	+ 2.2%
Inventory of Homes for Sale	62	76	+ 22.6%	--	--	--
Months Supply of Inventory	3.3	4.3	+ 30.3%	--	--	--

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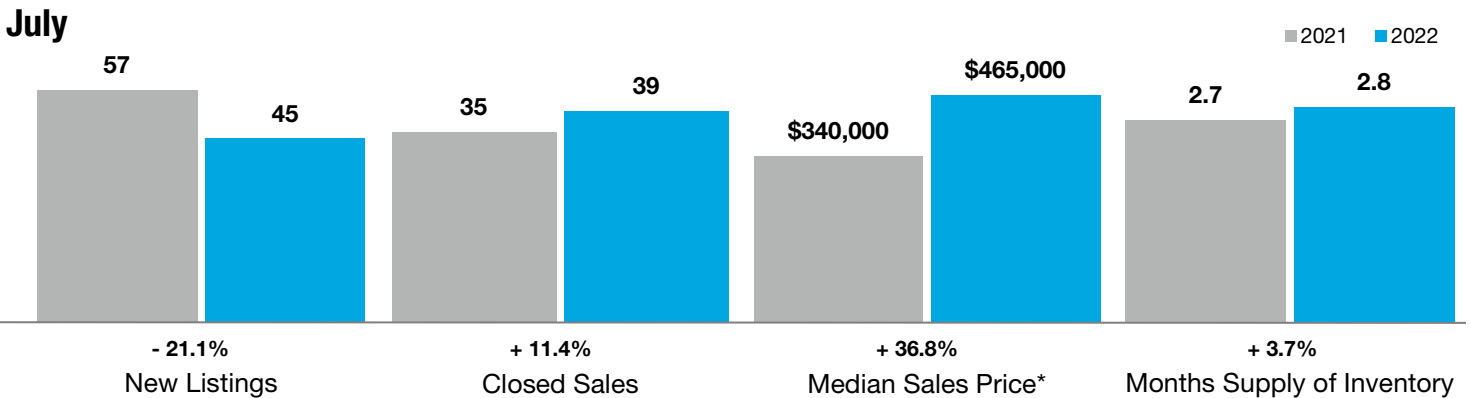


Polk County

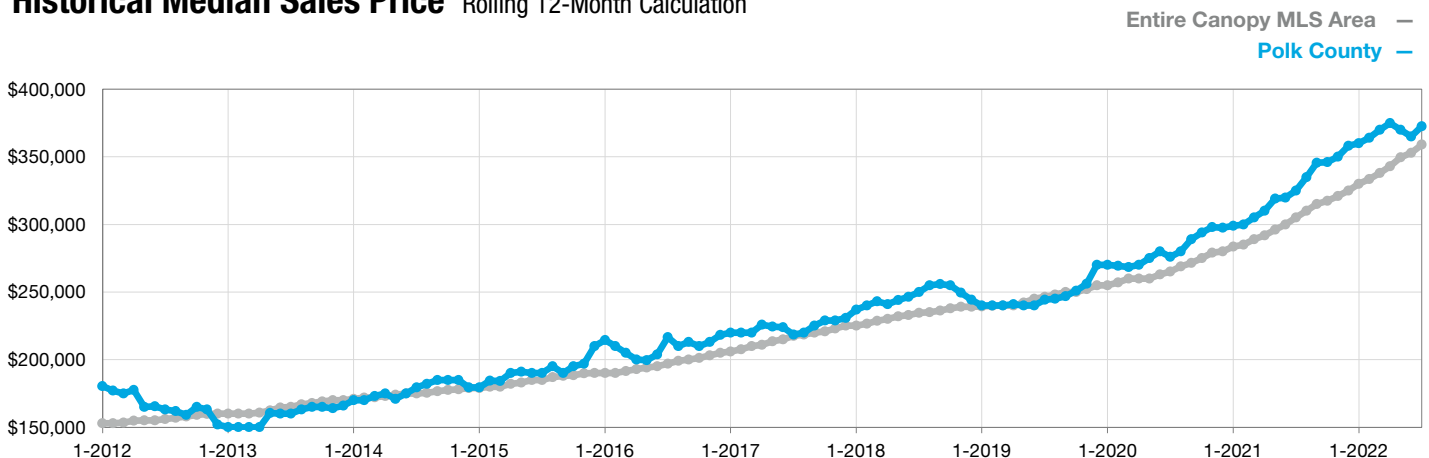
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	57	45	- 21.1%	315	295	- 6.3%
Pending Sales	47	30	- 36.2%	261	221	- 15.3%
Closed Sales	35	39	+ 11.4%	247	212	- 14.2%
Median Sales Price*	\$340,000	\$465,000	+ 36.8%	\$340,000	\$390,000	+ 14.7%
Average Sales Price*	\$412,923	\$604,779	+ 46.5%	\$458,027	\$519,774	+ 13.5%
Percent of Original List Price Received*	98.7%	99.7%	+ 1.0%	97.0%	97.6%	+ 0.6%
List to Close	90	76	- 15.6%	109	88	- 19.3%
Days on Market Until Sale	35	31	- 11.4%	56	40	- 28.6%
Cumulative Days on Market Until Sale	48	45	- 6.3%	62	46	- 25.8%
Average List Price	\$447,379	\$632,950	+ 41.5%	\$515,316	\$600,404	+ 16.5%
Inventory of Homes for Sale	104	96	- 7.7%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

