

# Local Market Update for February 2024

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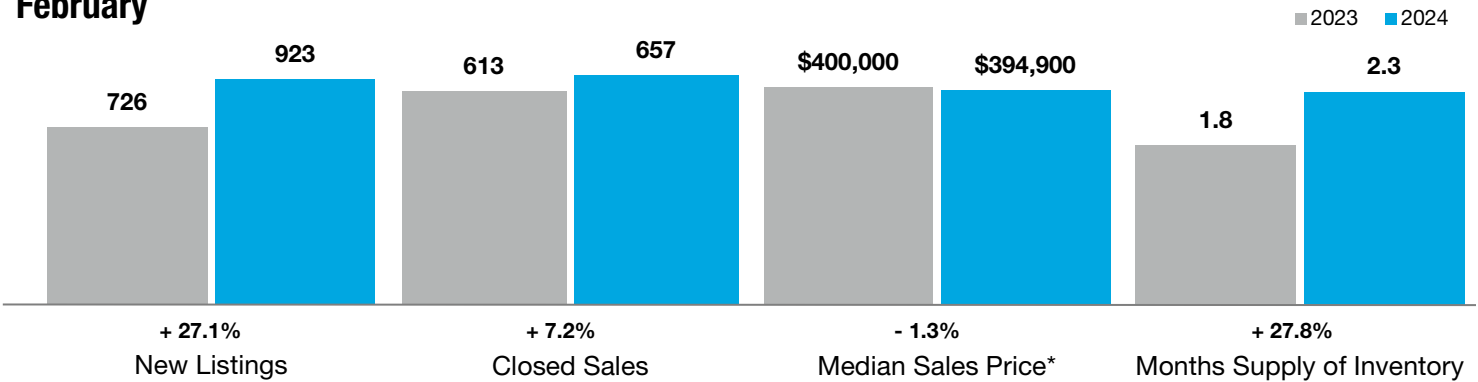
## Asheville Region

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

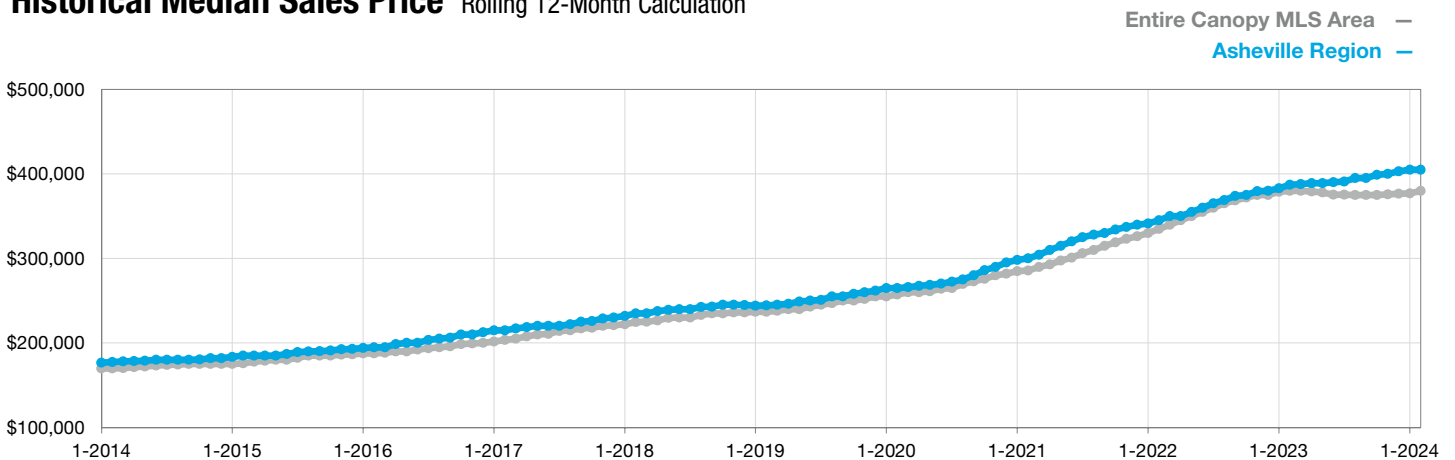
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	726	923	+ 27.1%	1,451	1,659	+ 14.3%
Pending Sales	730	798	+ 9.3%	1,471	1,546	+ 5.1%
Closed Sales	613	657	+ 7.2%	1,199	1,293	+ 7.8%
Median Sales Price*	\$400,000	\$394,900	- 1.3%	\$379,870	\$395,000	+ 4.0%
Average Sales Price*	\$469,618	\$470,412	+ 0.2%	\$458,363	\$485,108	+ 5.8%
Percent of Original List Price Received*	94.1%	93.2%	- 1.0%	94.0%	93.2%	- 0.9%
List to Close	108	102	- 5.6%	106	107	+ 0.9%
Days on Market Until Sale	54	55	+ 1.9%	51	54	+ 5.9%
Cumulative Days on Market Until Sale	56	63	+ 12.5%	51	60	+ 17.6%
Average List Price	\$521,673	\$541,123	+ 3.7%	\$511,555	\$548,017	+ 7.1%
Inventory of Homes for Sale	1,620	1,973	+ 21.8%	--	--	--
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.

### February



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



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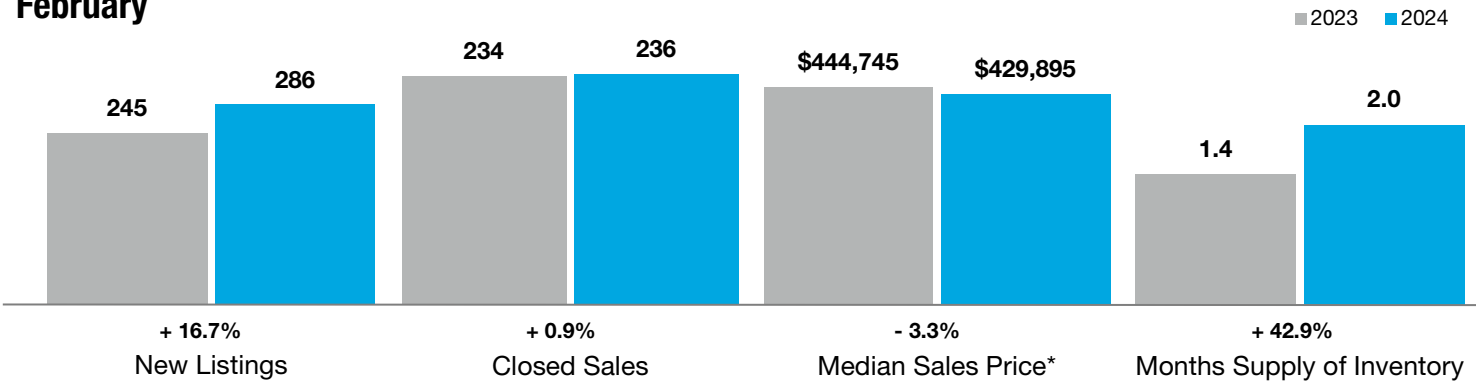
## Buncombe County

North Carolina

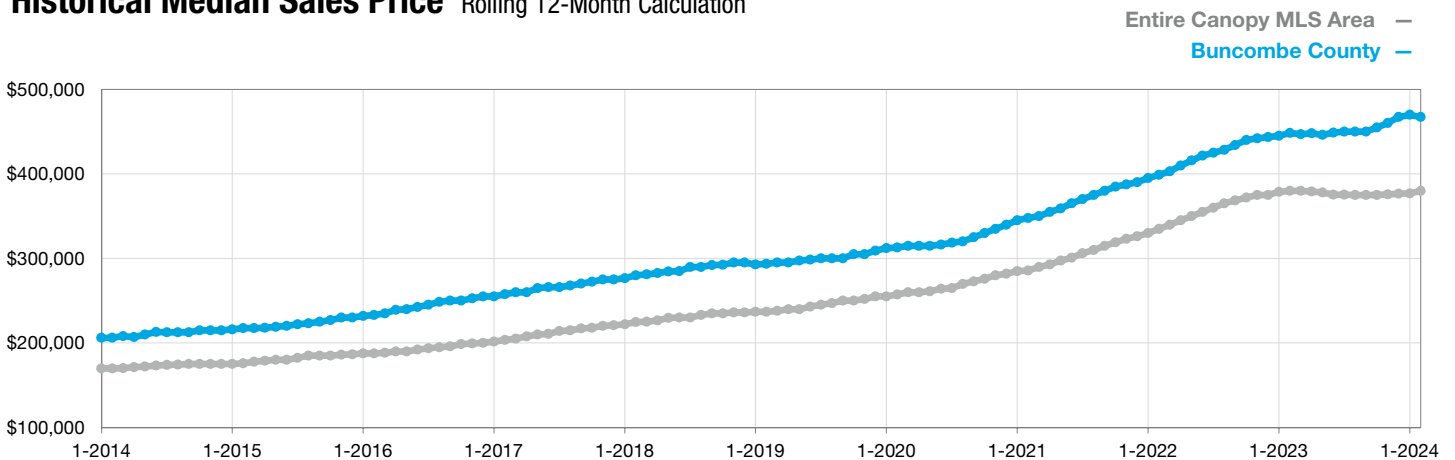
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	245	286	+ 16.7%	476	534	+ 12.2%
Pending Sales	264	276	+ 4.5%	504	534	+ 6.0%
Closed Sales	234	236	+ 0.9%	436	454	+ 4.1%
Median Sales Price*	\$444,745	\$429,895	- 3.3%	\$434,595	\$430,000	- 1.1%
Average Sales Price*	\$578,738	\$530,335	- 8.4%	\$550,787	\$554,606	+ 0.7%
Percent of Original List Price Received*	95.1%	93.7%	- 1.5%	95.1%	93.7%	- 1.5%
List to Close	113	104	- 8.0%	111	108	- 2.7%
Days on Market Until Sale	55	55	0.0%	51	51	0.0%
Cumulative Days on Market Until Sale	49	60	+ 22.4%	44	55	+ 25.0%
Average List Price	\$628,862	\$610,657	- 2.9%	\$621,601	\$658,811	+ 6.0%
Inventory of Homes for Sale	480	587	+ 22.3%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

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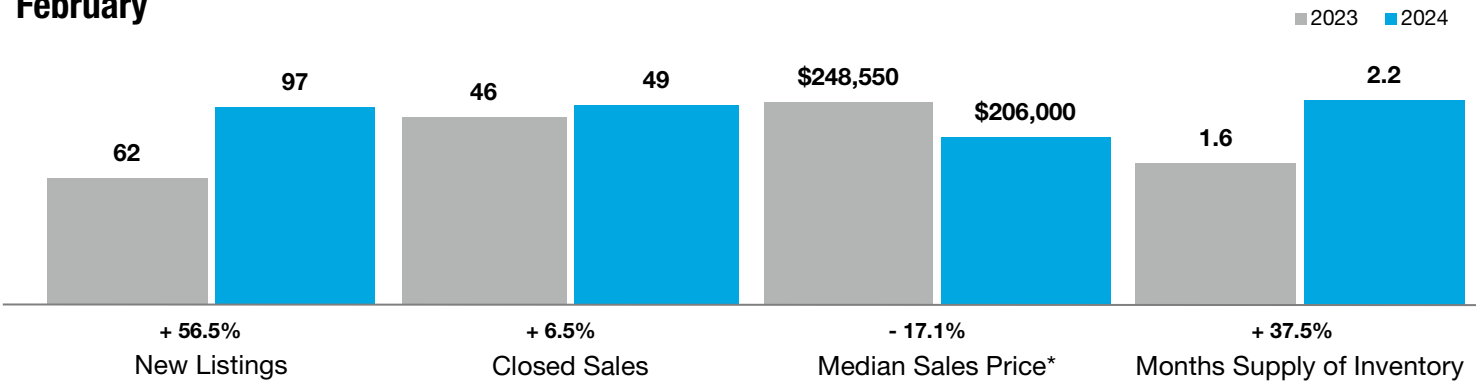
## Burke County

