

Local Market Update for October 2022

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



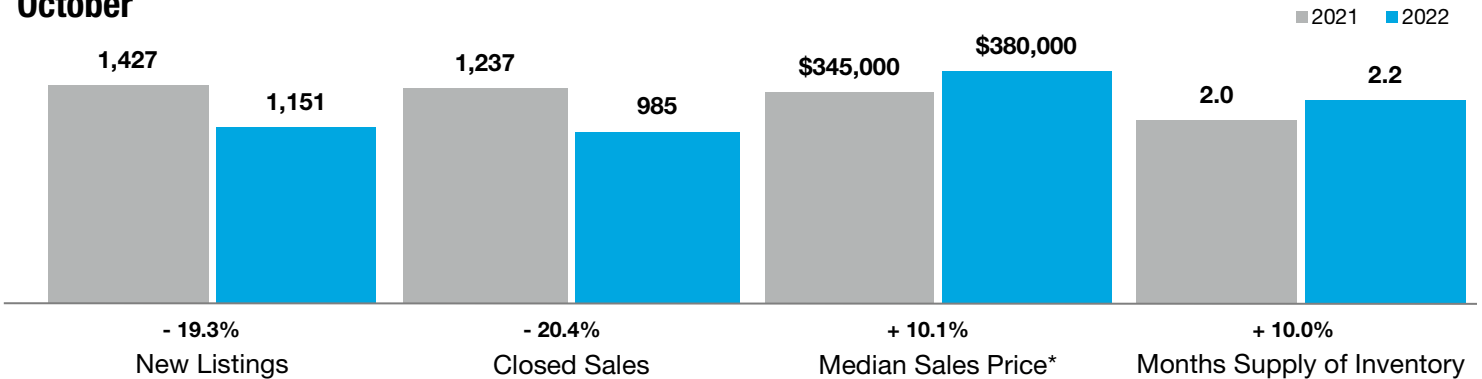
Asheville Region

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

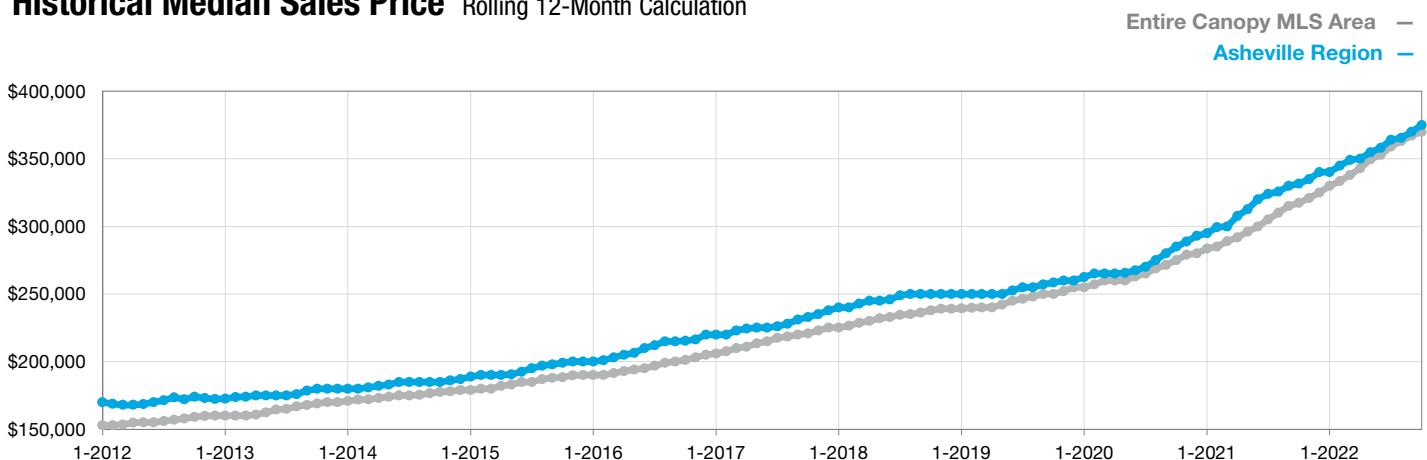
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1,427	1,151	- 19.3%	13,905	12,861	- 7.5%
Pending Sales	1,366	993	- 27.3%	12,438	10,420	- 16.2%
Closed Sales	1,237	985	- 20.4%	11,718	10,499	- 10.4%
Median Sales Price*	\$345,000	\$380,000	+ 10.1%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$438,591	\$456,689	+ 4.1%	\$414,438	\$463,752	+ 11.9%
Percent of Original List Price Received*	97.3%	95.2%	- 2.2%	97.9%	98.3%	+ 0.4%
List to Close	83	87	+ 4.8%	93	84	- 9.7%
Days on Market Until Sale	33	37	+ 12.1%	41	30	- 26.8%
Cumulative Days on Market Until Sale	35	38	+ 8.6%	45	31	- 31.1%
Average List Price	\$466,582	\$525,183	+ 12.6%	\$452,306	\$516,959	+ 14.3%
Inventory of Homes for Sale	2,414	2,303	- 4.6%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



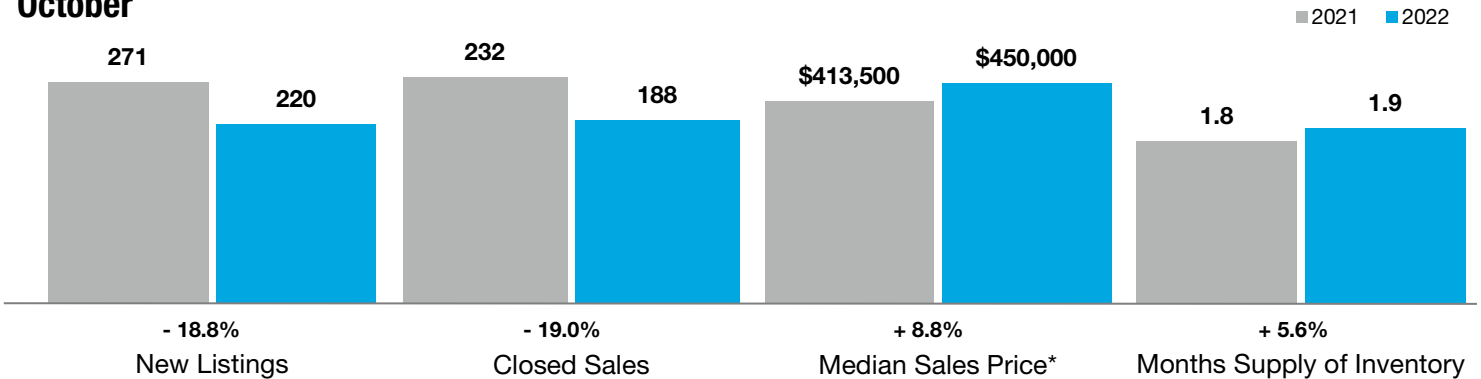
City of Asheville

North Carolina

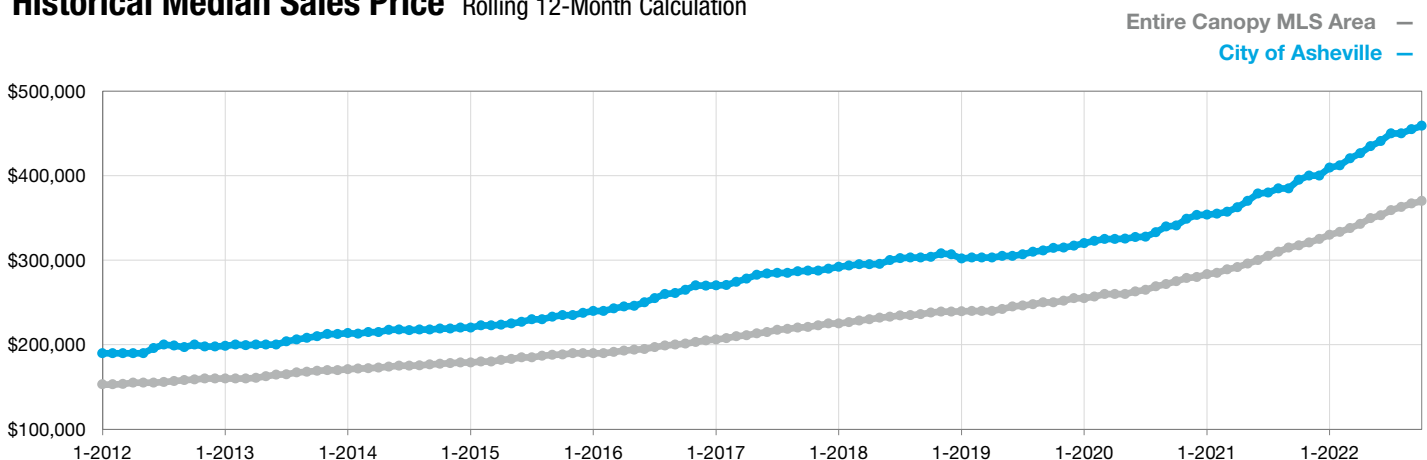
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	271	220	- 18.8%	2,606	2,236	- 14.2%
Pending Sales	266	192	- 27.8%	2,371	1,831	- 22.8%
Closed Sales	232	188	- 19.0%	2,226	1,878	- 15.6%
Median Sales Price*	\$413,500	\$450,000	+ 8.8%	\$399,000	\$465,000	+ 16.5%
Average Sales Price*	\$536,776	\$605,786	+ 12.9%	\$515,262	\$601,765	+ 16.8%
Percent of Original List Price Received*	97.6%	96.9%	- 0.7%	98.8%	100.0%	+ 1.2%
List to Close	75	93	+ 24.0%	86	84	- 2.3%
Days on Market Until Sale	27	42	+ 55.6%	37	28	- 24.3%
Cumulative Days on Market Until Sale	26	33	+ 26.9%	39	29	- 25.6%
Average List Price	\$568,086	\$665,851	+ 17.2%	\$569,256	\$639,336	+ 12.3%
Inventory of Homes for Sale	406	350	- 13.8%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