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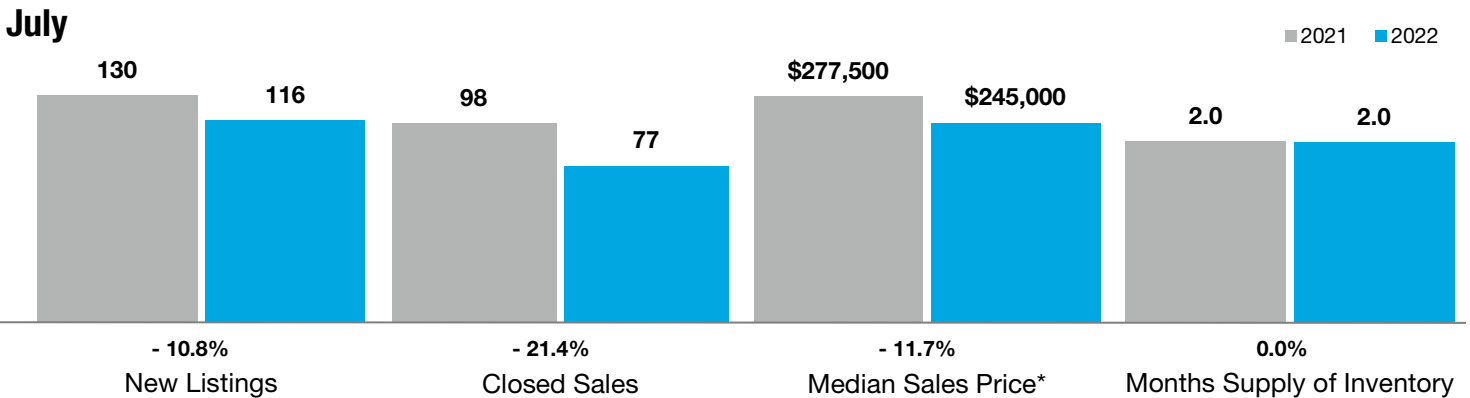