North Carolina

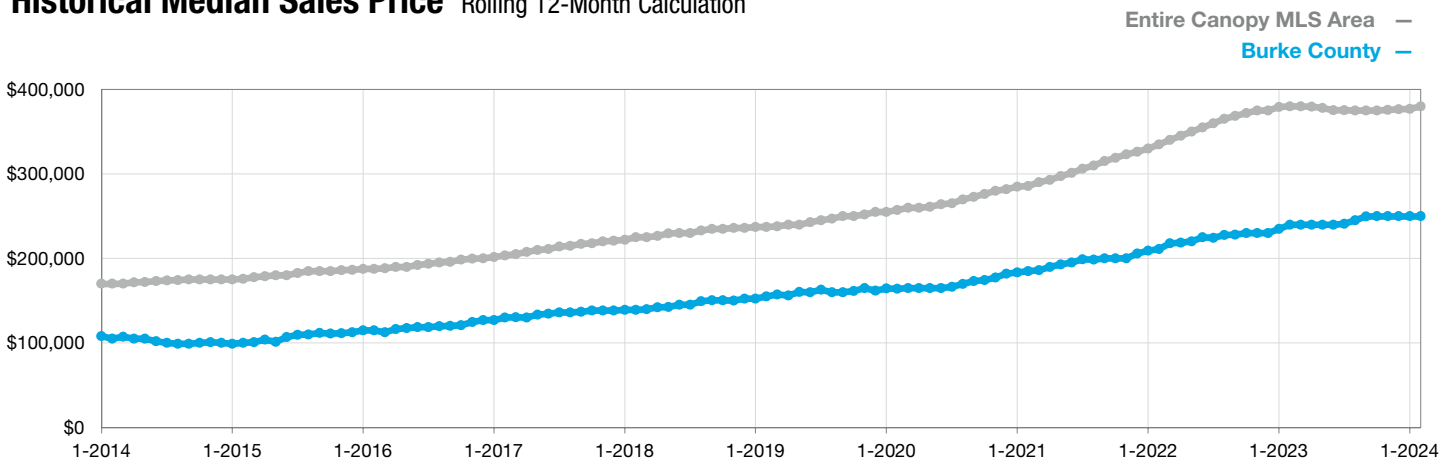
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	62	97	+ 56.5%	132	160	+ 21.2%
Pending Sales	59	75	+ 27.1%	128	133	+ 3.9%
Closed Sales	46	49	+ 6.5%	91	97	+ 6.6%
Median Sales Price*	\$248,550	\$206,000	- 17.1%	\$249,900	\$227,000	- 9.2%
Average Sales Price*	\$291,840	\$270,304	- 7.4%	\$302,886	\$274,102	- 9.5%
Percent of Original List Price Received*	95.4%	91.5%	- 4.1%	95.3%	93.2%	- 2.2%
List to Close	83	85	+ 2.4%	83	83	0.0%
Days on Market Until Sale	42	49	+ 16.7%	43	42	- 2.3%
Cumulative Days on Market Until Sale	55	55	0.0%	49	46	- 6.1%
Average List Price	\$281,062	\$336,160	+ 19.6%	\$306,442	\$329,310	+ 7.5%
Inventory of Homes for Sale	108	147	+ 36.1%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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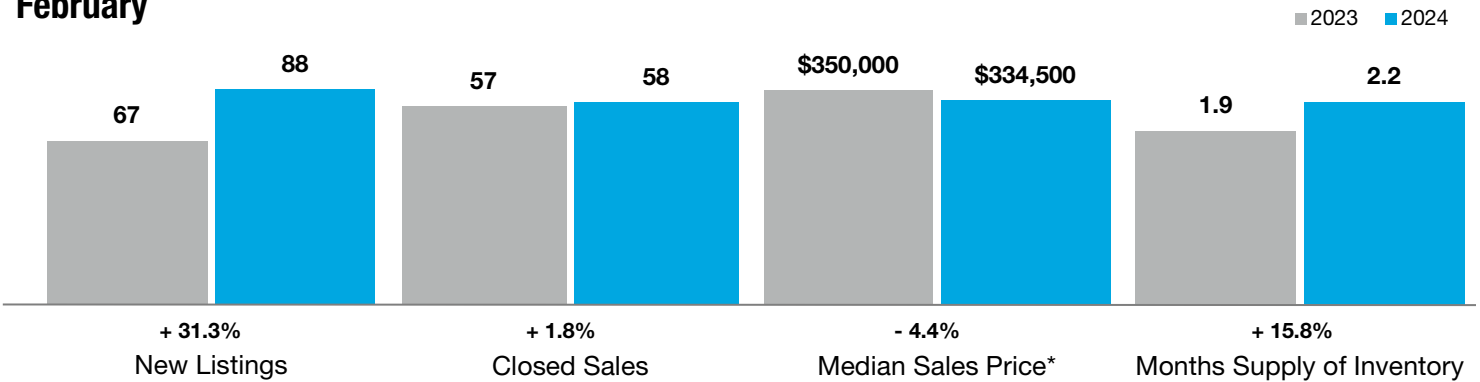
## Haywood County

North Carolina

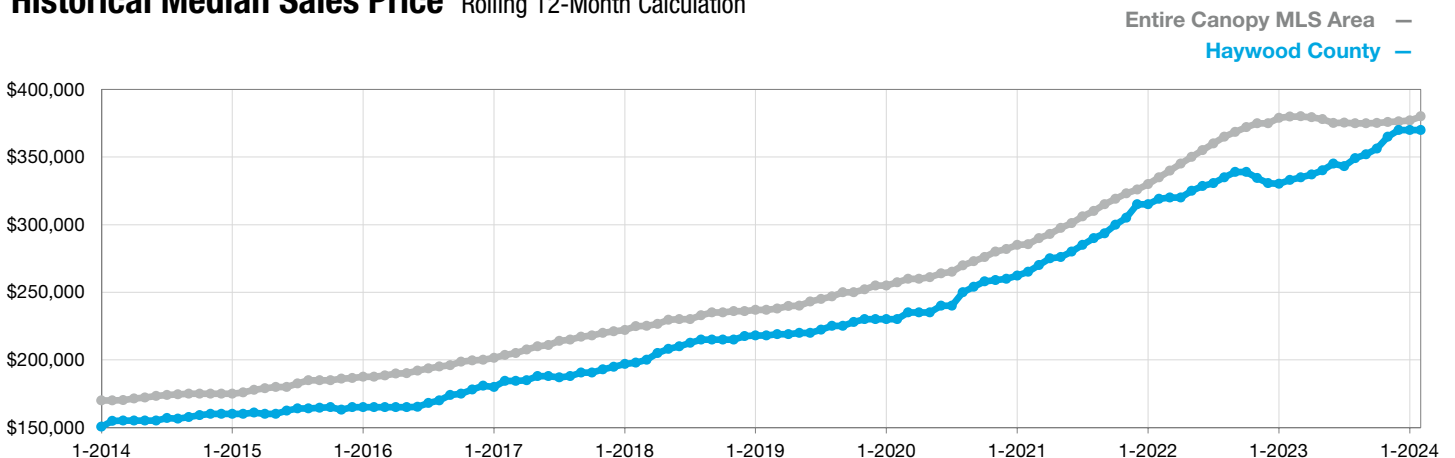
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	67	88	+ 31.3%	148	147	- 0.7%
Pending Sales	72	76	+ 5.6%	159	137	- 13.8%
Closed Sales	57	58	+ 1.8%	110	127	+ 15.5%
Median Sales Price*	\$350,000	\$334,500	- 4.4%	\$344,000	\$369,000	+ 7.3%
Average Sales Price*	\$436,178	\$379,349	- 13.0%	\$407,960	\$407,386	- 0.1%
Percent of Original List Price Received*	91.5%	91.3%	- 0.2%	91.7%	92.0%	+ 0.3%
List to Close	121	106	- 12.4%	105	111	+ 5.7%
Days on Market Until Sale	75	57	- 24.0%	58	63	+ 8.6%
Cumulative Days on Market Until Sale	81	66	- 18.5%	62	70	+ 12.9%
Average List Price	\$394,615	\$453,257	+ 14.9%	\$449,363	\$449,955	+ 0.1%
Inventory of Homes for Sale	180	191	+ 6.1%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

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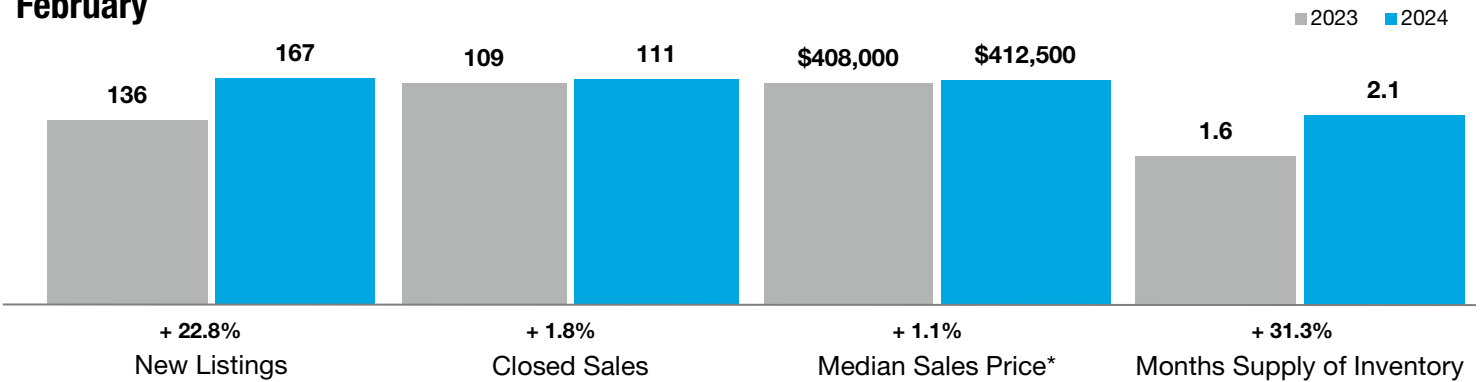
## Henderson County