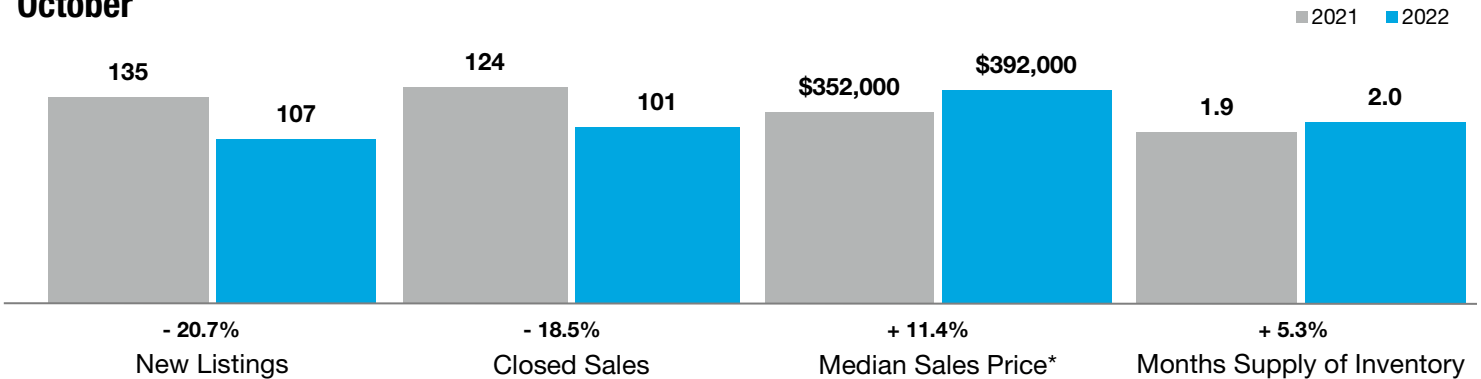
City of Hendersonville

North Carolina

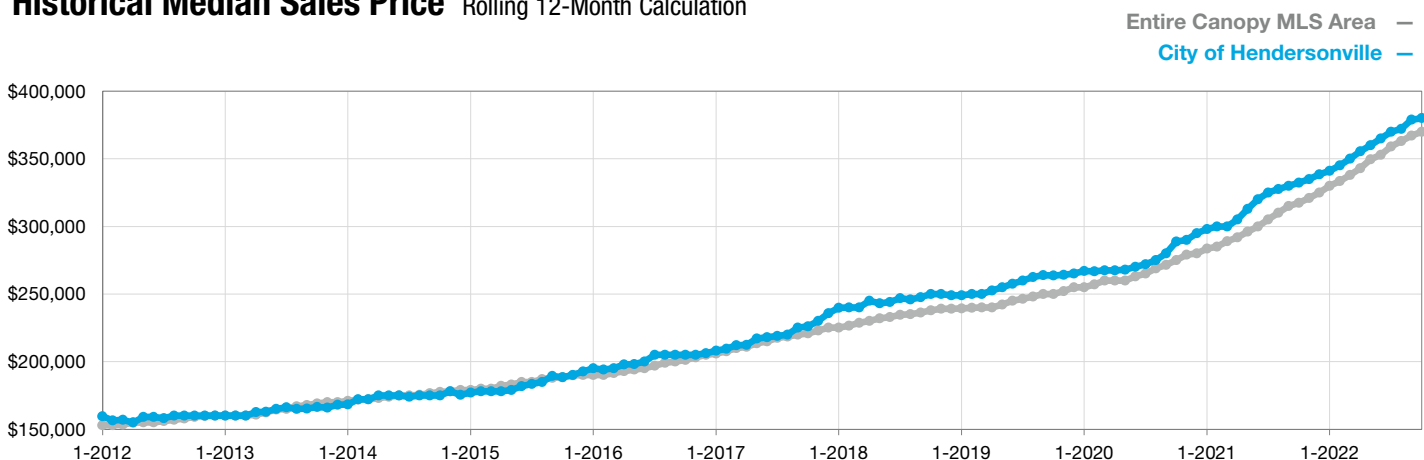
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	135	107	- 20.7%	1,471	1,284	- 12.7%
Pending Sales	135	91	- 32.6%	1,323	1,062	- 19.7%
Closed Sales	124	101	- 18.5%	1,235	1,084	- 12.2%
Median Sales Price*	\$352,000	\$392,000	+ 11.4%	\$335,000	\$389,450	+ 16.3%
Average Sales Price*	\$396,429	\$428,279	+ 8.0%	\$388,881	\$440,990	+ 13.4%
Percent of Original List Price Received*	98.5%	97.4%	- 1.1%	98.9%	100.2%	+ 1.3%
List to Close	66	90	+ 36.4%	83	78	- 6.0%
Days on Market Until Sale	22	37	+ 68.2%	33	22	- 33.3%
Cumulative Days on Market Until Sale	23	38	+ 65.2%	37	25	- 32.4%
Average List Price	\$424,826	\$466,163	+ 9.7%	\$412,353	\$487,386	+ 18.2%
Inventory of Homes for Sale	236	215	- 8.9%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



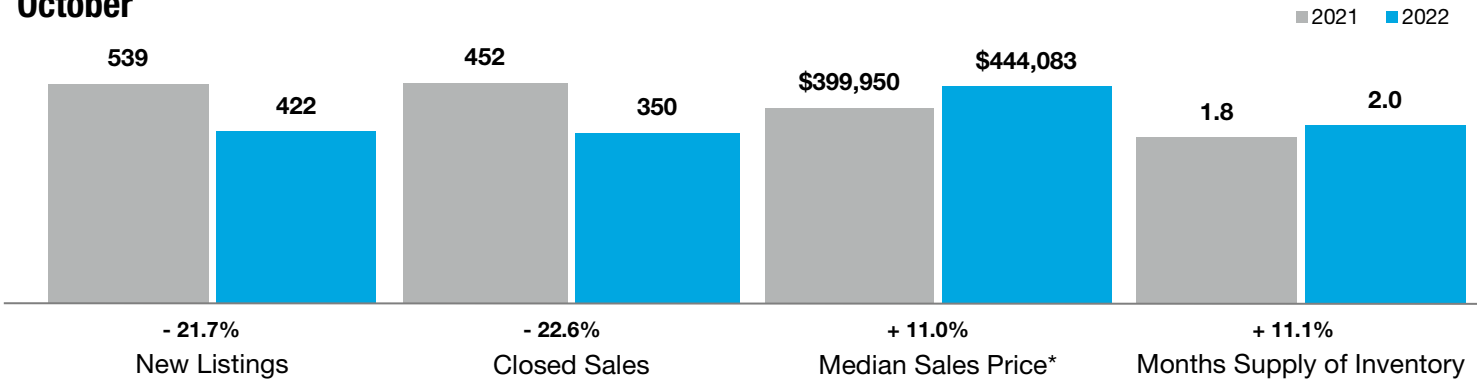
Buncombe County

North Carolina

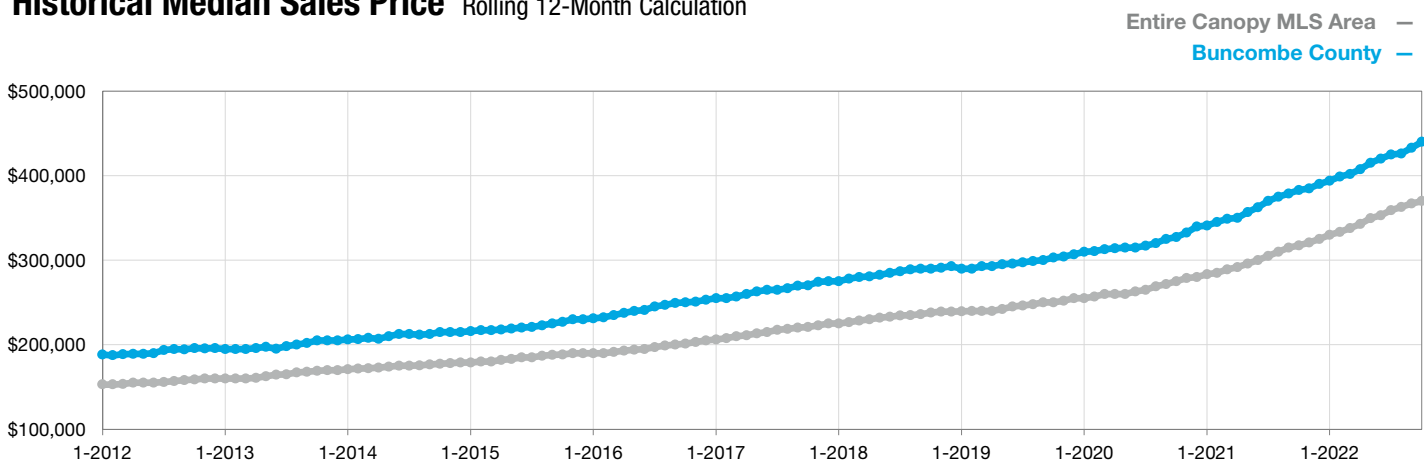
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	539	422	- 21.7%	5,084	4,599	- 9.5%
Pending Sales	495	352	- 28.9%	4,577	3,778	- 17.5%
Closed Sales	452	350	- 22.6%	4,300	3,843	- 10.6%
Median Sales Price*	\$399,950	\$444,083	+ 11.0%	\$385,000	\$445,000	+ 15.6%
Average Sales Price*	\$523,518	\$546,250	+ 4.3%	\$493,700	\$558,685	+ 13.2%
Percent of Original List Price Received*	98.4%	96.9%	- 1.5%	98.9%	99.7%	+ 0.8%
List to Close	80	92	+ 15.0%	90	88	- 2.2%
Days on Market Until Sale	27	36	+ 33.3%	36	27	- 25.0%
Cumulative Days on Market Until Sale	26	33	+ 26.9%	39	28	- 28.2%
Average List Price	\$564,293	\$645,023	+ 14.3%	\$538,394	\$612,074	+ 13.7%
Inventory of Homes for Sale	808	731	- 9.5%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