Rutherford County

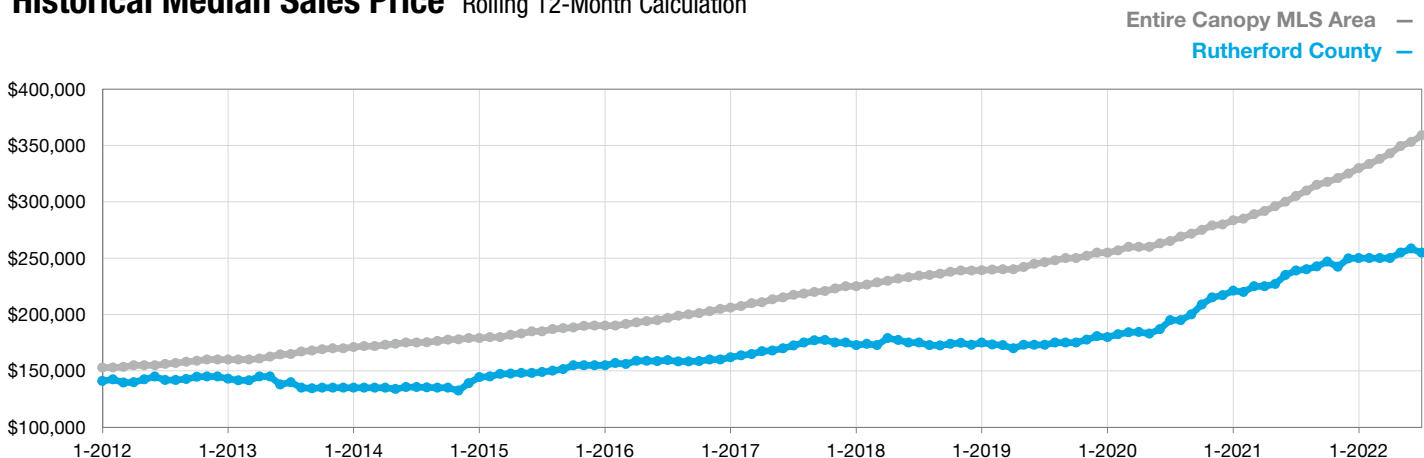
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	130	116	- 10.8%	688	721	+ 4.8%
Pending Sales	102	79	- 22.5%	610	586	- 3.9%
Closed Sales	98	77	- 21.4%	558	573	+ 2.7%
Median Sales Price*	\$277,500	\$245,000	- 11.7%	\$242,300	\$253,000	+ 4.4%
Average Sales Price*	\$315,367	\$302,828	- 4.0%	\$294,128	\$319,100	+ 8.5%
Percent of Original List Price Received*	98.4%	97.3%	- 1.1%	96.9%	97.9%	+ 1.0%
List to Close	73	69	- 5.5%	88	72	- 18.2%
Days on Market Until Sale	32	21	- 34.4%	45	25	- 44.4%
Cumulative Days on Market Until Sale	31	25	- 19.4%	52	26	- 50.0%
Average List Price	\$333,351	\$443,311	+ 33.0%	\$336,038	\$365,605	+ 8.8%
Inventory of Homes for Sale	173	168	- 2.9%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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 July 2022

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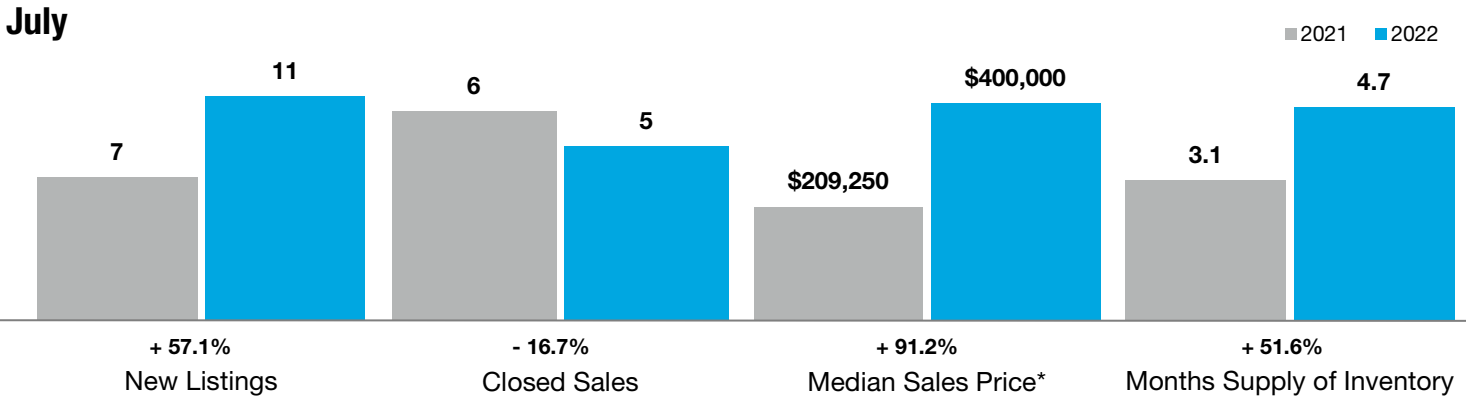