North Carolina

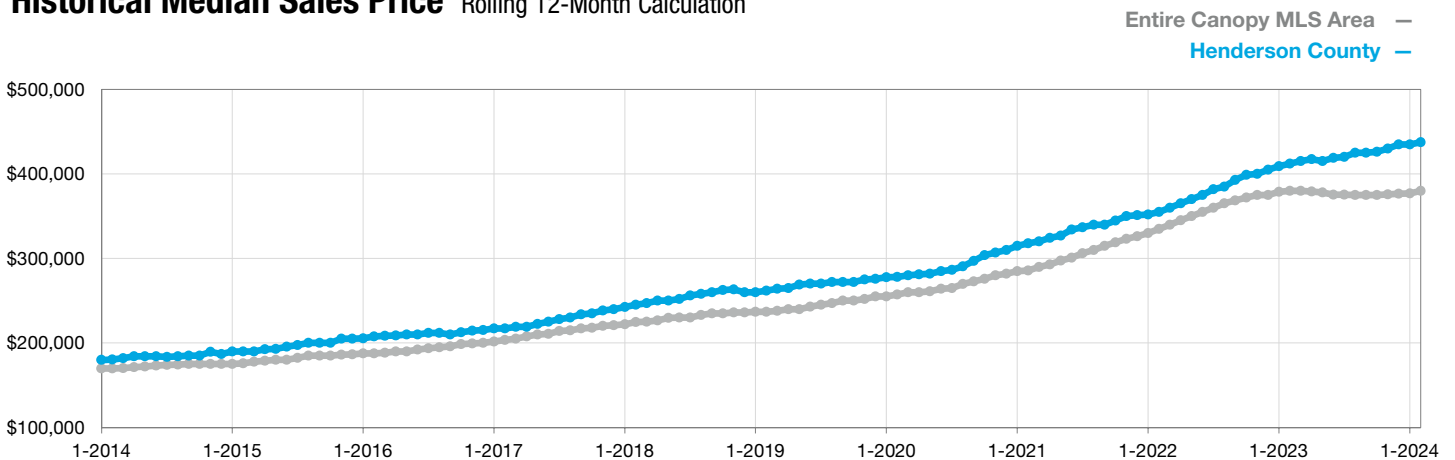
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	136	167	+ 22.8%	269	307	+ 14.1%
Pending Sales	119	125	+ 5.0%	257	288	+ 12.1%
Closed Sales	109	111	+ 1.8%	207	215	+ 3.9%
Median Sales Price*	\$408,000	\$412,500	+ 1.1%	\$408,000	\$415,000	+ 1.7%
Average Sales Price*	\$444,698	\$472,683	+ 6.3%	\$457,130	\$471,938	+ 3.2%
Percent of Original List Price Received*	96.4%	96.1%	- 0.3%	95.6%	95.9%	+ 0.3%
List to Close	90	89	- 1.1%	96	102	+ 6.3%
Days on Market Until Sale	35	49	+ 40.0%	39	47	+ 20.5%
Cumulative Days on Market Until Sale	40	55	+ 37.5%	41	55	+ 34.1%
Average List Price	\$528,053	\$547,992	+ 3.8%	\$513,729	\$550,346	+ 7.1%
Inventory of Homes for Sale	255	316	+ 23.9%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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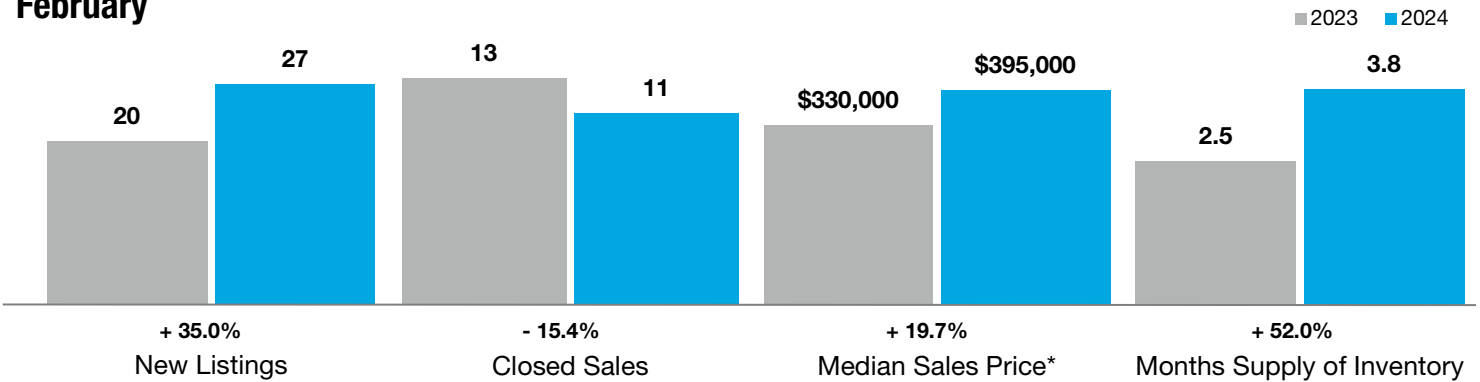
## Jackson County

North Carolina

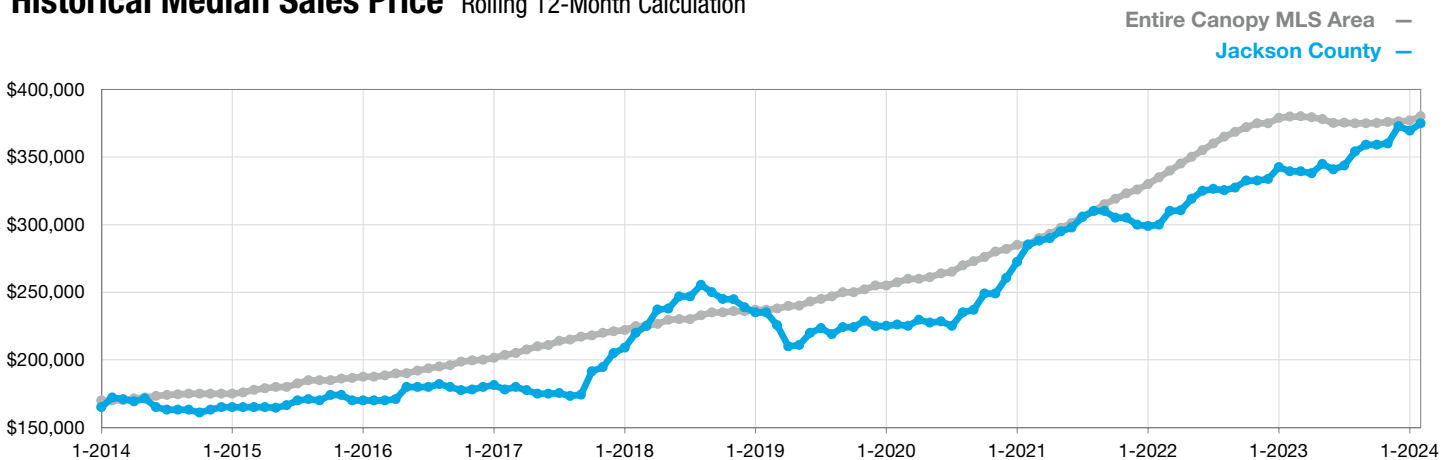
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	20	27	+ 35.0%	32	42	+ 31.3%
Pending Sales	20	13	- 35.0%	31	27	- 12.9%
Closed Sales	13	11	- 15.4%	26	29	+ 11.5%
Median Sales Price*	\$330,000	\$395,000	+ 19.7%	\$340,000	\$390,000	+ 14.7%
Average Sales Price*	\$394,000	\$564,091	+ 43.2%	\$406,846	\$467,448	+ 14.9%
Percent of Original List Price Received*	90.2%	93.6%	+ 3.8%	92.8%	89.9%	- 3.1%
List to Close	161	103	- 36.0%	128	128	0.0%
Days on Market Until Sale	66	55	- 16.7%	59	70	+ 18.6%
Cumulative Days on Market Until Sale	68	55	- 19.1%	66	72	+ 9.1%
Average List Price	\$549,237	\$727,274	+ 32.4%	\$785,977	\$733,186	- 6.7%
Inventory of Homes for Sale	52	71	+ 36.5%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

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Current as of March 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.

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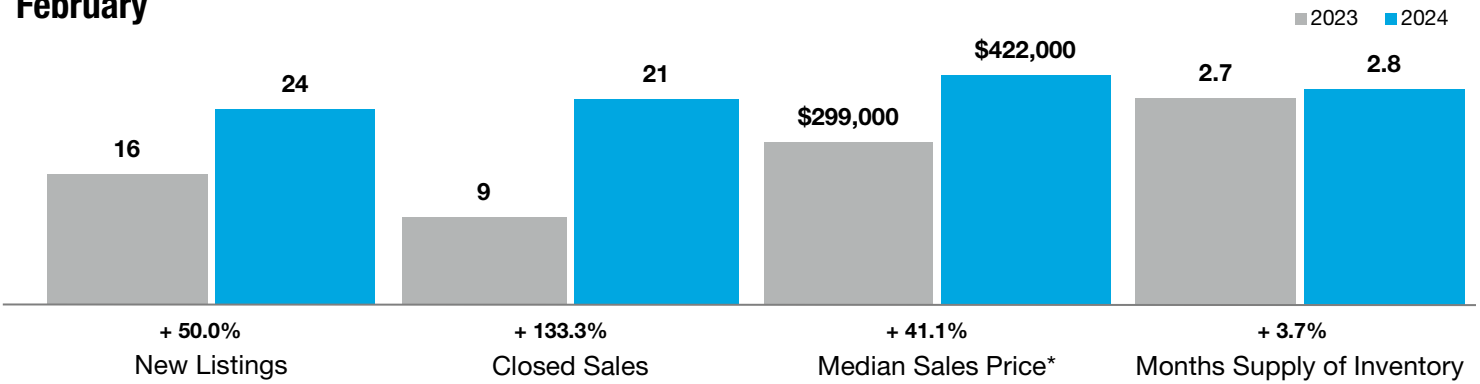
## Madison County

North Carolina

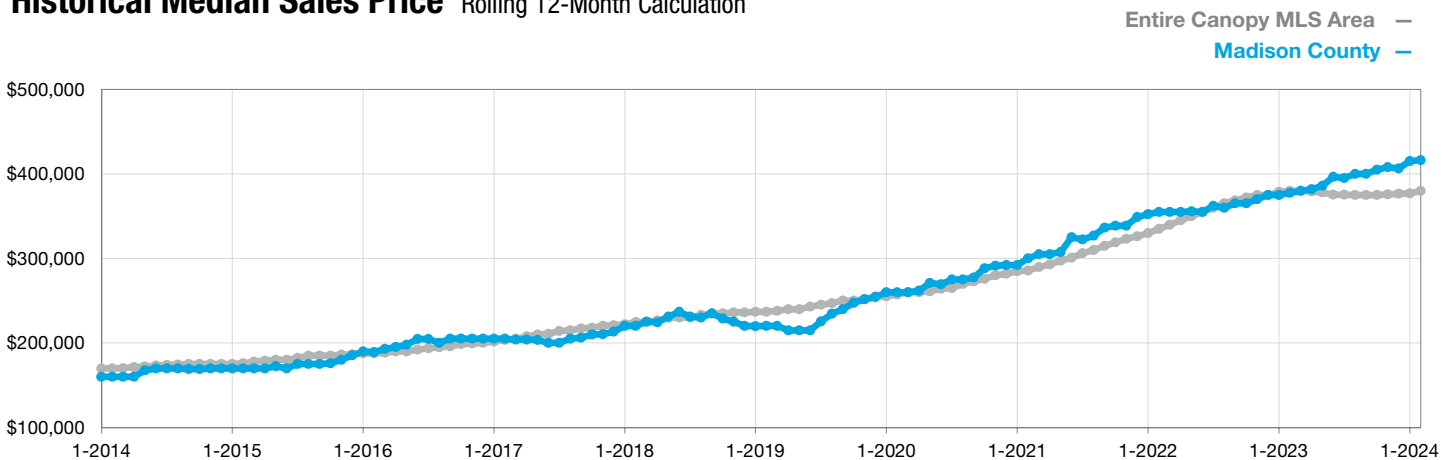
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	16	24	+ 50.0%	42	41	- 2.4%
Pending Sales	17	23	+ 35.3%	38	41	+ 7.9%
Closed Sales	9	21	+ 133.3%	32	38	+ 18.8%
Median Sales Price*	\$299,000	\$422,000	+ 41.1%	\$344,000	\$431,333	+ 25.4%
Average Sales Price*	\$499,556	\$432,085	- 13.5%	\$438,656	\$460,956	+ 5.1%
Percent of Original List Price Received*	89.3%	94.4%	+ 5.7%	90.1%	94.6%	+ 5.0%
List to Close	121	137	+ 13.2%	151	141	- 6.6%
Days on Market Until Sale	65	62	- 4.6%	74	64	- 13.5%
Cumulative Days on Market Until Sale	77	76	- 1.3%	78	86	+ 10.3%
Average List Price	\$665,430	\$575,345	- 13.5%	\$541,613	\$569,492	+ 5.1%
Inventory of Homes for Sale	62	72	+ 16.1%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