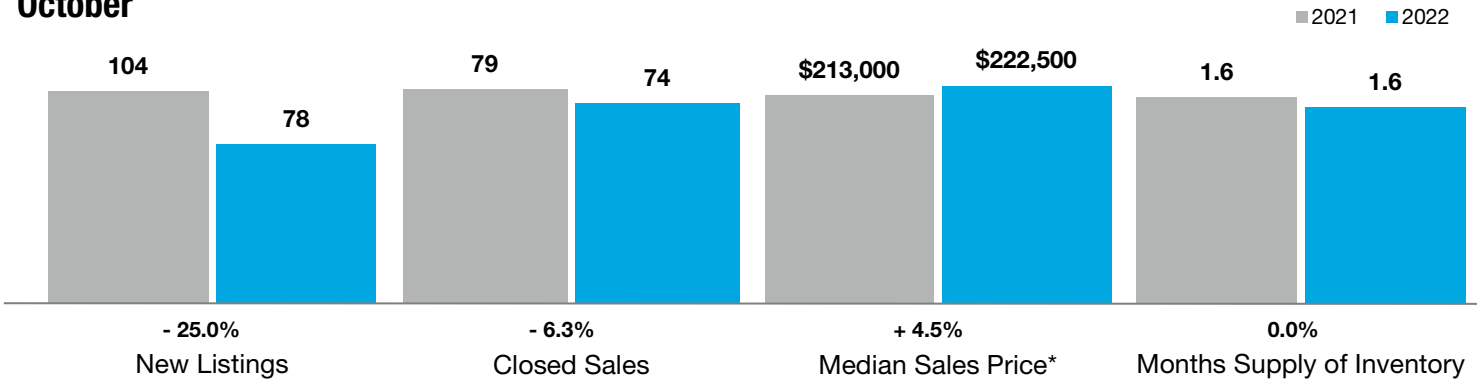
Burke County

North Carolina

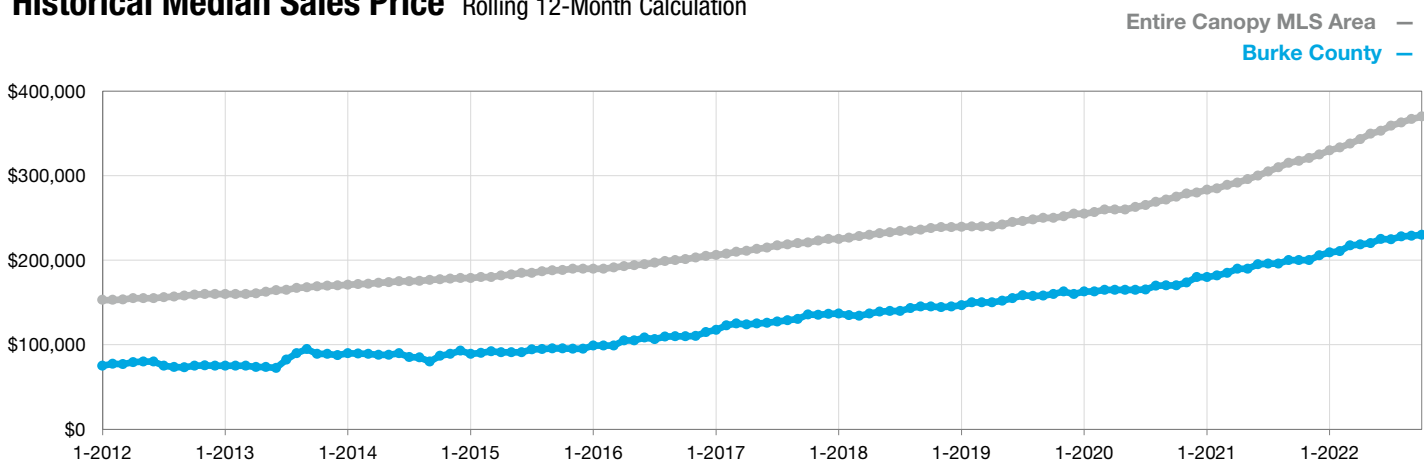
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	104	78	- 25.0%	943	880	- 6.7%
Pending Sales	104	63	- 39.4%	858	771	- 10.1%
Closed Sales	79	74	- 6.3%	810	790	- 2.5%
Median Sales Price*	\$213,000	\$222,500	+ 4.5%	\$202,000	\$231,500	+ 14.6%
Average Sales Price*	\$302,848	\$260,899	- 13.9%	\$259,311	\$275,864	+ 6.4%
Percent of Original List Price Received*	96.9%	95.1%	- 1.9%	98.3%	97.8%	- 0.5%
List to Close	68	68	0.0%	74	75	+ 1.4%
Days on Market Until Sale	27	26	- 3.7%	26	27	+ 3.8%
Cumulative Days on Market Until Sale	27	27	0.0%	29	26	- 10.3%
Average List Price	\$258,682	\$294,214	+ 13.7%	\$268,083	\$314,704	+ 17.4%
Inventory of Homes for Sale	134	118	- 11.9%	--	--	--
Months Supply of Inventory	1.6	1.6	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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



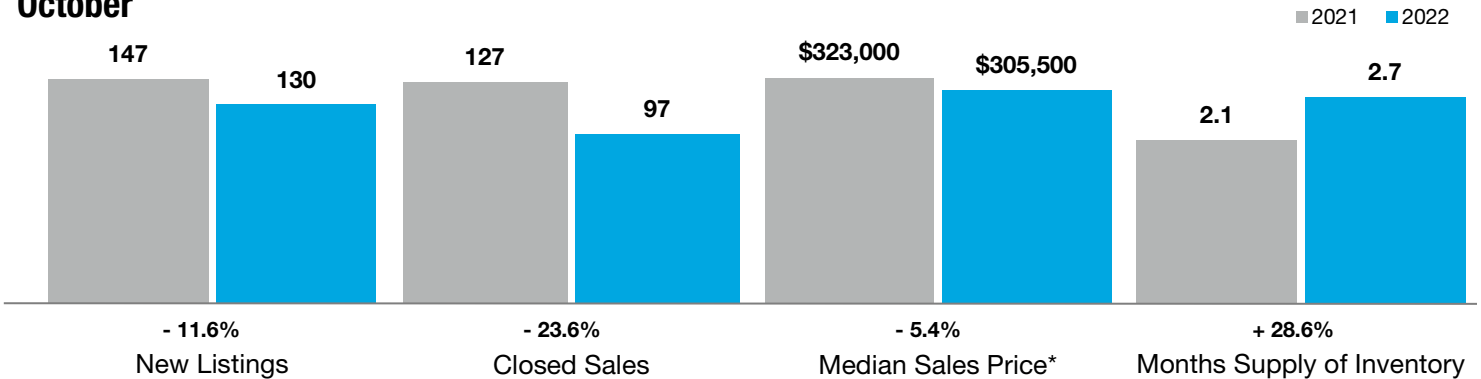
Haywood County

North Carolina

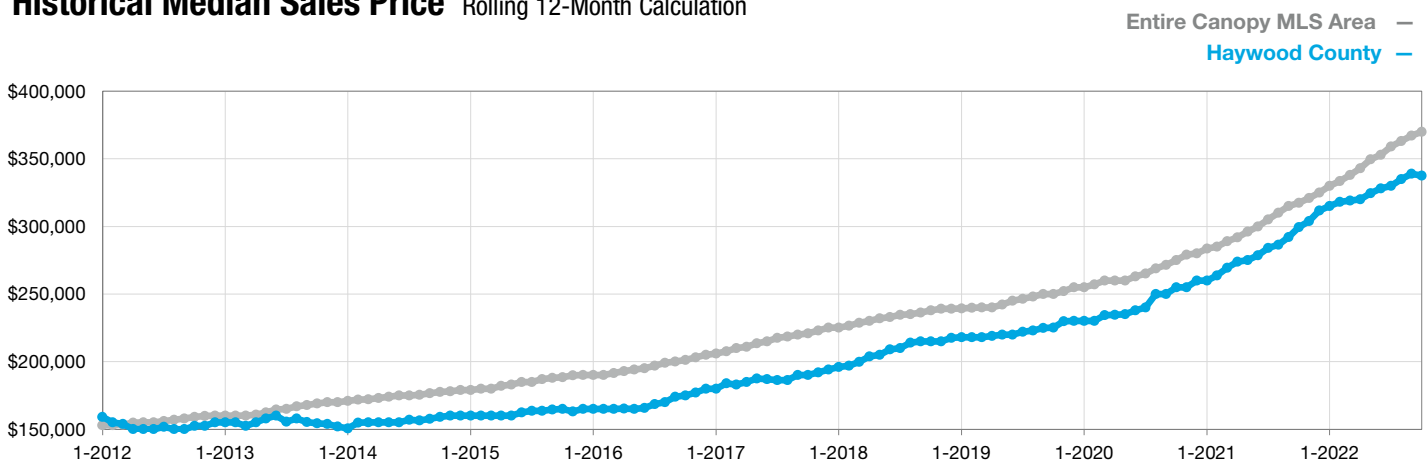
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	147	130	- 11.6%	1,434	1,326	- 7.5%
Pending Sales	130	125	- 3.8%	1,246	1,036	- 16.9%
Closed Sales	127	97	- 23.6%	1,164	1,012	- 13.1%
Median Sales Price*	\$323,000	\$305,500	- 5.4%	\$304,500	\$335,000	+ 10.0%
Average Sales Price*	\$376,153	\$356,924	- 5.1%	\$353,626	\$378,689	+ 7.1%
Percent of Original List Price Received*	95.3%	93.4%	- 2.0%	97.0%	96.8%	- 0.2%
List to Close	93	86	- 7.5%	88	80	- 9.1%
Days on Market Until Sale	42	39	- 7.1%	35	31	- 11.4%
Cumulative Days on Market Until Sale	47	46	- 2.1%	39	34	- 12.8%
Average List Price	\$422,036	\$434,141	+ 2.9%	\$388,268	\$434,106	+ 11.8%
Inventory of Homes for Sale	253	277	+ 9.5%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