Swain County

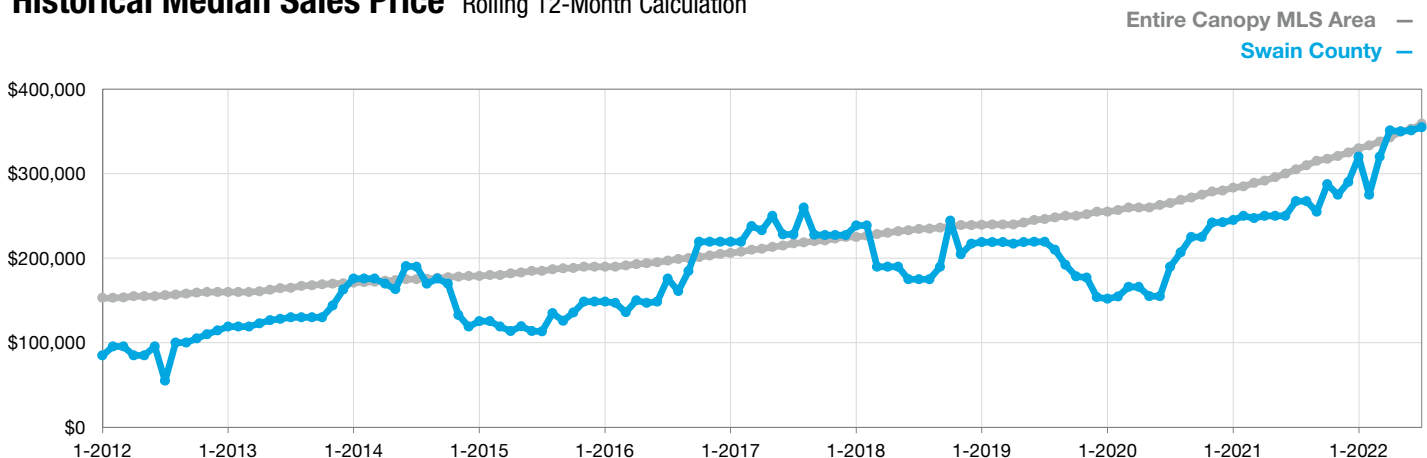
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	7	11	+ 57.1%	49	77	+ 57.1%
Pending Sales	2	8	+ 300.0%	45	53	+ 17.8%
Closed Sales	6	5	- 16.7%	51	46	- 9.8%
Median Sales Price*	\$209,250	\$400,000	+ 91.2%	\$234,900	\$340,000	+ 44.7%
Average Sales Price*	\$251,117	\$365,200	+ 45.4%	\$316,849	\$364,717	+ 15.1%
Percent of Original List Price Received*	99.1%	100.3%	+ 1.2%	93.8%	95.5%	+ 1.8%
List to Close	112	51	- 54.5%	129	90	- 30.2%
Days on Market Until Sale	57	20	- 64.9%	70	47	- 32.9%
Cumulative Days on Market Until Sale	57	14	- 75.4%	76	52	- 31.6%
Average List Price	\$783,550	\$449,218	- 42.7%	\$424,326	\$468,584	+ 10.4%
Inventory of Homes for Sale	20	32	+ 60.0%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