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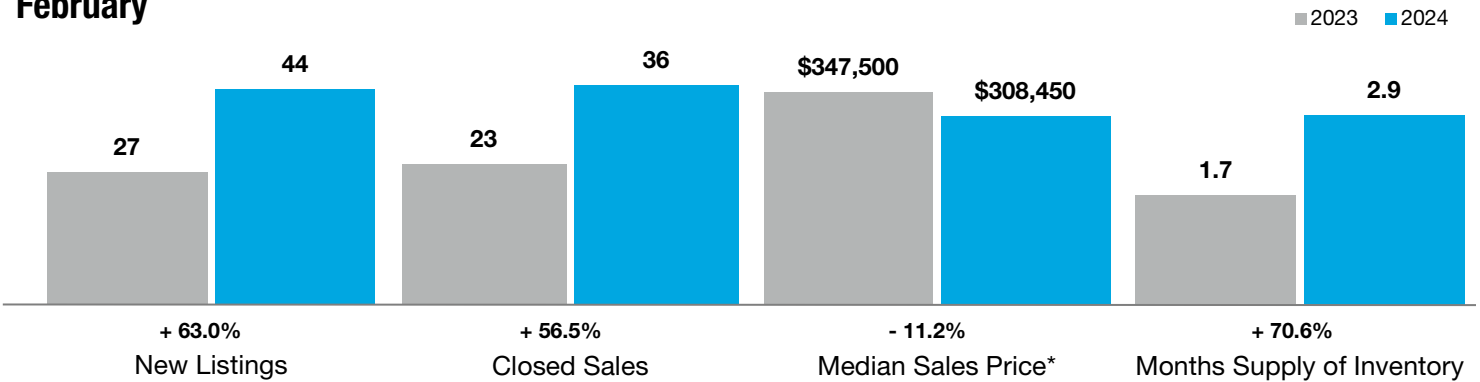
## McDowell County

North Carolina

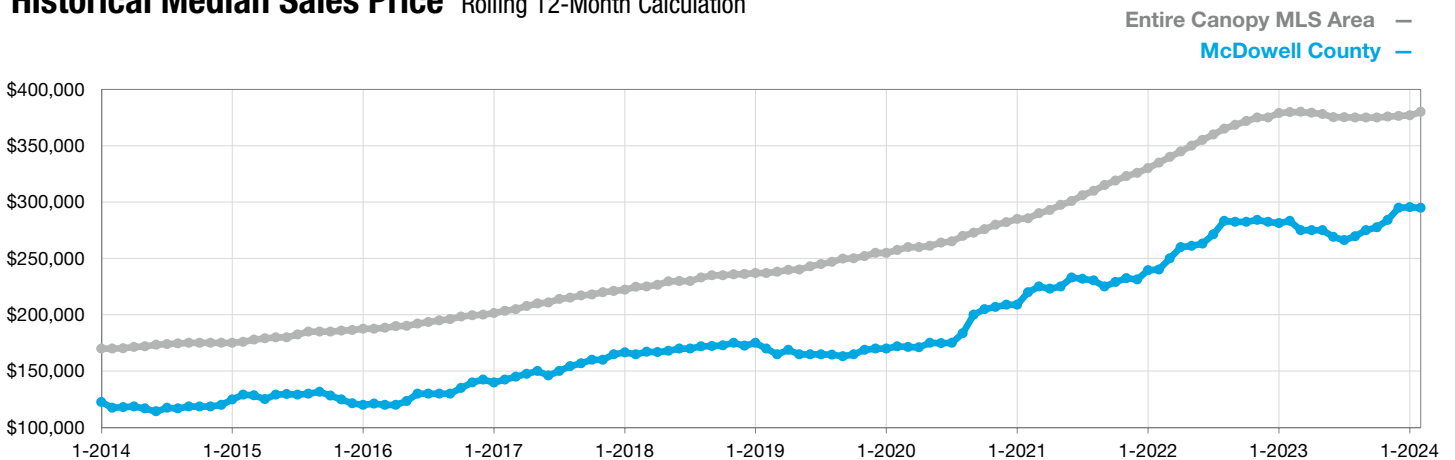
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	27	44	+ 63.0%	53	78	+ 47.2%
Pending Sales	25	33	+ 32.0%	60	71	+ 18.3%
Closed Sales	23	36	+ 56.5%	47	70	+ 48.9%
Median Sales Price*	\$347,500	\$308,450	- 11.2%	\$298,500	\$303,000	+ 1.5%
Average Sales Price*	\$396,068	\$320,719	- 19.0%	\$367,579	\$400,066	+ 8.8%
Percent of Original List Price Received*	93.8%	91.6%	- 2.3%	95.0%	90.5%	- 4.7%
List to Close	80	120	+ 50.0%	77	114	+ 48.1%
Days on Market Until Sale	39	61	+ 56.4%	35	56	+ 60.0%
Cumulative Days on Market Until Sale	42	72	+ 71.4%	37	65	+ 75.7%
Average List Price	\$537,873	\$440,016	- 18.2%	\$419,892	\$409,428	- 2.5%
Inventory of Homes for Sale	62	99	+ 59.7%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

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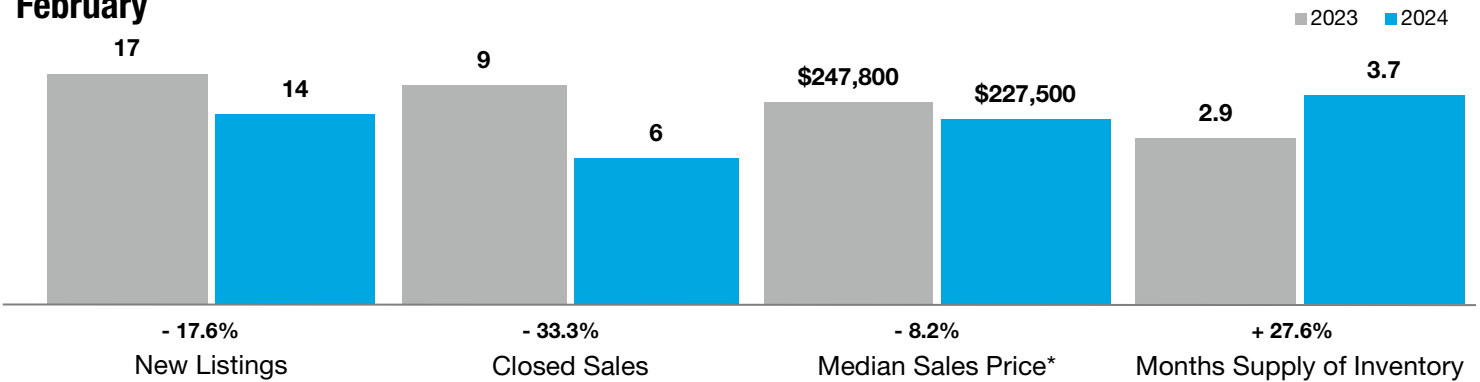
## Mitchell County

North Carolina

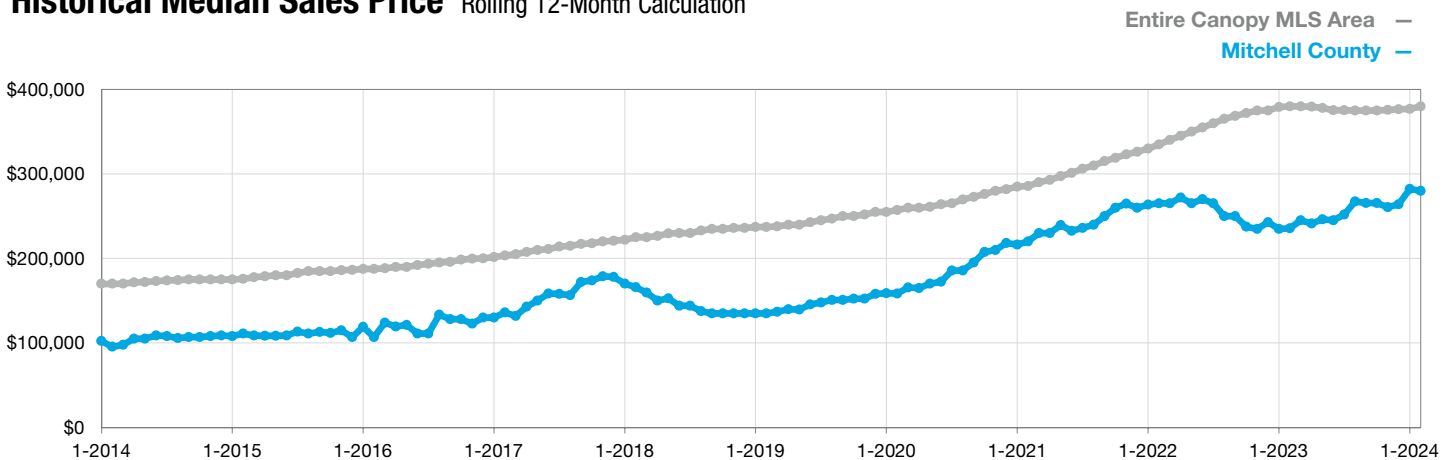
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	17	14	- 17.6%	30	19	- 36.7%
Pending Sales	16	11	- 31.3%	27	15	- 44.4%
Closed Sales	9	6	- 33.3%	19	13	- 31.6%
Median Sales Price*	\$247,800	\$227,500	- 8.2%	\$236,000	\$242,500	+ 2.8%
Average Sales Price*	\$334,589	\$202,317	- 39.5%	\$268,168	\$377,223	+ 40.7%
Percent of Original List Price Received*	79.8%	88.5%	+ 10.9%	83.2%	88.9%	+ 6.9%
List to Close	195	110	- 43.6%	145	122	- 15.9%
Days on Market Until Sale	132	80	- 39.4%	101	76	- 24.8%
Cumulative Days on Market Until Sale	133	106	- 20.3%	111	103	- 7.2%
Average List Price	\$350,106	\$334,886	- 4.3%	\$334,986	\$339,391	+ 1.3%
Inventory of Homes for Sale	47	42	- 10.6%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

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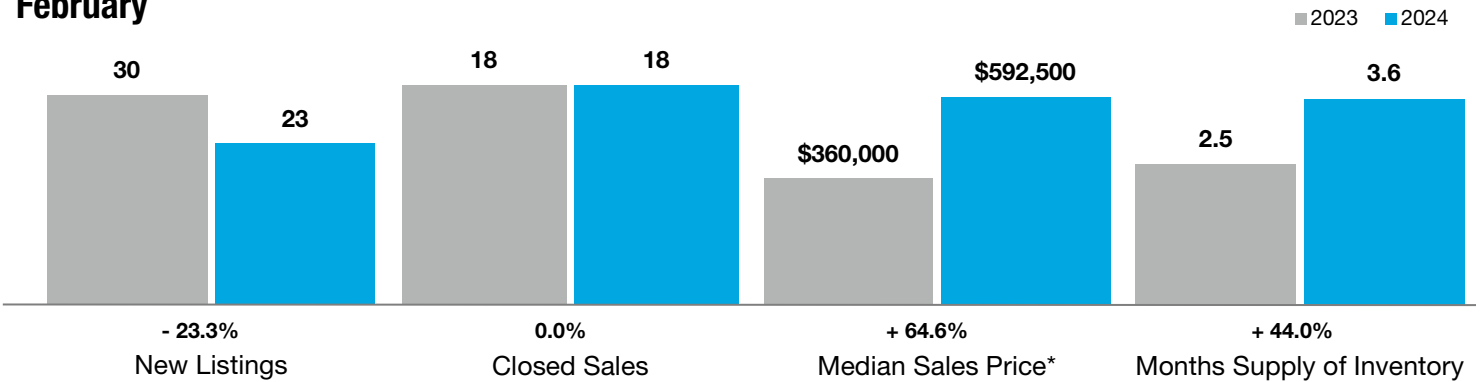
## Polk County