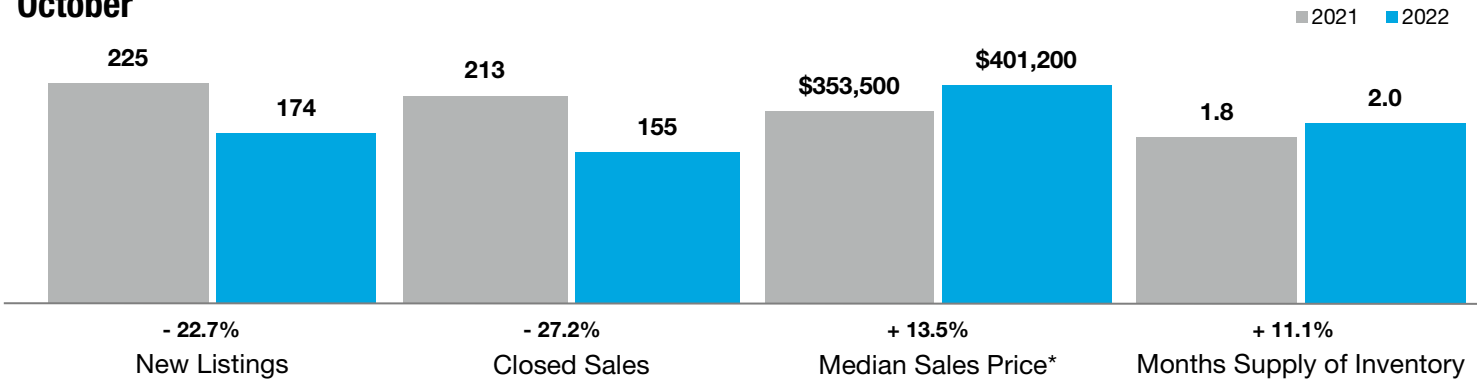
Henderson County

North Carolina

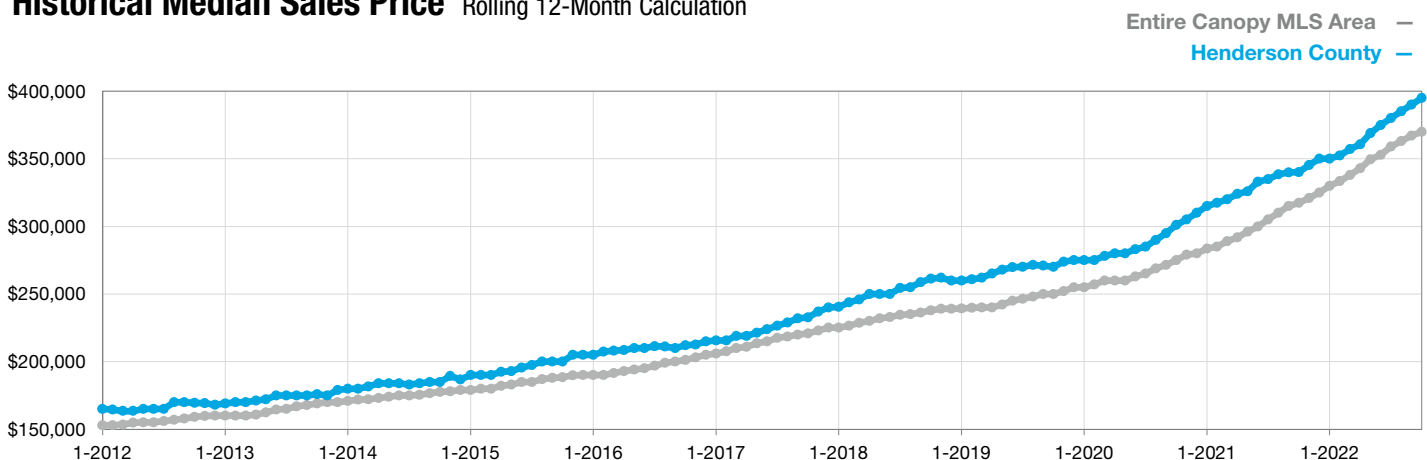
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	225	174	- 22.7%	2,487	2,086	- 16.1%
Pending Sales	247	145	- 41.3%	2,228	1,734	- 22.2%
Closed Sales	213	155	- 27.2%	2,051	1,785	- 13.0%
Median Sales Price*	\$353,500	\$401,200	+ 13.5%	\$348,056	\$403,423	+ 15.9%
Average Sales Price*	\$401,945	\$465,451	+ 15.8%	\$400,725	\$460,093	+ 14.8%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	99.0%	100.1%	+ 1.1%
List to Close	68	88	+ 29.4%	80	78	- 2.5%
Days on Market Until Sale	25	36	+ 44.0%	32	24	- 25.0%
Cumulative Days on Market Until Sale	27	40	+ 48.1%	36	26	- 27.8%
Average List Price	\$445,449	\$498,495	+ 11.9%	\$428,650	\$515,477	+ 20.3%
Inventory of Homes for Sale	387	347	- 10.3%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



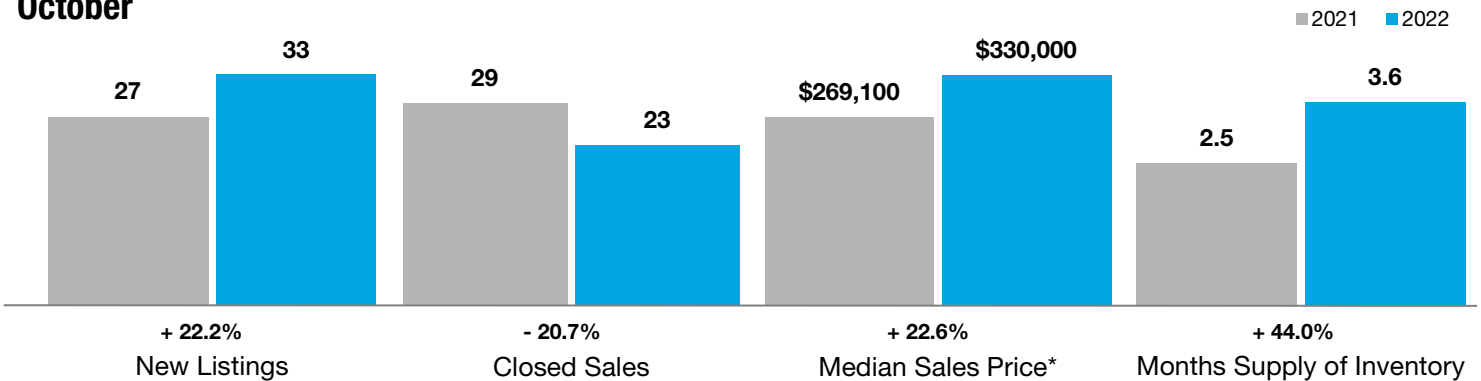
Jackson County

North Carolina

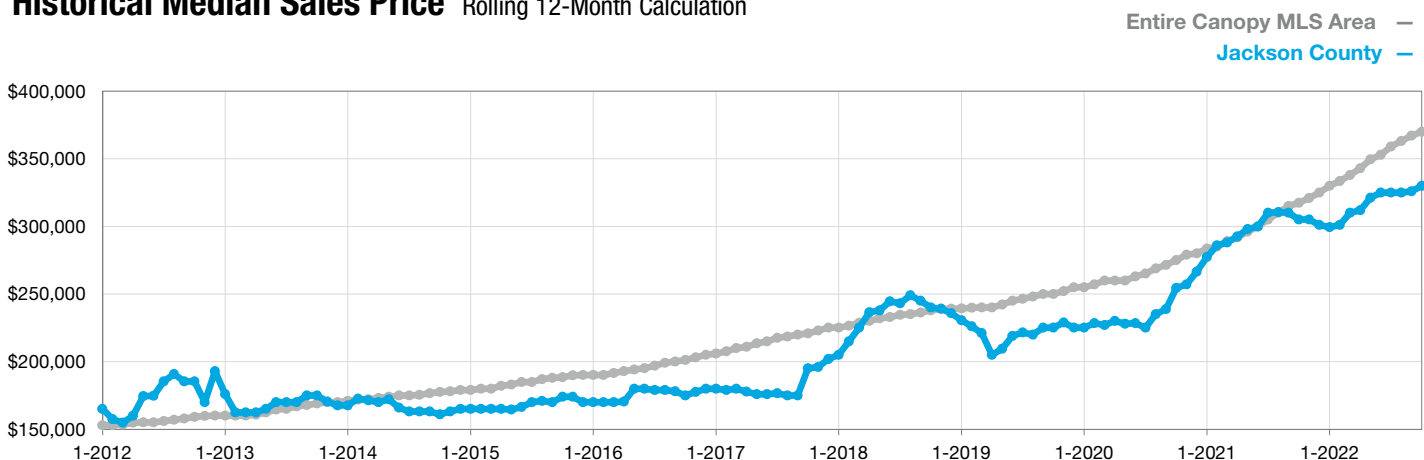
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	27	33	+ 22.2%	345	325	- 5.8%
Pending Sales	30	30	0.0%	306	243	- 20.6%
Closed Sales	29	23	- 20.7%	309	232	- 24.9%
Median Sales Price*	\$269,100	\$330,000	+ 22.6%	\$305,000	\$338,000	+ 10.8%
Average Sales Price*	\$535,919	\$403,898	- 24.6%	\$419,155	\$452,659	+ 8.0%
Percent of Original List Price Received*	97.5%	95.0%	- 2.6%	95.8%	95.8%	0.0%
List to Close	101	66	- 34.7%	126	90	- 28.6%
Days on Market Until Sale	47	23	- 51.1%	73	45	- 38.4%
Cumulative Days on Market Until Sale	60	20	- 66.7%	93	44	- 52.7%
Average List Price	\$320,812	\$424,679	+ 32.4%	\$448,062	\$626,286	+ 39.8%
Inventory of Homes for Sale	75	83	+ 10.7%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