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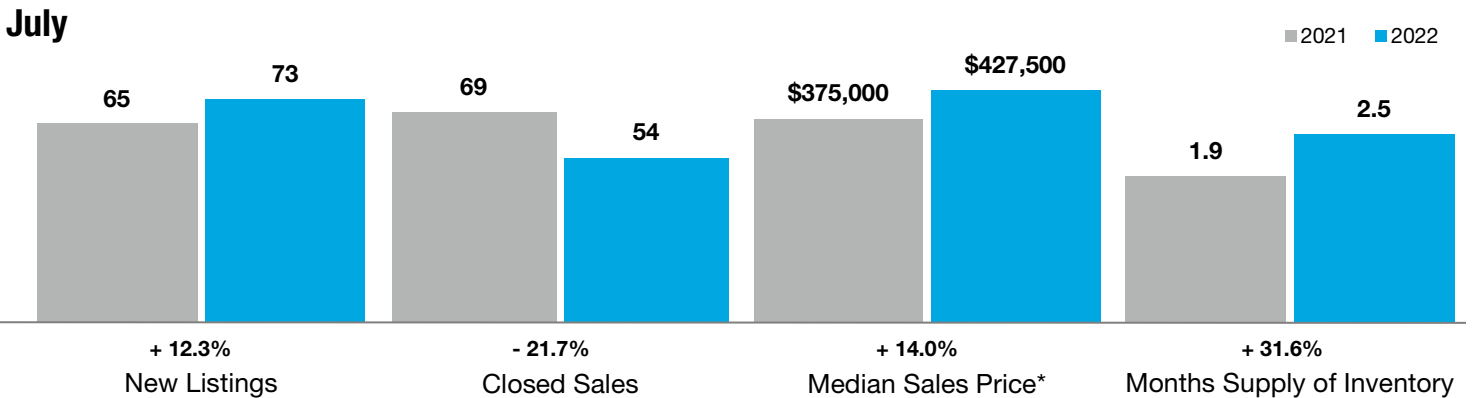


Transylvania County

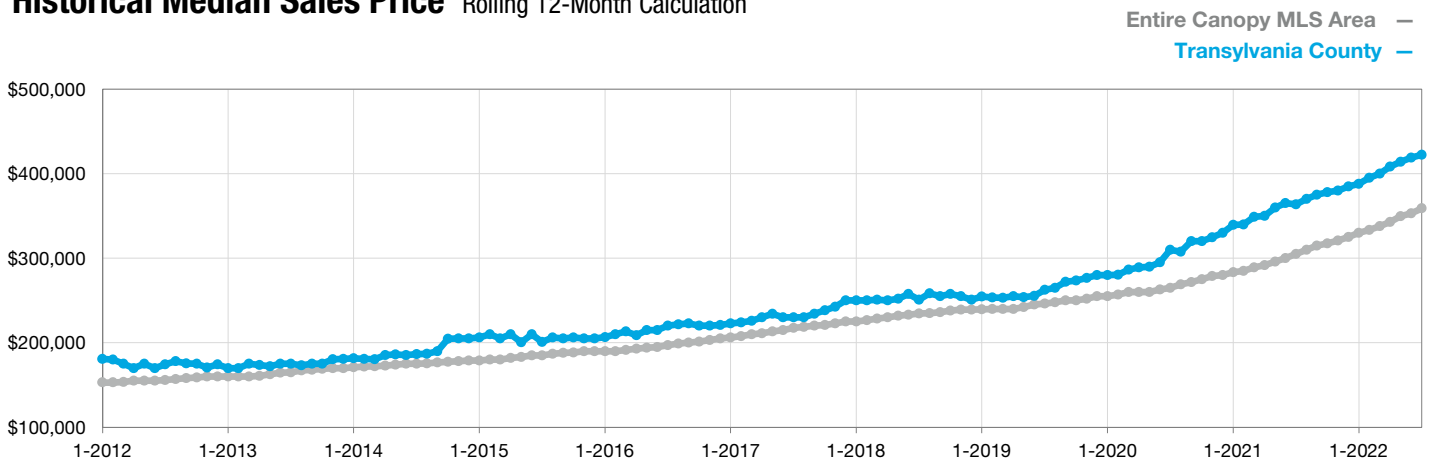
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	65	73	+ 12.3%	478	477	- 0.2%
Pending Sales	57	58	+ 1.8%	451	377	- 16.4%
Closed Sales	69	54	- 21.7%	460	358	- 22.2%
Median Sales Price*	\$375,000	\$427,500	+ 14.0%	\$375,000	\$452,500	+ 20.7%
Average Sales Price*	\$469,643	\$587,499	+ 25.1%	\$464,986	\$558,283	+ 20.1%
Percent of Original List Price Received*	97.5%	94.0%	- 3.6%	96.4%	97.0%	+ 0.6%
List to Close	86	92	+ 7.0%	113	90	- 20.4%
Days on Market Until Sale	39	43	+ 10.3%	59	40	- 32.2%
Cumulative Days on Market Until Sale	37	35	- 5.4%	65	37	- 43.1%
Average List Price	\$539,832	\$600,772	+ 11.3%	\$542,763	\$583,327	+ 7.5%
Inventory of Homes for Sale	137	140	+ 2.2%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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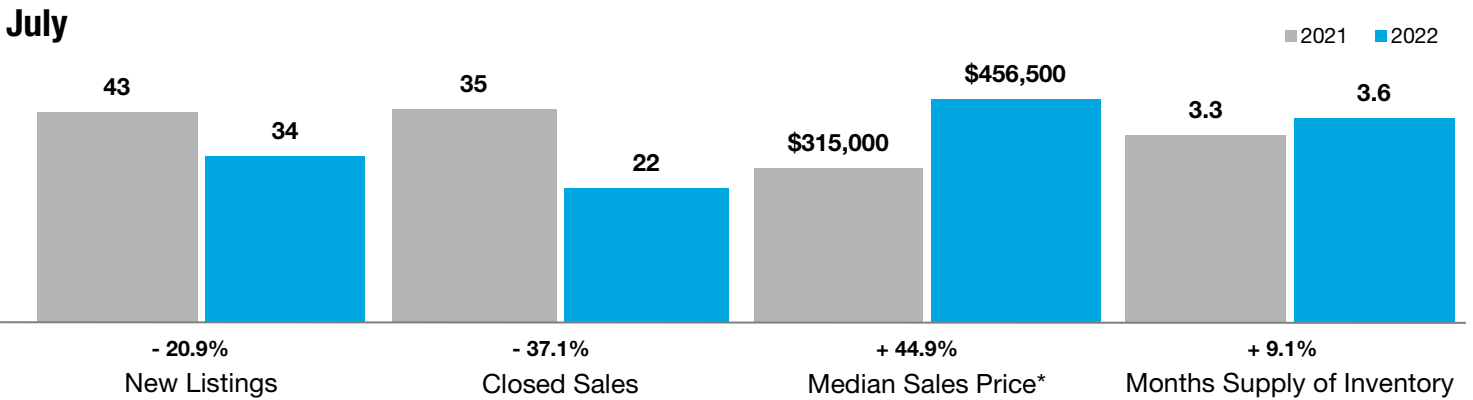