North Carolina

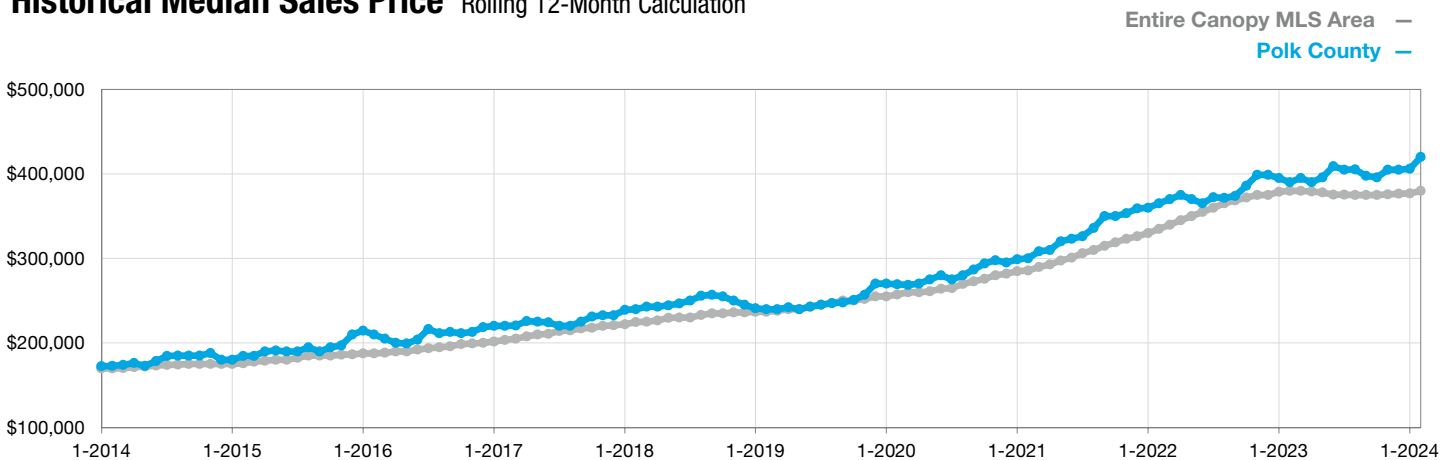
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	30	23	- 23.3%	54	36	- 33.3%
Pending Sales	25	22	- 12.0%	49	39	- 20.4%
Closed Sales	18	18	0.0%	33	40	+ 21.2%
Median Sales Price*	\$360,000	\$592,500	+ 64.6%	\$358,000	\$449,500	+ 25.6%
Average Sales Price*	\$401,500	\$616,694	+ 53.6%	\$437,924	\$516,844	+ 18.0%
Percent of Original List Price Received*	90.8%	93.2%	+ 2.6%	92.1%	92.3%	+ 0.2%
List to Close	114	91	- 20.2%	111	101	- 9.0%
Days on Market Until Sale	58	46	- 20.7%	51	56	+ 9.8%
Cumulative Days on Market Until Sale	74	81	+ 9.5%	60	73	+ 21.7%
Average List Price	\$516,901	\$842,582	+ 63.0%	\$461,329	\$821,230	+ 78.0%
Inventory of Homes for Sale	67	86	+ 28.4%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

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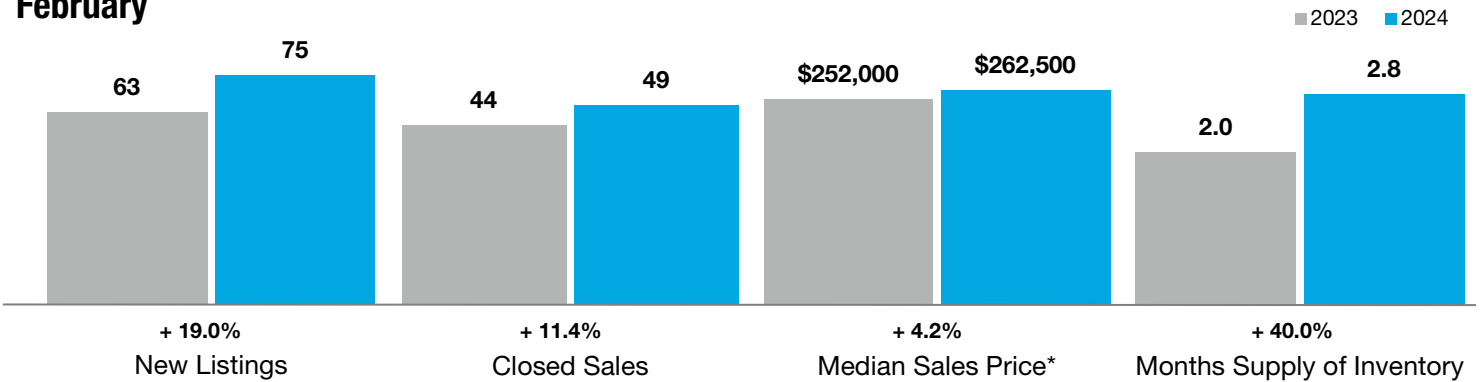
## Rutherford County

North Carolina

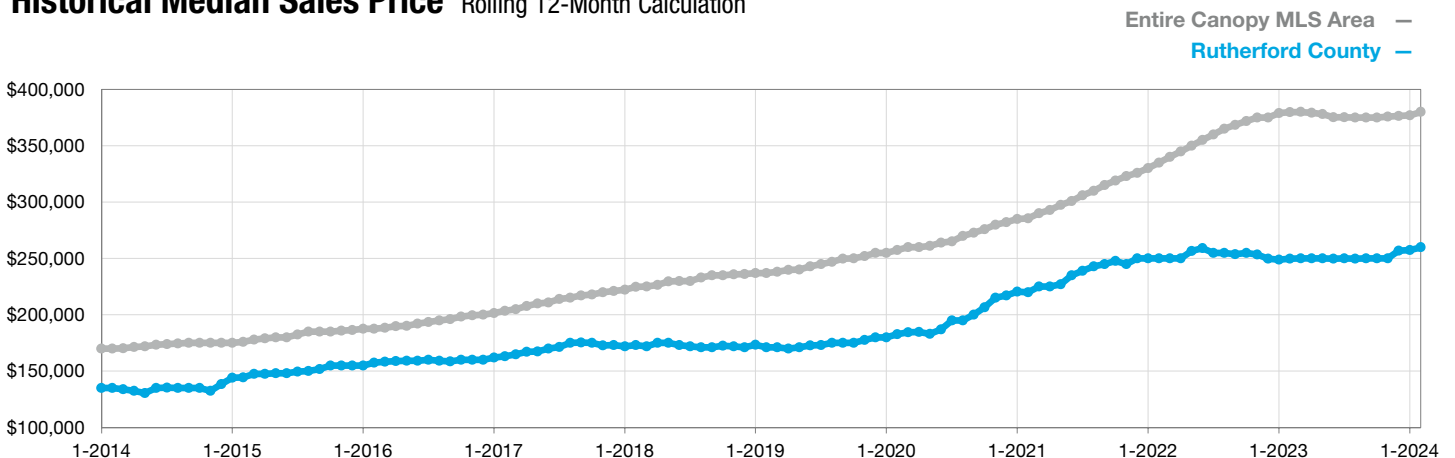
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	63	75	+ 19.0%	123	158	+ 28.5%
Pending Sales	58	71	+ 22.4%	114	126	+ 10.5%
Closed Sales	44	49	+ 11.4%	87	95	+ 9.2%
Median Sales Price*	\$252,000	\$262,500	+ 4.2%	\$226,000	\$254,000	+ 12.4%
Average Sales Price*	\$322,261	\$363,109	+ 12.7%	\$282,521	\$378,511	+ 34.0%
Percent of Original List Price Received*	93.2%	90.2%	- 3.2%	92.6%	90.9%	- 1.8%
List to Close	113	94	- 16.8%	100	100	0.0%
Days on Market Until Sale	63	47	- 25.4%	56	53	- 5.4%
Cumulative Days on Market Until Sale	67	52	- 22.4%	58	57	- 1.7%
Average List Price	\$371,852	\$368,460	- 0.9%	\$335,043	\$364,847	+ 8.9%
Inventory of Homes for Sale	143	176	+ 23.1%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

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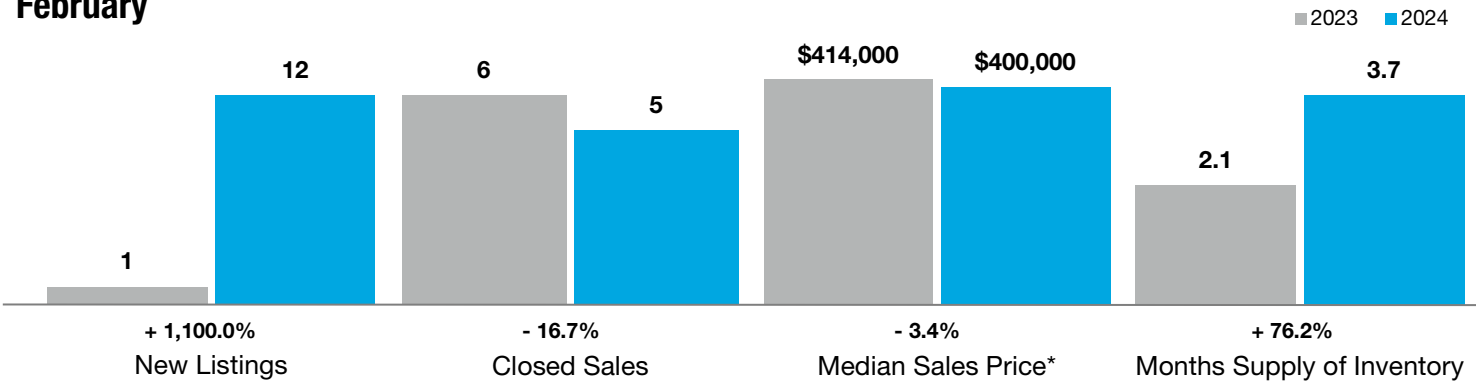
## Swain County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1	12	+ 1,100.0%	6	17	+ 183.3%
Pending Sales	1	5	+ 400.0%	7	11	+ 57.1%
Closed Sales	6	5	- 16.7%	13	12	- 7.7%
Median Sales Price*	\$414,000	\$400,000	- 3.4%	\$428,000	\$366,200	- 14.4%
Average Sales Price*	\$381,833	\$603,480	+ 58.0%	\$506,462	\$612,367	+ 20.9%
Percent of Original List Price Received*	93.9%	88.7%	- 5.5%	91.1%	91.4%	+ 0.3%
List to Close	121	159	+ 31.4%	139	156	+ 12.2%
Days on Market Until Sale	18	106	+ 488.9%	72	99	+ 37.5%
Cumulative Days on Market Until Sale	22	123	+ 459.1%	88	121	+ 37.5%
Average List Price	\$340,000	\$409,308	+ 20.4%	\$1,366,600	\$539,512	- 60.5%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

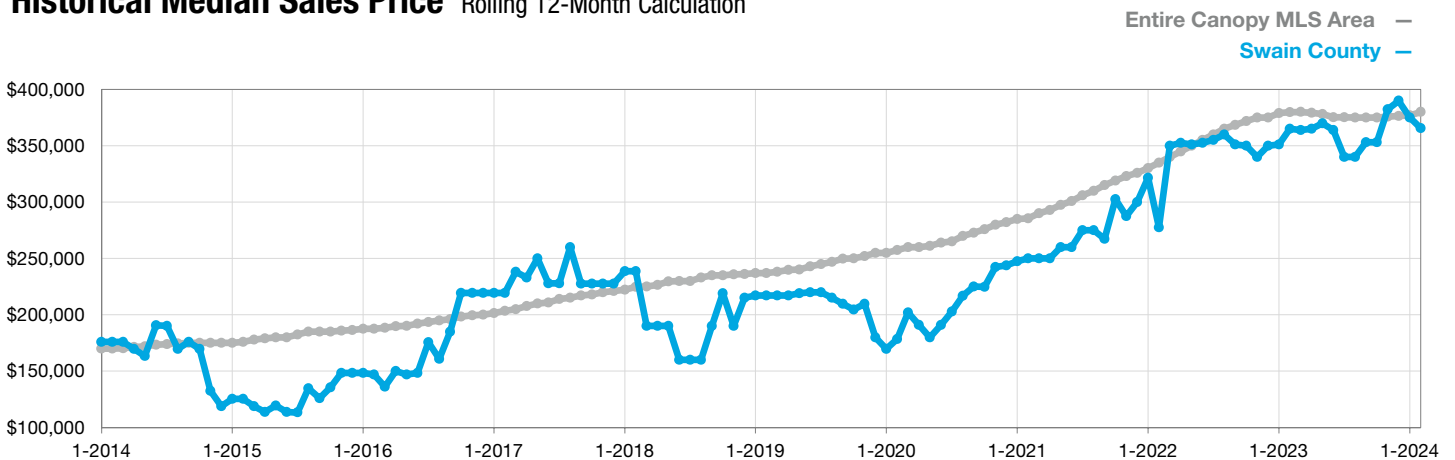
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### Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for February 2024