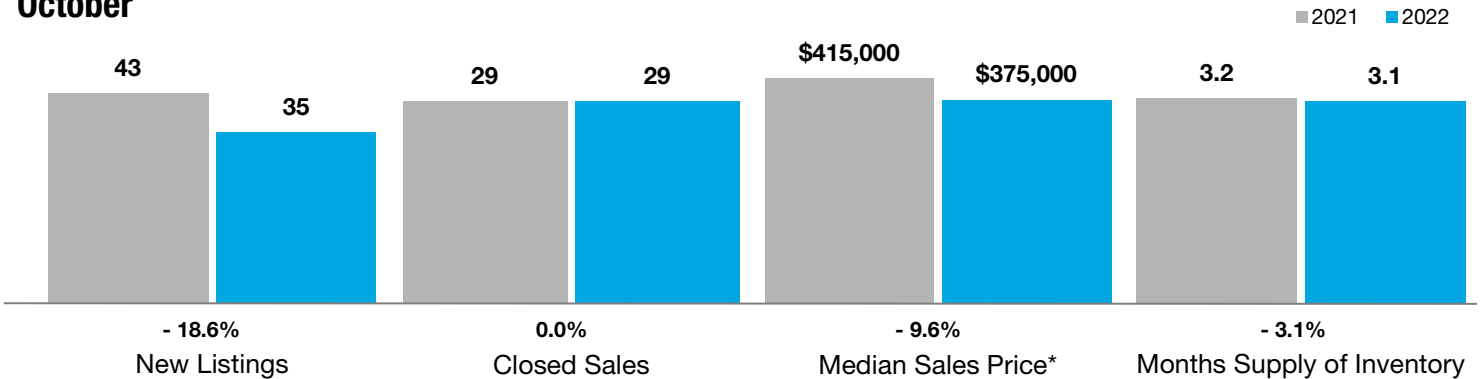
Madison County

North Carolina

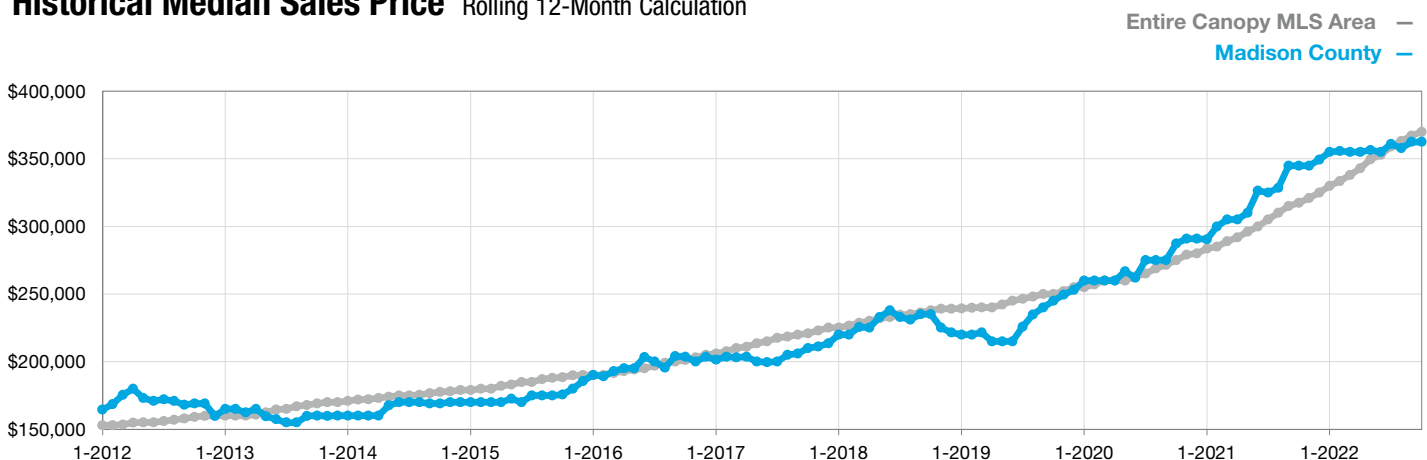
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	43	35	- 18.6%	338	351	+ 3.8%
Pending Sales	35	32	- 8.6%	267	258	- 3.4%
Closed Sales	29	29	0.0%	253	263	+ 4.0%
Median Sales Price*	\$415,000	\$375,000	- 9.6%	\$349,900	\$365,500	+ 4.5%
Average Sales Price*	\$404,987	\$448,779	+ 10.8%	\$397,071	\$432,231	+ 8.9%
Percent of Original List Price Received*	95.9%	91.1%	- 5.0%	97.2%	97.0%	- 0.2%
List to Close	134	92	- 31.3%	111	97	- 12.6%
Days on Market Until Sale	72	35	- 51.4%	57	38	- 33.3%
Cumulative Days on Market Until Sale	73	37	- 49.3%	55	39	- 29.1%
Average List Price	\$403,449	\$568,897	+ 41.0%	\$453,160	\$508,860	+ 12.3%
Inventory of Homes for Sale	83	82	- 1.2%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



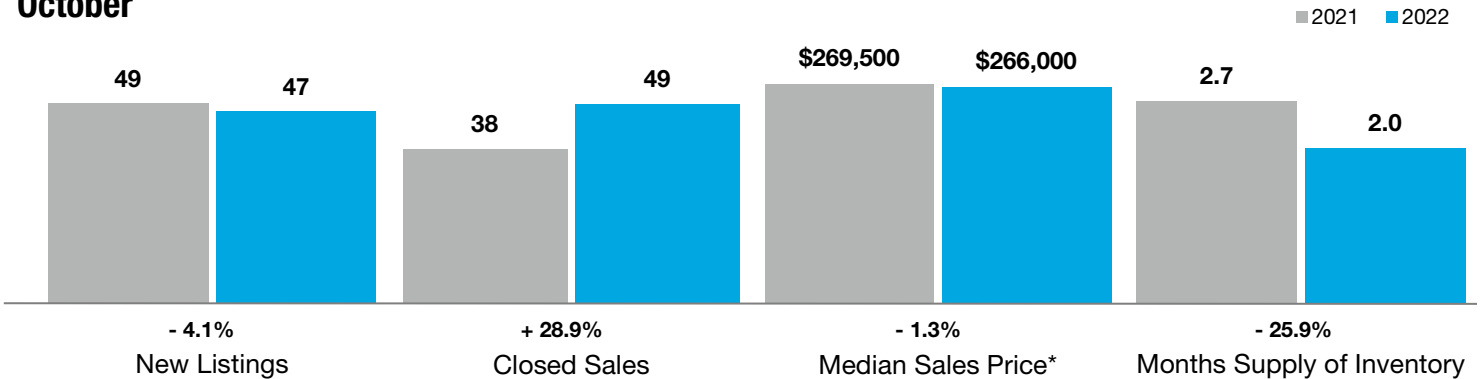
McDowell County

North Carolina

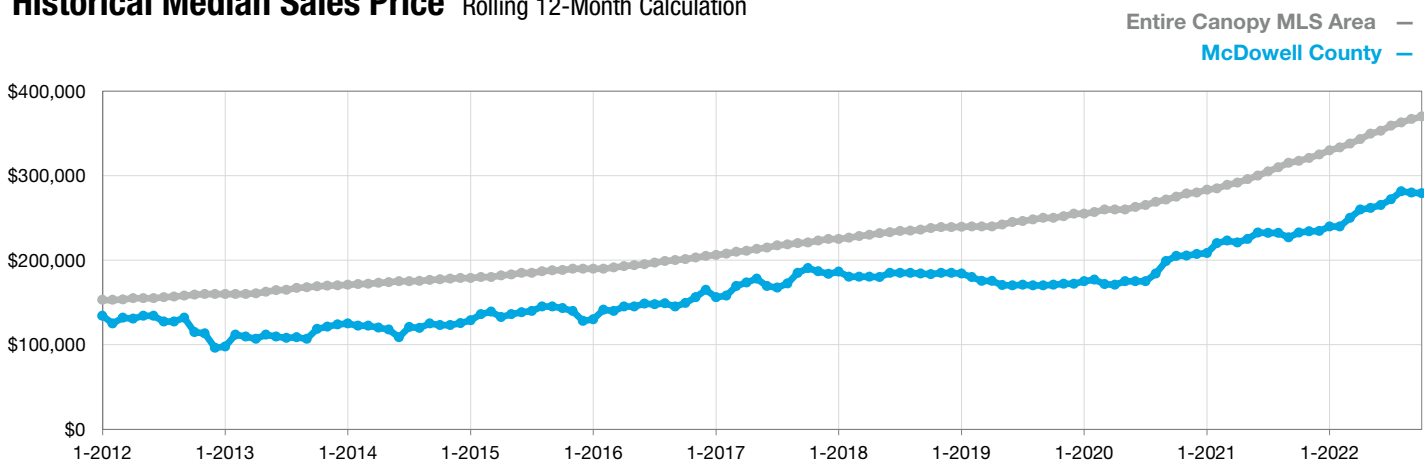
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	49	47	- 4.1%	521	501	- 3.8%
Pending Sales	41	31	- 24.4%	441	419	- 5.0%
Closed Sales	38	49	+ 28.9%	418	431	+ 3.1%
Median Sales Price*	\$269,500	\$266,000	- 1.3%	\$231,250	\$289,000	+ 25.0%
Average Sales Price*	\$264,366	\$354,409	+ 34.1%	\$288,839	\$372,507	+ 29.0%
Percent of Original List Price Received*	96.2%	94.3%	- 2.0%	97.1%	96.4%	- 0.7%
List to Close	93	73	- 21.5%	92	89	- 3.3%
Days on Market Until Sale	33	28	- 15.2%	36	37	+ 2.8%
Cumulative Days on Market Until Sale	37	28	- 24.3%	43	39	- 9.3%
Average List Price	\$370,872	\$430,891	+ 16.2%	\$332,860	\$390,326	+ 17.3%
Inventory of Homes for Sale	112	84	- 25.0%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