Yancey County

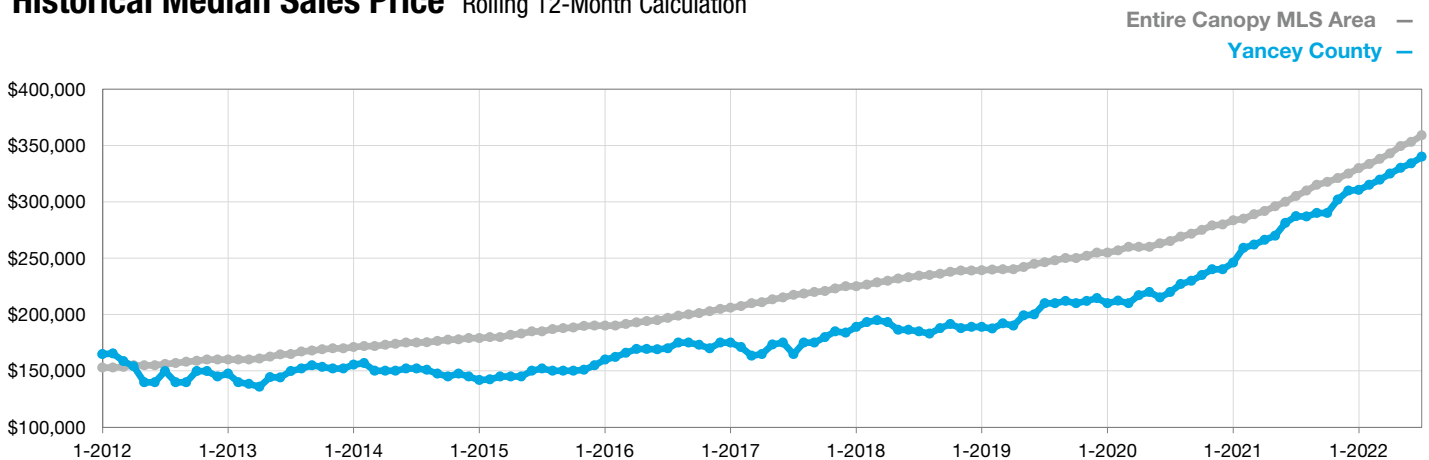
North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	43	34	- 20.9%	215	238	+ 10.7%
Pending Sales	36	24	- 33.3%	215	166	- 22.8%
Closed Sales	35	22	- 37.1%	199	170	- 14.6%
Median Sales Price*	\$315,000	\$456,500	+ 44.9%	\$295,000	\$363,750	+ 23.3%
Average Sales Price*	\$322,169	\$454,886	+ 41.2%	\$342,870	\$428,474	+ 25.0%
Percent of Original List Price Received*	95.2%	97.5%	+ 2.4%	93.4%	96.9%	+ 3.7%
List to Close	170	90	- 47.1%	198	100	- 49.5%
Days on Market Until Sale	115	34	- 70.4%	144	44	- 69.4%
Cumulative Days on Market Until Sale	106	33	- 68.9%	146	47	- 67.8%
Average List Price	\$619,286	\$754,597	+ 21.8%	\$453,403	\$569,586	+ 25.6%
Inventory of Homes for Sale	108	102	- 5.6%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2022