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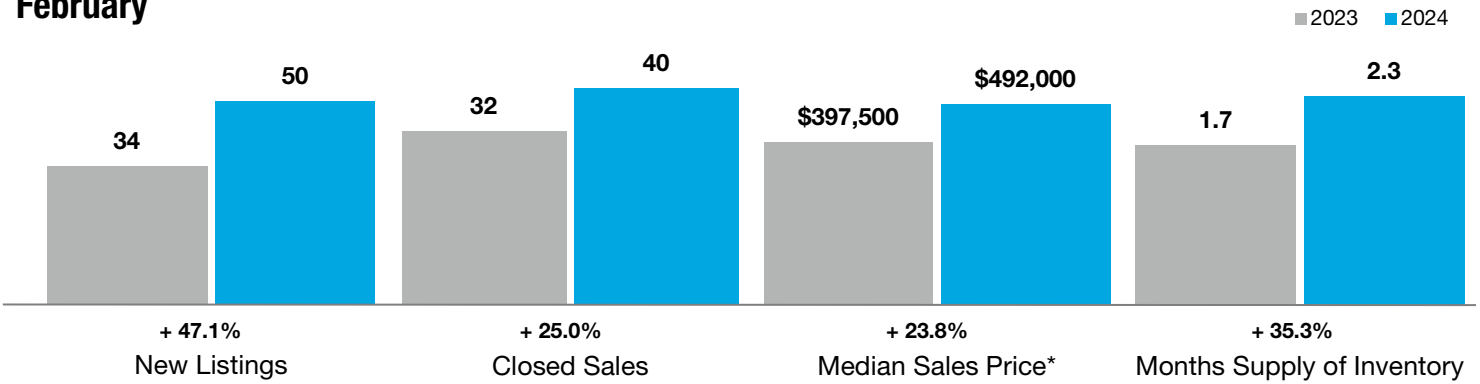
## Transylvania County

North Carolina

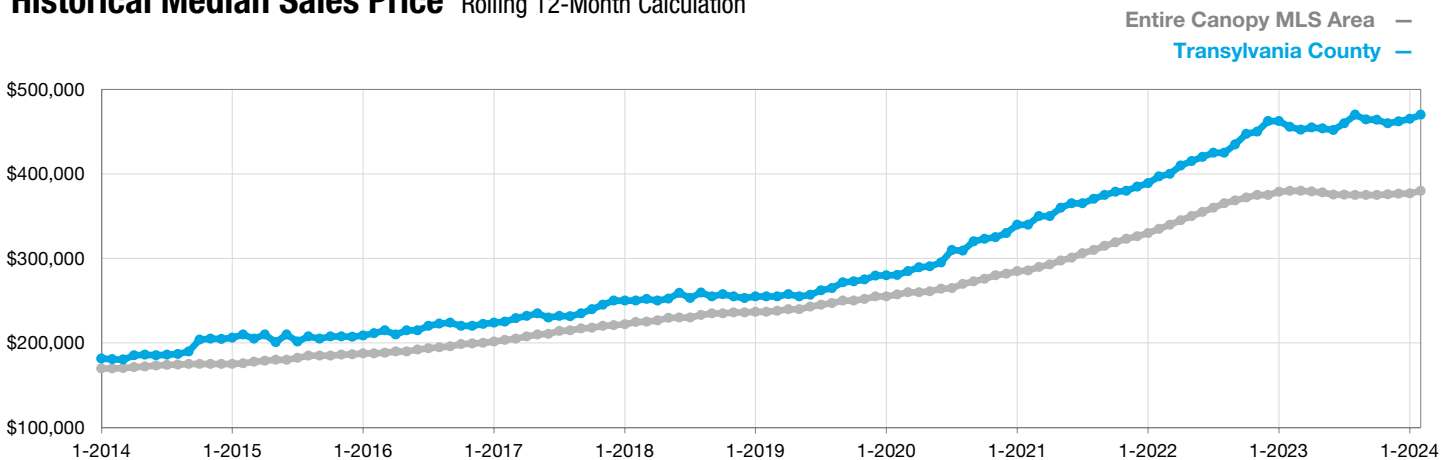
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	34	50	+ 47.1%	66	89	+ 34.8%
Pending Sales	38	48	+ 26.3%	65	91	+ 40.0%
Closed Sales	32	40	+ 25.0%	64	76	+ 18.8%
Median Sales Price*	\$397,500	\$492,000	+ 23.8%	\$405,000	\$487,000	+ 20.2%
Average Sales Price*	\$410,340	\$699,441	+ 70.5%	\$552,285	\$726,316	+ 31.5%
Percent of Original List Price Received*	91.6%	94.4%	+ 3.1%	92.2%	92.5%	+ 0.3%
List to Close	101	96	- 5.0%	111	101	- 9.0%
Days on Market Until Sale	56	59	+ 5.4%	53	58	+ 9.4%
Cumulative Days on Market Until Sale	63	67	+ 6.3%	55	62	+ 12.7%
Average List Price	\$700,624	\$896,450	+ 28.0%	\$598,391	\$773,055	+ 29.2%
Inventory of Homes for Sale	85	98	+ 15.3%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

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### February



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



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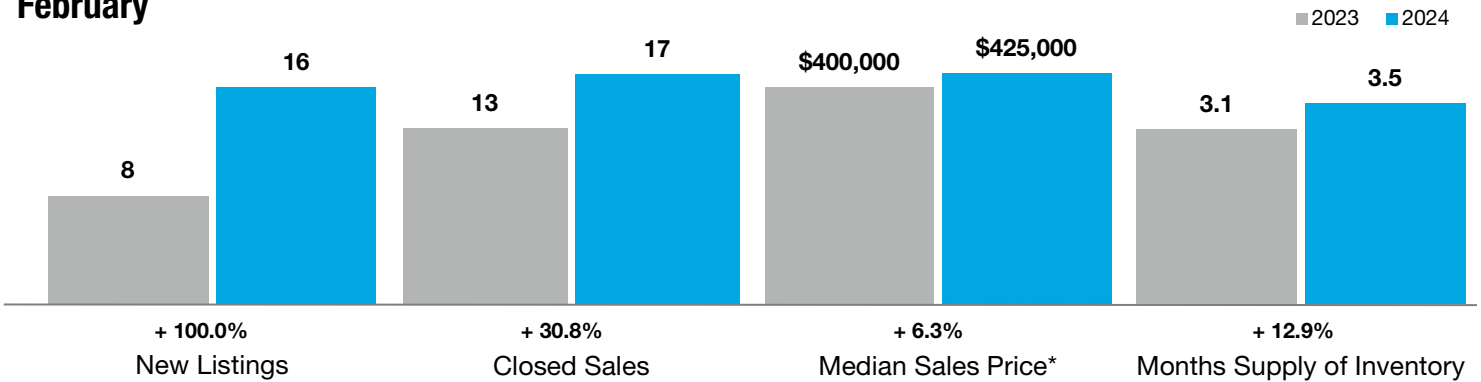
## Yancey County

North Carolina

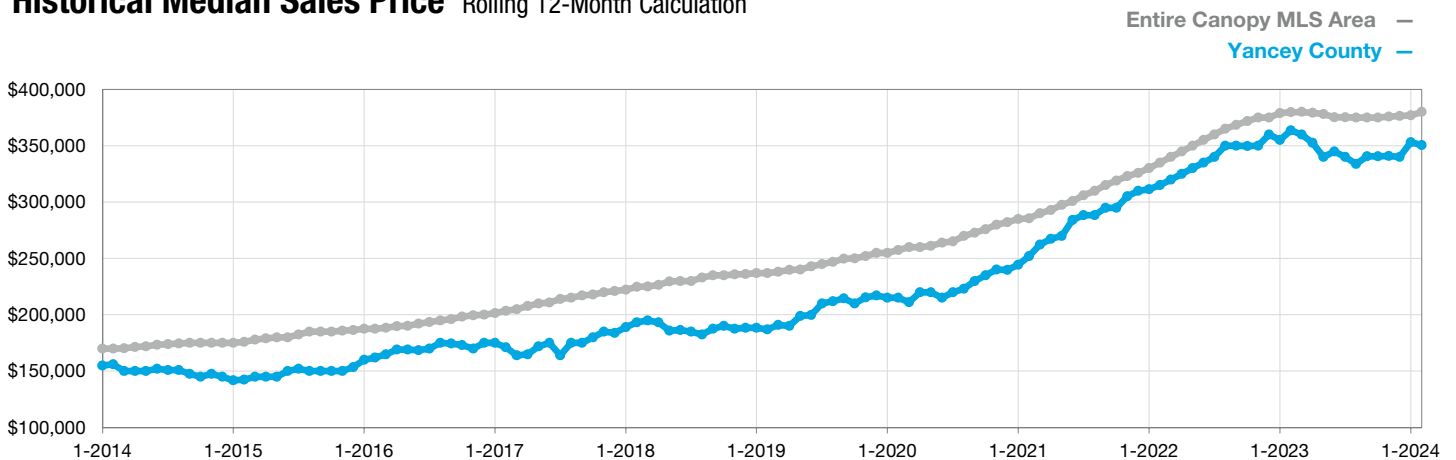
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	16	+ 100.0%	20	31	+ 55.0%
Pending Sales	16	20	+ 25.0%	32	33	+ 3.1%
Closed Sales	13	17	+ 30.8%	34	27	- 20.6%
Median Sales Price*	\$400,000	\$425,000	+ 6.3%	\$324,089	\$373,000	+ 15.1%
Average Sales Price*	\$542,423	\$485,882	- 10.4%	\$421,505	\$455,026	+ 8.0%
Percent of Original List Price Received*	93.9%	88.6%	- 5.6%	91.2%	89.2%	- 2.2%
List to Close	133	156	+ 17.3%	117	147	+ 25.6%
Days on Market Until Sale	82	95	+ 15.9%	64	83	+ 29.7%
Cumulative Days on Market Until Sale	103	96	- 6.8%	86	83	- 3.5%
Average List Price	\$544,700	\$401,431	- 26.3%	\$425,400	\$381,042	- 10.4%
Inventory of Homes for Sale	66	64	- 3.0%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

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### February



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



# Local Market Update for February 2024

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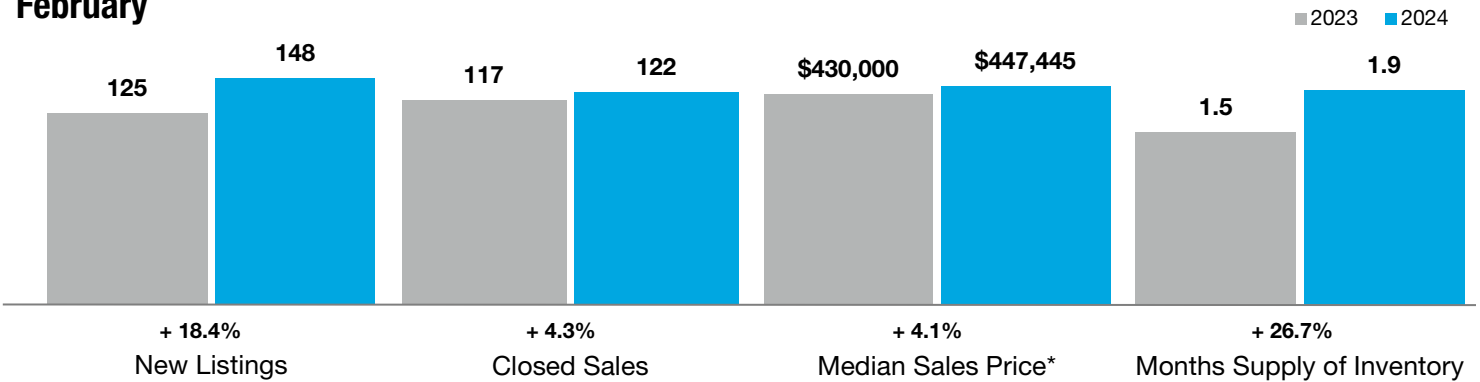
## City of Asheville