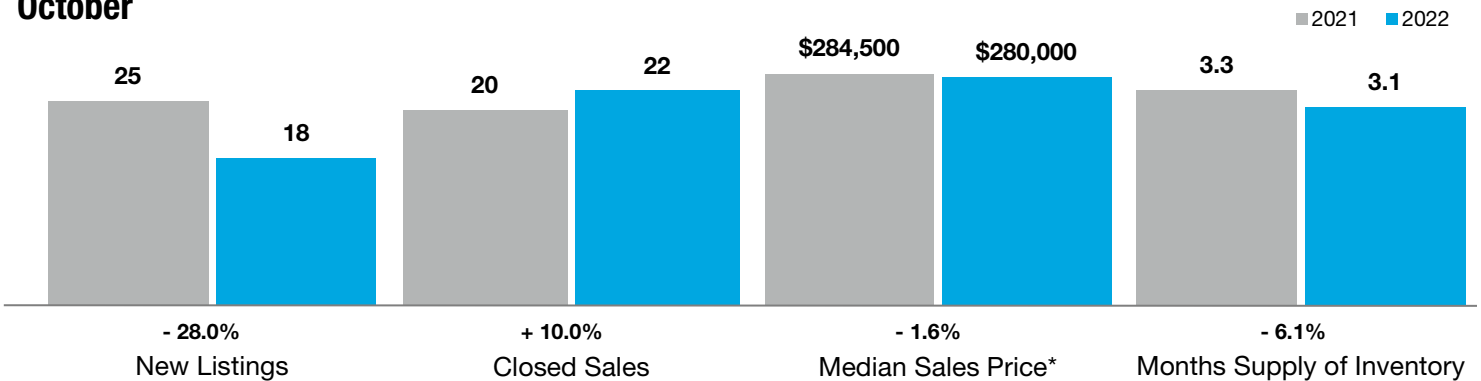
Mitchell County

North Carolina

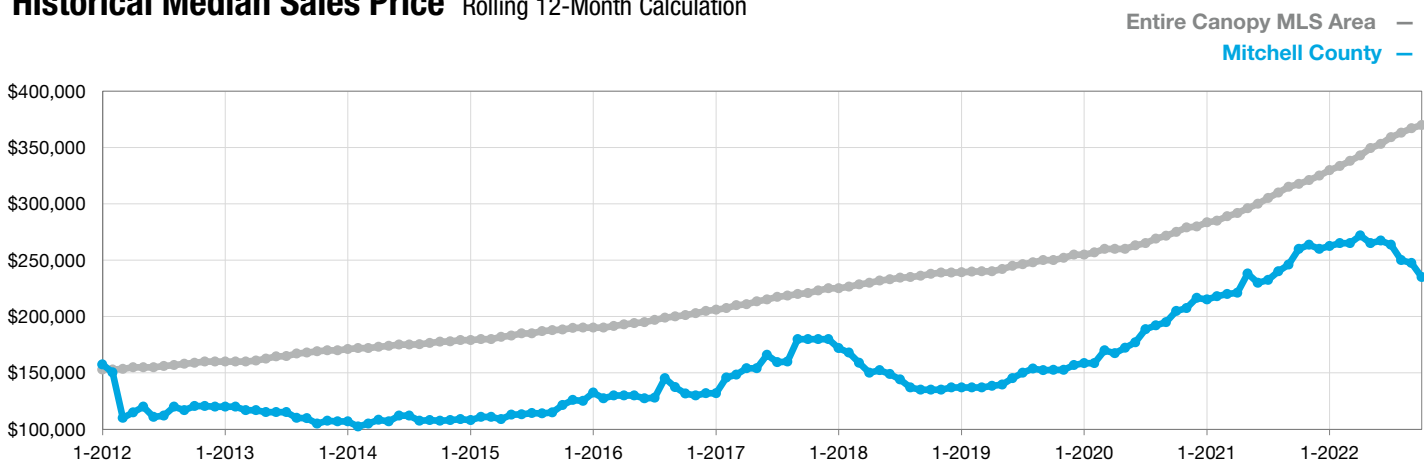
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	25	18	- 28.0%	210	247	+ 17.6%
Pending Sales	24	24	0.0%	187	186	- 0.5%
Closed Sales	20	22	+ 10.0%	176	179	+ 1.7%
Median Sales Price*	\$284,500	\$280,000	- 1.6%	\$261,250	\$237,450	- 9.1%
Average Sales Price*	\$318,490	\$355,533	+ 11.6%	\$292,466	\$298,078	+ 1.9%
Percent of Original List Price Received*	91.5%	87.4%	- 4.5%	92.2%	94.4%	+ 2.4%
List to Close	152	116	- 23.7%	143	102	- 28.7%
Days on Market Until Sale	117	68	- 41.9%	85	50	- 41.2%
Cumulative Days on Market Until Sale	121	74	- 38.8%	98	52	- 46.9%
Average List Price	\$341,221	\$328,455	- 3.7%	\$326,191	\$325,289	- 0.3%
Inventory of Homes for Sale	59	55	- 6.8%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



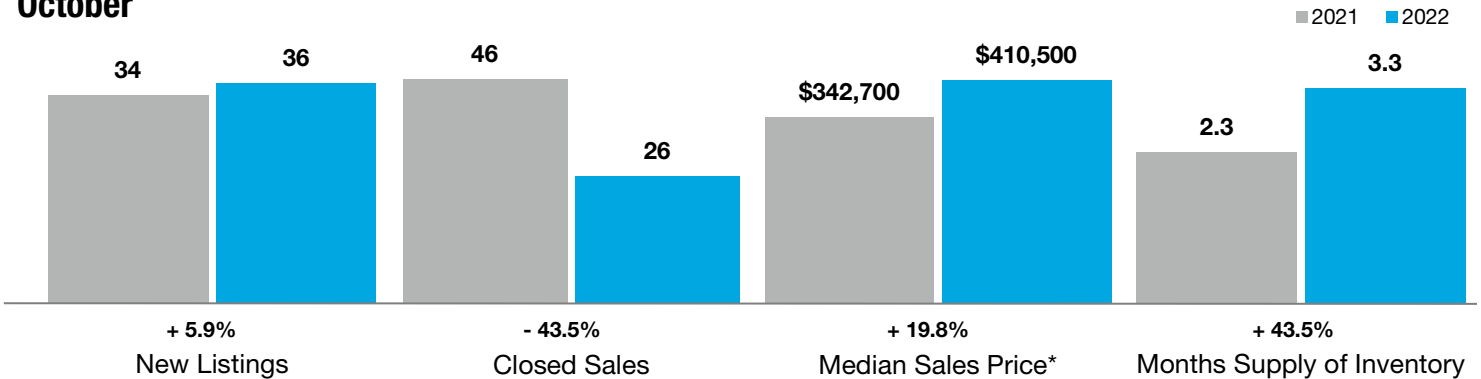
Polk County

North Carolina

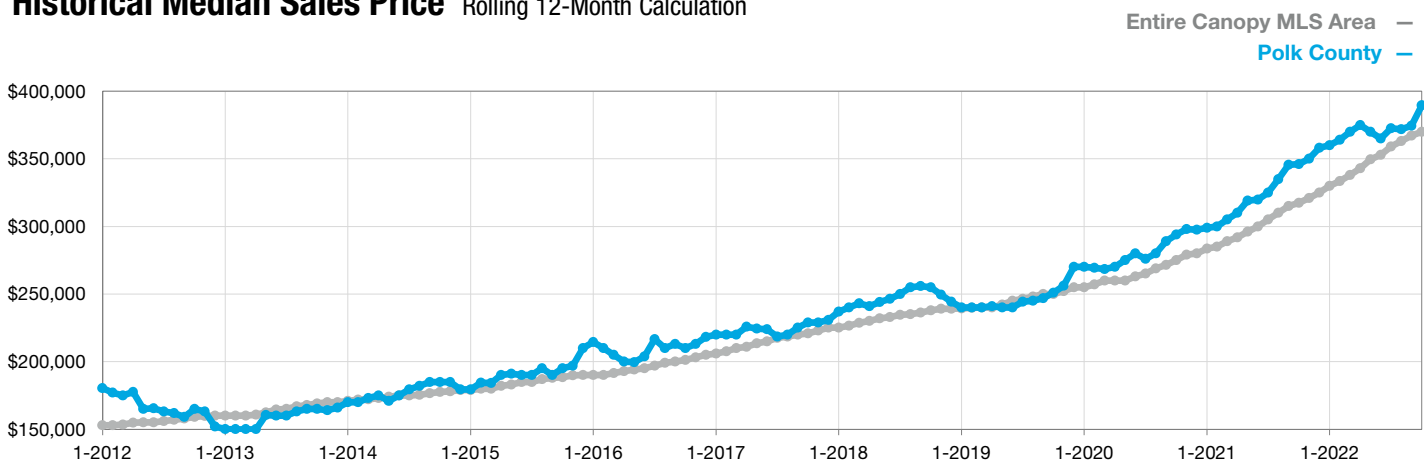
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	34	36	+ 5.9%	439	396	- 9.8%
Pending Sales	45	25	- 44.4%	391	297	- 24.0%
Closed Sales	46	26	- 43.5%	379	297	- 21.6%
Median Sales Price*	\$342,700	\$410,500	+ 19.8%	\$359,000	\$399,000	+ 11.1%
Average Sales Price*	\$418,423	\$467,673	+ 11.8%	\$453,772	\$536,381	+ 18.2%
Percent of Original List Price Received*	96.6%	96.6%	0.0%	97.0%	96.7%	- 0.3%
List to Close	73	79	+ 8.2%	98	83	- 15.3%
Days on Market Until Sale	26	31	+ 19.2%	47	36	- 23.4%
Cumulative Days on Market Until Sale	29	37	+ 27.6%	52	40	- 23.1%
Average List Price	\$501,747	\$455,428	- 9.2%	\$514,496	\$595,598	+ 15.8%
Inventory of Homes for Sale	87	97	+ 11.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