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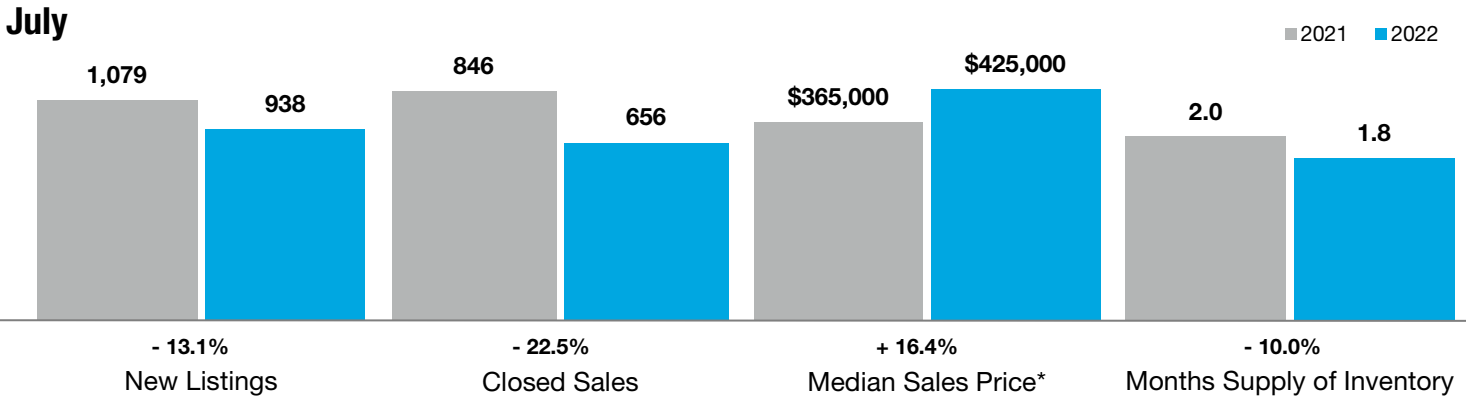


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	1,079	938	- 13.1%	6,462	5,895	- 8.8%
Pending Sales	844	759	- 10.1%	5,681	4,890	- 13.9%
Closed Sales	846	656	- 22.5%	5,272	4,718	- 10.5%
Median Sales Price*	\$365,000	\$425,000	+ 16.4%	\$354,850	\$410,000	+ 15.5%
Average Sales Price*	\$433,554	\$514,607	+ 18.7%	\$434,990	\$499,270	+ 14.8%
Percent of Original List Price Received*	99.3%	99.0%	- 0.3%	98.6%	100.2%	+ 1.6%
List to Close	79	77	- 2.5%	92	83	- 9.8%
Days on Market Until Sale	26	21	- 19.2%	40	27	- 32.5%
Cumulative Days on Market Until Sale	27	23	- 14.8%	44	28	- 36.4%
Average List Price	\$464,263	\$553,982	+ 19.3%	\$473,011	\$547,365	+ 15.7%
Inventory of Homes for Sale	1,631	1,314	- 19.4%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