North Carolina

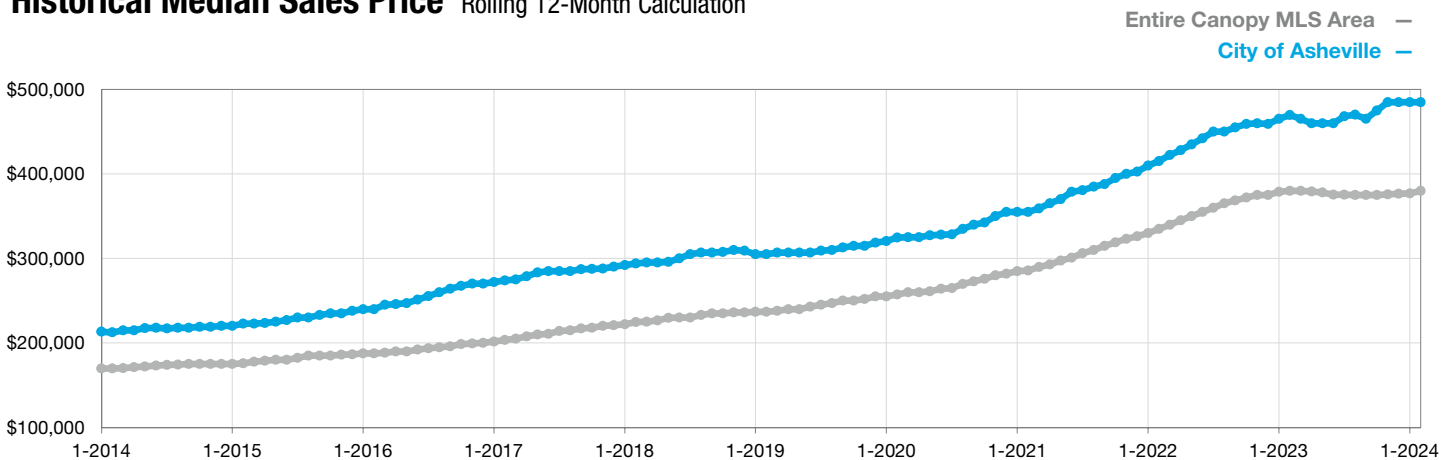
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	125	148	+ 18.4%	249	274	+ 10.0%
Pending Sales	120	151	+ 25.8%	244	285	+ 16.8%
Closed Sales	117	122	+ 4.3%	218	234	+ 7.3%
Median Sales Price*	\$430,000	\$447,445	+ 4.1%	\$438,000	\$445,940	+ 1.8%
Average Sales Price*	\$548,103	\$575,059	+ 4.9%	\$554,499	\$595,636	+ 7.4%
Percent of Original List Price Received*	94.5%	93.7%	- 0.8%	94.3%	93.6%	- 0.7%
List to Close	101	103	+ 2.0%	105	110	+ 4.8%
Days on Market Until Sale	67	48	- 28.4%	63	48	- 23.8%
Cumulative Days on Market Until Sale	46	52	+ 13.0%	43	50	+ 16.3%
Average List Price	\$704,596	\$633,264	- 10.1%	\$696,524	\$693,259	- 0.5%
Inventory of Homes for Sale	252	287	+ 13.9%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

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### February



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



Current as of March 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.

# Local Market Update for February 2024

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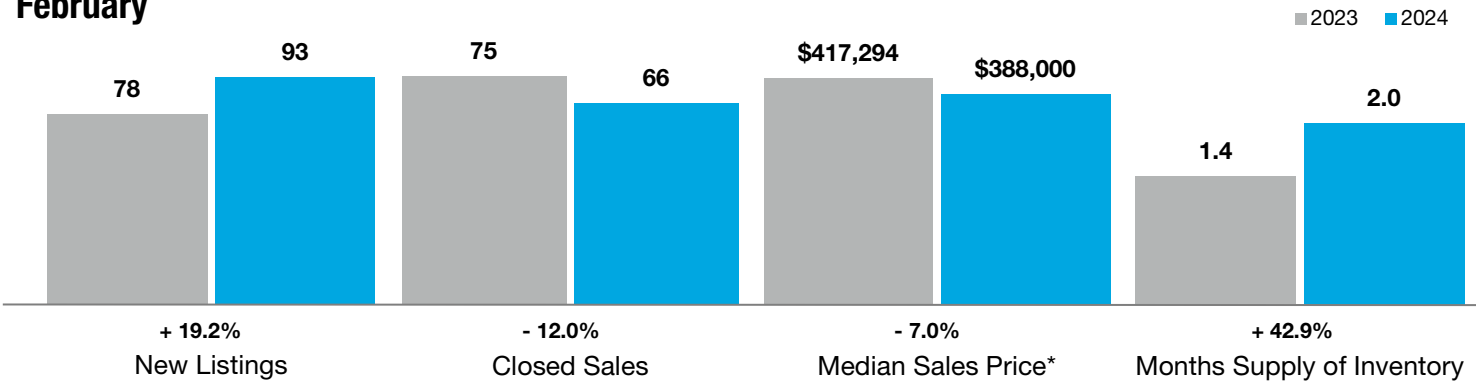
## City of Hendersonville

North Carolina

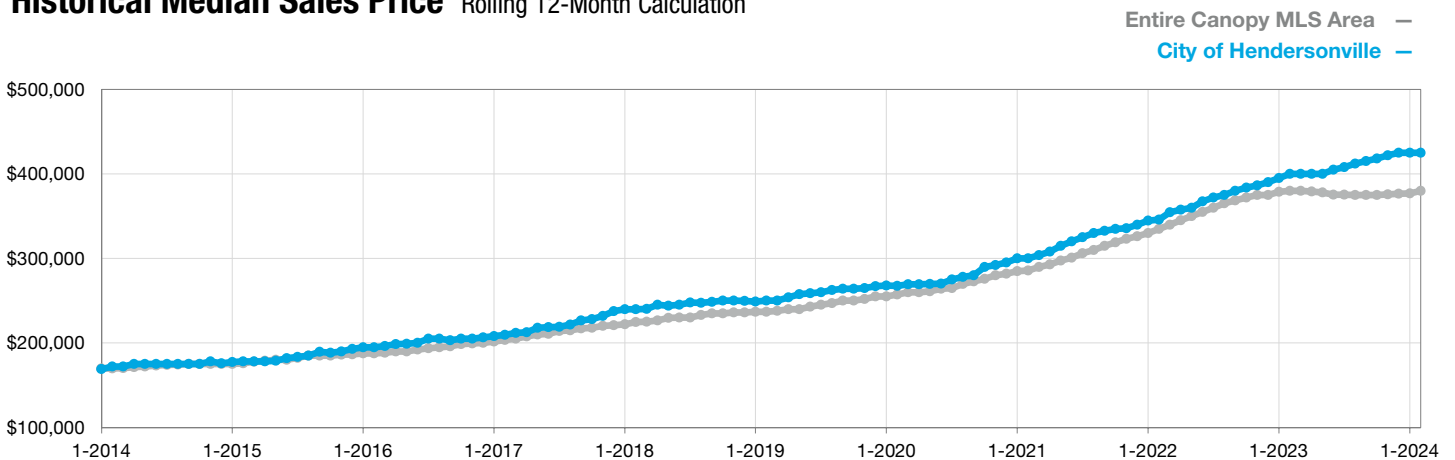
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	78	93	+ 19.2%	152	174	+ 14.5%
Pending Sales	74	63	- 14.9%	166	167	+ 0.6%
Closed Sales	75	66	- 12.0%	132	125	- 5.3%
Median Sales Price*	\$417,294	\$388,000	- 7.0%	\$414,796	\$410,000	- 1.2%
Average Sales Price*	\$445,381	\$445,010	- 0.1%	\$439,296	\$454,079	+ 3.4%
Percent of Original List Price Received*	96.2%	96.3%	+ 0.1%	95.8%	96.6%	+ 0.8%
List to Close	95	90	- 5.3%	102	109	+ 6.9%
Days on Market Until Sale	35	50	+ 42.9%	39	46	+ 17.9%
Cumulative Days on Market Until Sale	43	58	+ 34.9%	44	57	+ 29.5%
Average List Price	\$523,426	\$508,126	- 2.9%	\$480,088	\$517,298	+ 7.8%
Inventory of Homes for Sale	134	176	+ 31.3%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

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### February



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





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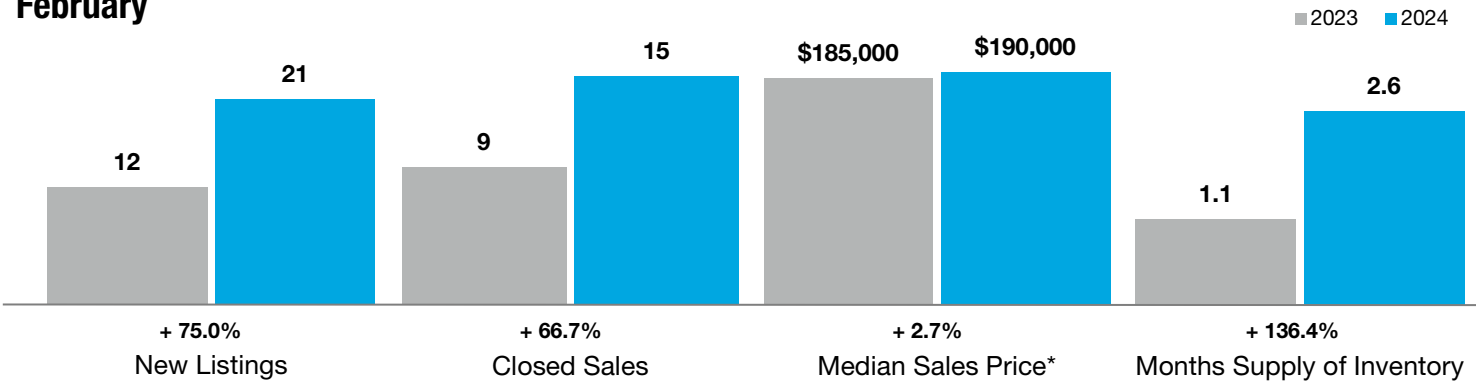
## Forest City