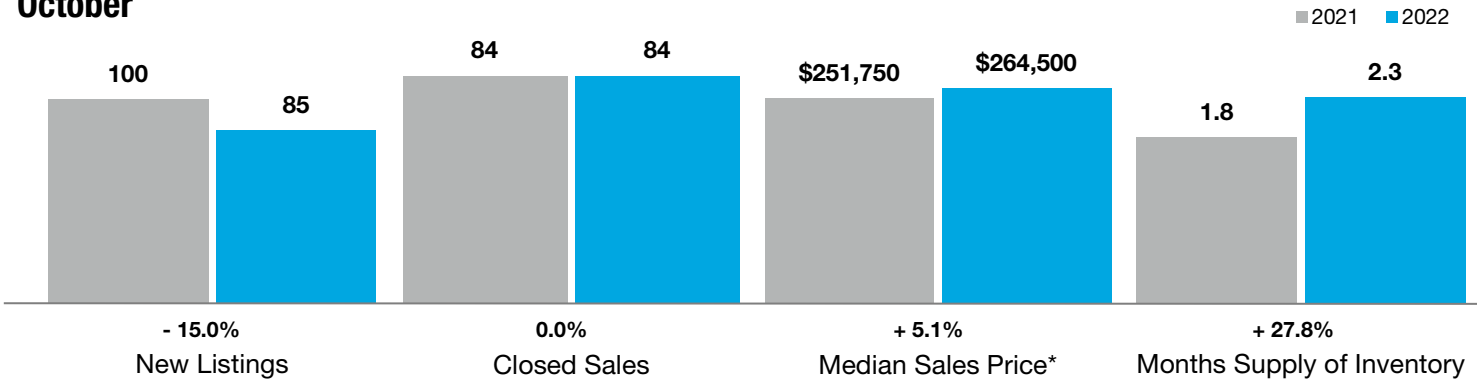
Rutherford County

North Carolina

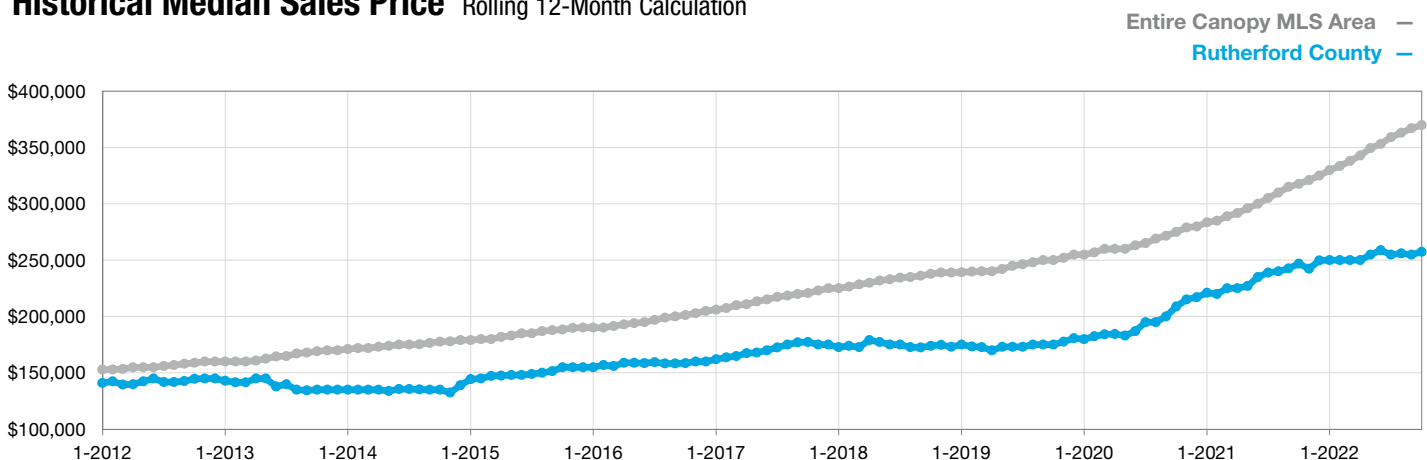
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	100	85	- 15.0%	982	1,022	+ 4.1%
Pending Sales	105	77	- 26.7%	890	828	- 7.0%
Closed Sales	84	84	0.0%	841	829	- 1.4%
Median Sales Price*	\$251,750	\$264,500	+ 5.1%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$359,712	\$357,898	- 0.5%	\$308,327	\$331,813	+ 7.6%
Percent of Original List Price Received*	95.7%	92.3%	- 3.6%	96.9%	96.6%	- 0.3%
List to Close	74	88	+ 18.9%	83	74	- 10.8%
Days on Market Until Sale	25	43	+ 72.0%	37	27	- 27.0%
Cumulative Days on Market Until Sale	24	45	+ 87.5%	43	28	- 34.9%
Average List Price	\$316,382	\$348,488	+ 10.1%	\$342,908	\$365,517	+ 6.6%
Inventory of Homes for Sale	157	185	+ 17.8%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



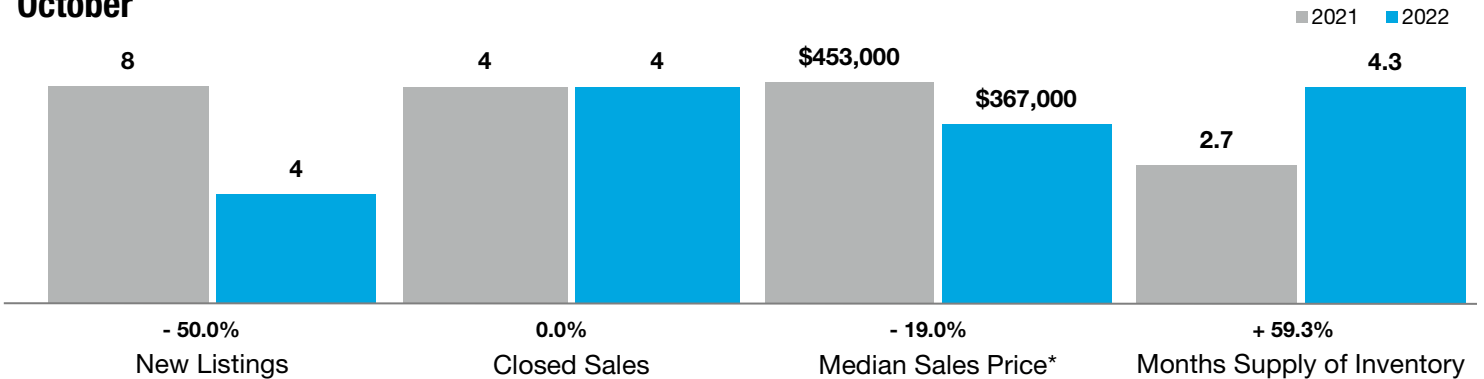
Swain County

North Carolina

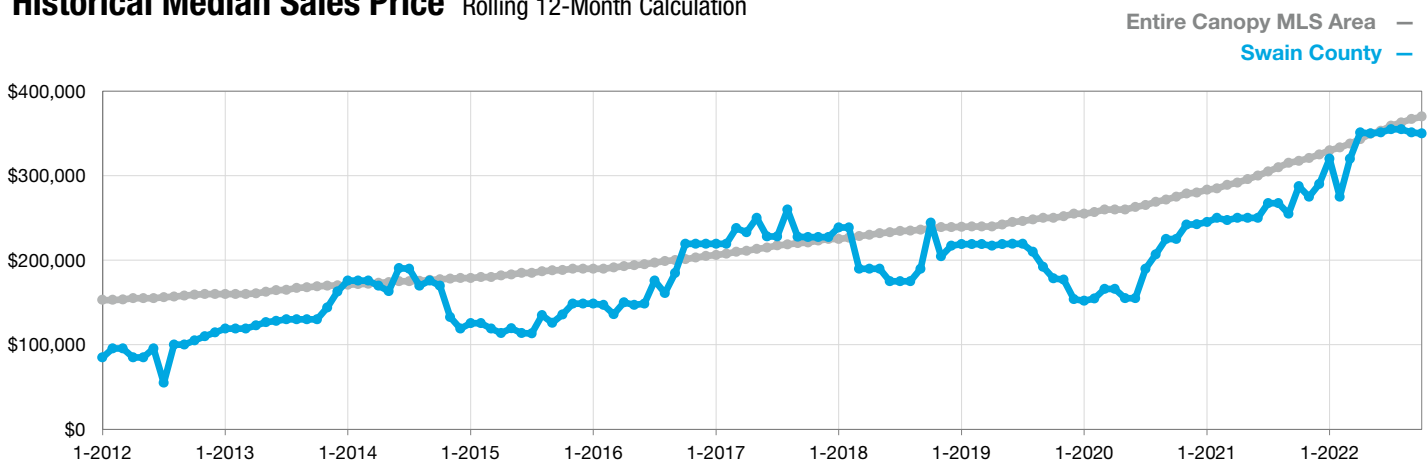
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	8	4	- 50.0%	70	112	+ 60.0%
Pending Sales	6	3	- 50.0%	64	74	+ 15.6%
Closed Sales	4	4	0.0%	63	69	+ 9.5%
Median Sales Price*	\$453,000	\$367,000	- 19.0%	\$272,000	\$330,000	+ 21.3%
Average Sales Price*	\$436,750	\$428,000	- 2.0%	\$359,672	\$356,423	- 0.9%
Percent of Original List Price Received*	92.9%	99.1%	+ 6.7%	94.6%	95.4%	+ 0.8%
List to Close	95	76	- 20.0%	124	90	- 27.4%
Days on Market Until Sale	50	27	- 46.0%	65	47	- 27.7%
Cumulative Days on Market Until Sale	50	42	- 16.0%	71	52	- 26.8%
Average List Price	\$595,557	\$391,700	- 34.2%	\$432,244	\$478,957	+ 10.8%
Inventory of Homes for Sale	18	30	+ 66.7%	--	--	--
Months Supply of Inventory	2.7	4.3	+ 59.3%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



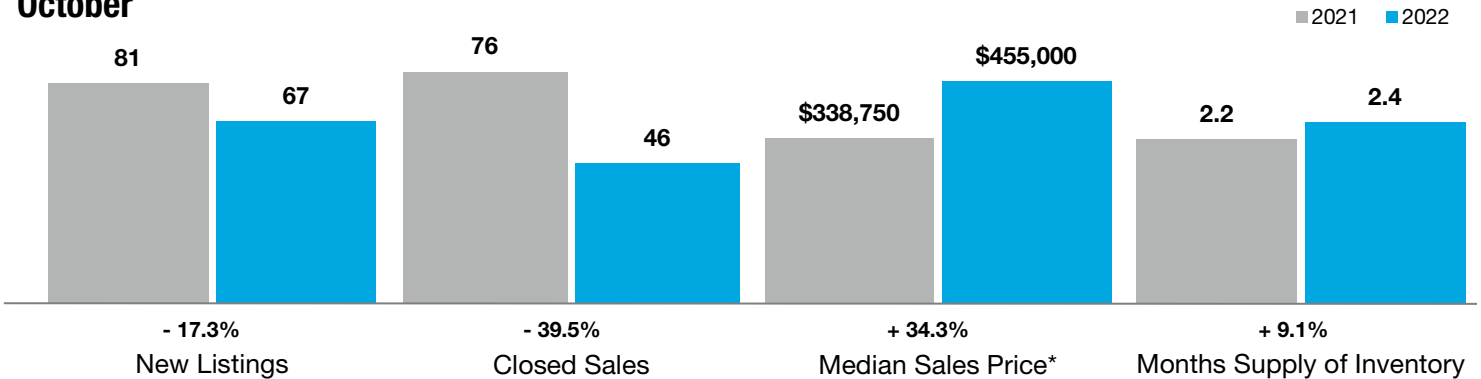
Transylvania County

North Carolina

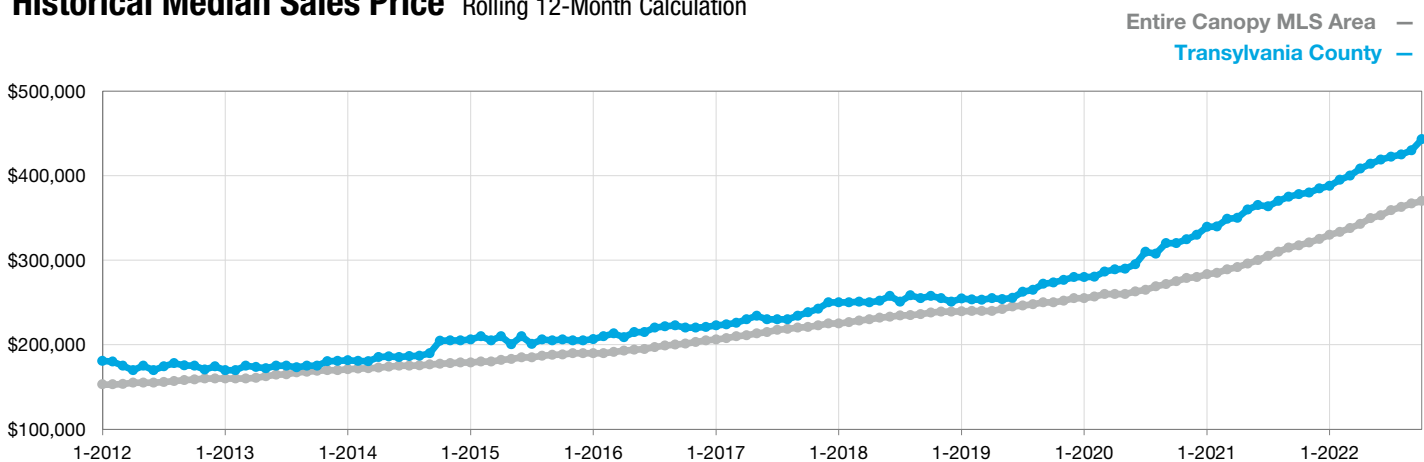
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	81	67	- 17.3%	712	680	- 4.5%
Pending Sales	66	58	- 12.1%	658	545	- 17.2%
Closed Sales	76	46	- 39.5%	652	515	- 21.0%
Median Sales Price*	\$338,750	\$455,000	+ 34.3%	\$385,355	\$455,000	+ 18.1%
Average Sales Price*	\$500,658	\$586,849	+ 17.2%	\$494,828	\$580,067	+ 17.2%
Percent of Original List Price Received*	96.6%	94.4%	- 2.3%	96.3%	96.3%	0.0%
List to Close	96	85	- 11.5%	109	85	- 22.0%
Days on Market Until Sale	47	35	- 25.5%	56	37	- 33.9%
Cumulative Days on Market Until Sale	56	35	- 37.5%	62	35	- 43.5%
Average List Price	\$550,579	\$689,781	+ 25.3%	\$543,916	\$601,223	+ 10.5%
Inventory of Homes for Sale	141	127	- 9.9%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



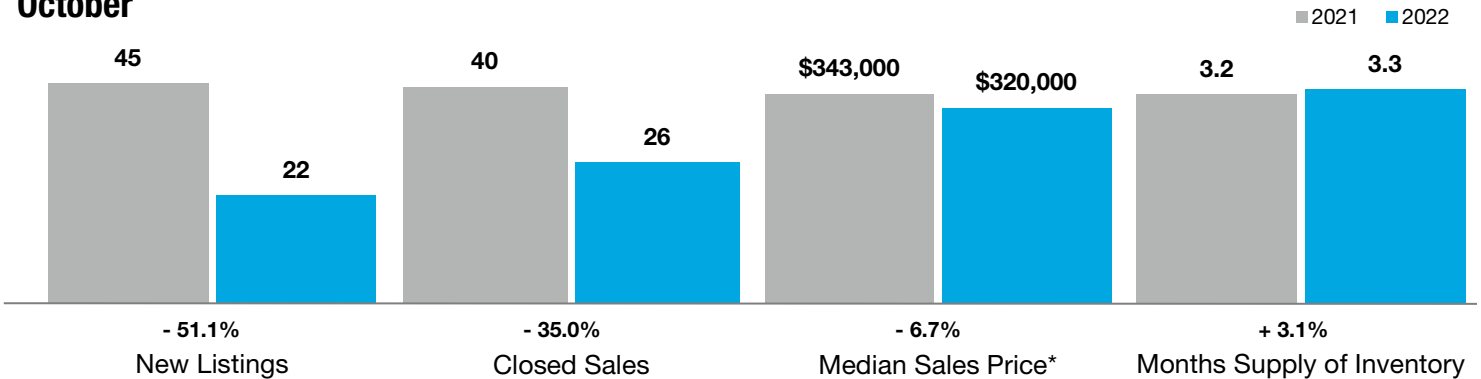
Yancey County

North Carolina

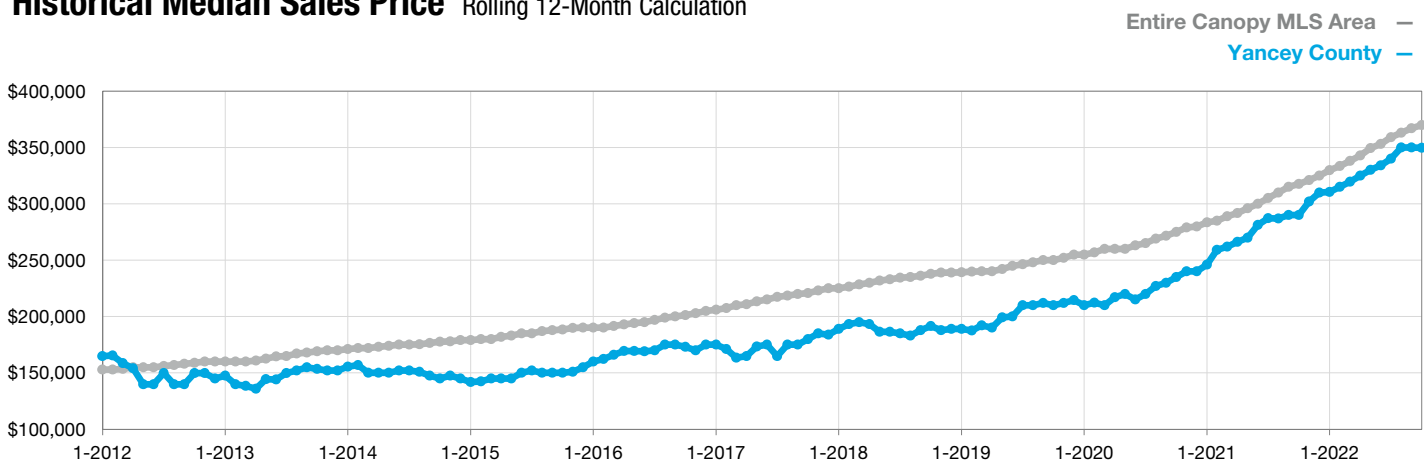
Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	45	22	- 51.1%	340	336	- 1.2%
Pending Sales	38	28	- 26.3%	325	251	- 22.8%
Closed Sales	40	26	- 35.0%	302	254	- 15.9%
Median Sales Price*	\$343,000	\$320,000	- 6.7%	\$305,000	\$357,500	+ 17.2%
Average Sales Price*	\$386,534	\$540,577	+ 39.9%	\$367,314	\$429,477	+ 16.9%
Percent of Original List Price Received*	94.8%	90.1%	- 5.0%	94.0%	94.8%	+ 0.9%
List to Close	108	107	- 0.9%	187	96	- 48.7%
Days on Market Until Sale	54	63	+ 16.7%	130	44	- 66.2%
Cumulative Days on Market Until Sale	63	80	+ 27.0%	130	49	- 62.3%
Average List Price	\$500,796	\$558,203	+ 11.5%	\$457,921	\$534,349	+ 16.7%
Inventory of Homes for Sale	100	87	- 13.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2022

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



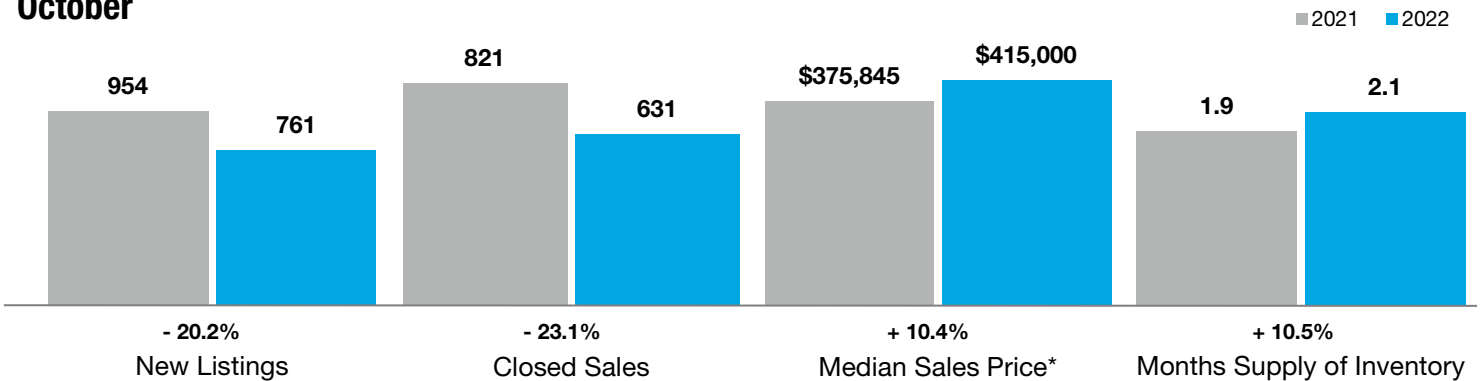
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	954	761	- 20.2%	9,343	8,362	- 10.5%
Pending Sales	907	654	- 27.9%	8,318	6,806	- 18.2%
Closed Sales	821	631	- 23.1%	7,768	6,903	- 11.1%
Median Sales Price*	\$375,845	\$415,000	+ 10.4%	\$360,000	\$415,000	+ 15.3%
Average Sales Price*	\$465,071	\$492,819	+ 6.0%	\$445,002	\$501,985	+ 12.8%
Percent of Original List Price Received*	97.9%	96.1%	- 1.8%	98.6%	99.3%	+ 0.7%
List to Close	81	90	+ 11.1%	88	84	- 4.5%
Days on Market Until Sale	31	36	+ 16.1%	35	27	- 22.9%
Cumulative Days on Market Until Sale	31	37	+ 19.4%	39	29	- 25.6%
Average List Price	\$506,872	\$571,802	+ 12.8%	\$482,769	\$555,236	+ 15.0%
Inventory of Homes for Sale	1,531	1,437	- 6.1%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