North Carolina

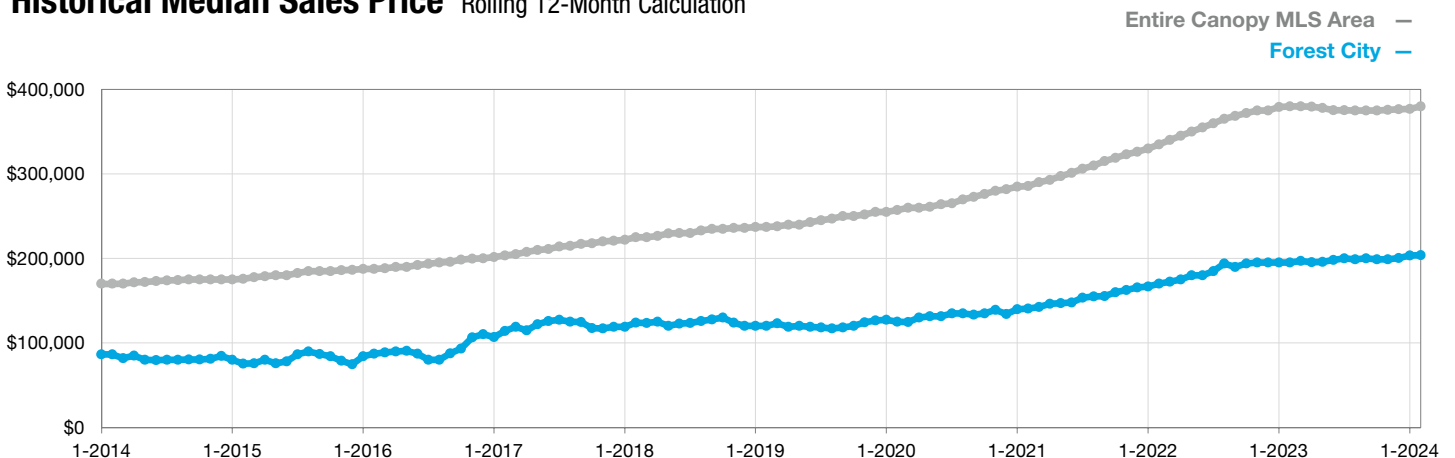
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	12	21	+ 75.0%	26	38	+ 46.2%
Pending Sales	14	13	- 7.1%	25	24	- 4.0%
Closed Sales	9	15	+ 66.7%	17	23	+ 35.3%
Median Sales Price*	\$185,000	\$190,000	+ 2.7%	\$185,000	\$230,000	+ 24.3%
Average Sales Price*	\$204,056	\$215,633	+ 5.7%	\$226,524	\$236,413	+ 4.4%
Percent of Original List Price Received*	99.9%	90.4%	- 9.5%	96.0%	92.0%	- 4.2%
List to Close	91	117	+ 28.6%	97	99	+ 2.1%
Days on Market Until Sale	46	58	+ 26.1%	54	47	- 13.0%
Cumulative Days on Market Until Sale	46	60	+ 30.4%	54	48	- 11.1%
Average List Price	\$328,583	\$210,533	- 35.9%	\$260,331	\$213,227	- 18.1%
Inventory of Homes for Sale	19	36	+ 89.5%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--

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### February



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



# Local Market Update for February 2024

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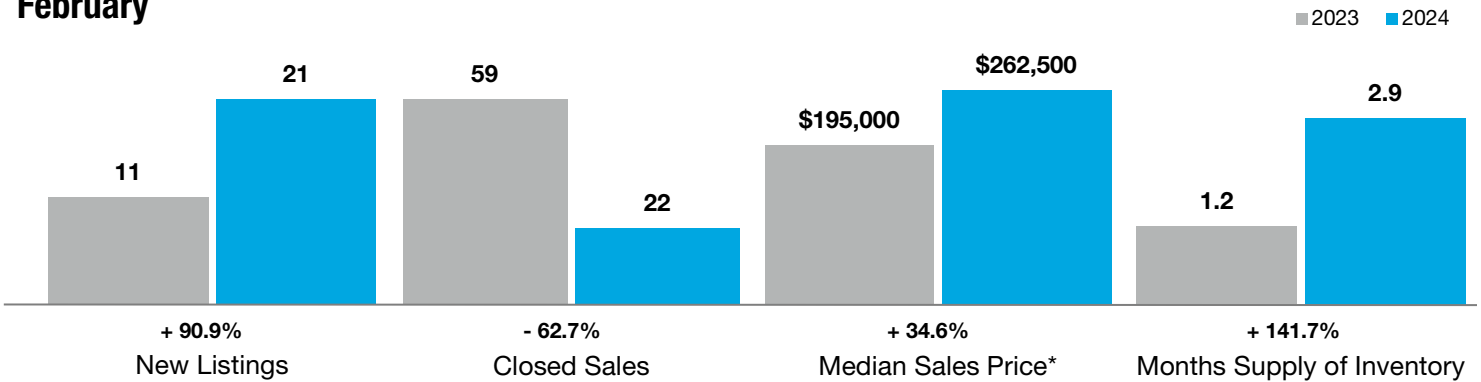
## Marion

North Carolina

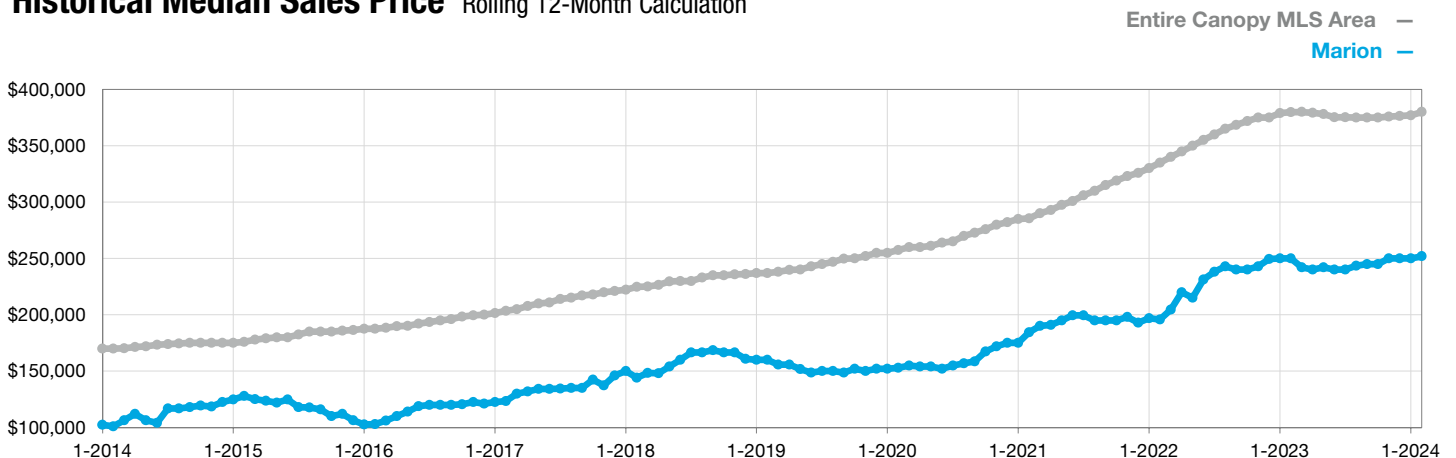
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	21	+ 90.9%	28	41	+ 46.4%
Pending Sales	65	20	- 69.2%	82	41	- 50.0%
Closed Sales	59	22	- 62.7%	73	40	- 45.2%
Median Sales Price*	\$195,000	\$262,500	+ 34.6%	\$240,000	\$257,500	+ 7.3%
Average Sales Price*	\$277,227	\$295,705	+ 6.7%	\$290,035	\$294,073	+ 1.4%
Percent of Original List Price Received*	96.2%	88.9%	- 7.6%	97.0%	89.0%	- 8.2%
List to Close	81	144	+ 77.8%	74	127	+ 71.6%
Days on Market Until Sale	38	73	+ 92.1%	31	66	+ 112.9%
Cumulative Days on Market Until Sale	44	79	+ 79.5%	33	70	+ 112.1%
Average List Price	\$314,799	\$370,862	+ 17.8%	\$241,703	\$320,519	+ 32.6%
Inventory of Homes for Sale	32	54	+ 68.8%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--

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### February



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



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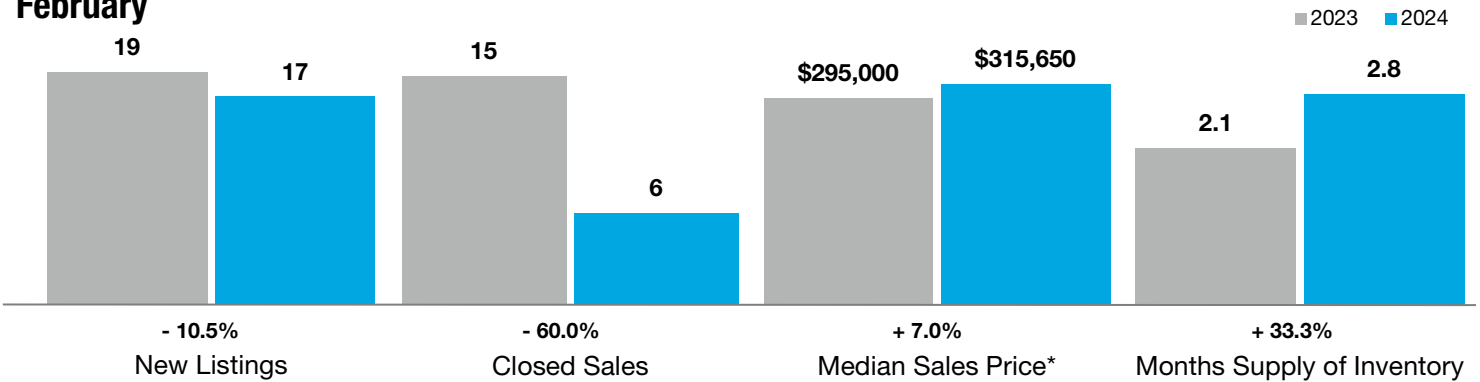
## Rutherfordton

North Carolina

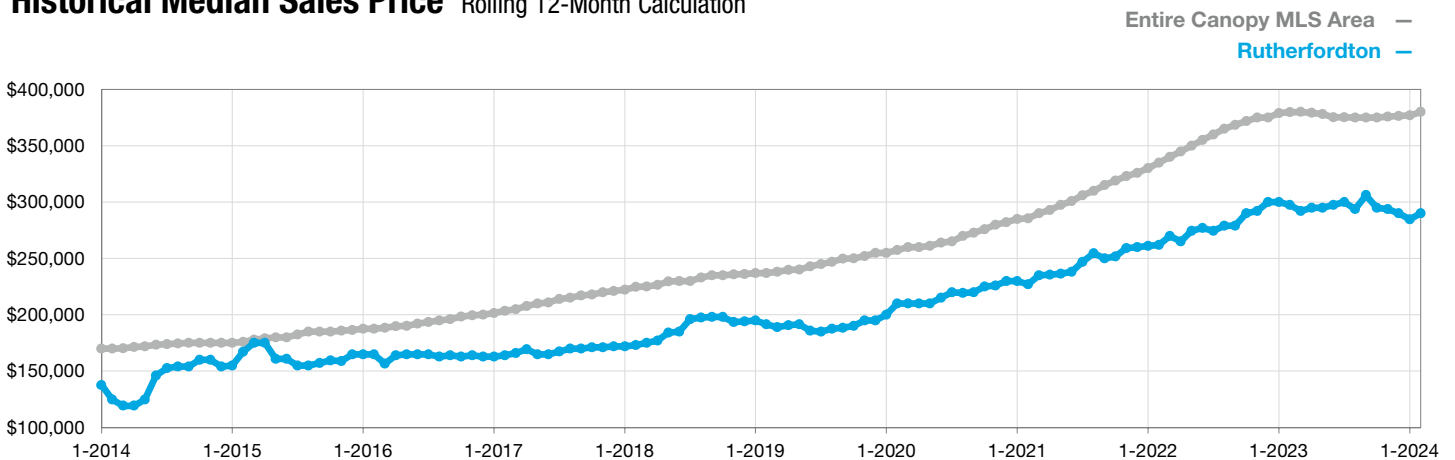
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	19	17	- 10.5%	38	41	+ 7.9%
Pending Sales	17	18	+ 5.9%	32	29	- 9.4%
Closed Sales	15	6	- 60.0%	23	17	- 26.1%
Median Sales Price*	\$295,000	\$315,650	+ 7.0%	\$295,000	\$299,500	+ 1.5%
Average Sales Price*	\$303,167	\$345,592	+ 14.0%	\$292,357	\$371,603	+ 27.1%
Percent of Original List Price Received*	92.5%	94.5%	+ 2.2%	91.7%	96.9%	+ 5.7%
List to Close	124	53	- 57.3%	128	108	- 15.6%
Days on Market Until Sale	64	24	- 62.5%	73	64	- 12.3%
Cumulative Days on Market Until Sale	75	15	- 80.0%	80	64	- 20.0%
Average List Price	\$448,677	\$379,388	- 15.4%	\$379,548	\$423,955	+ 11.7%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

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### February



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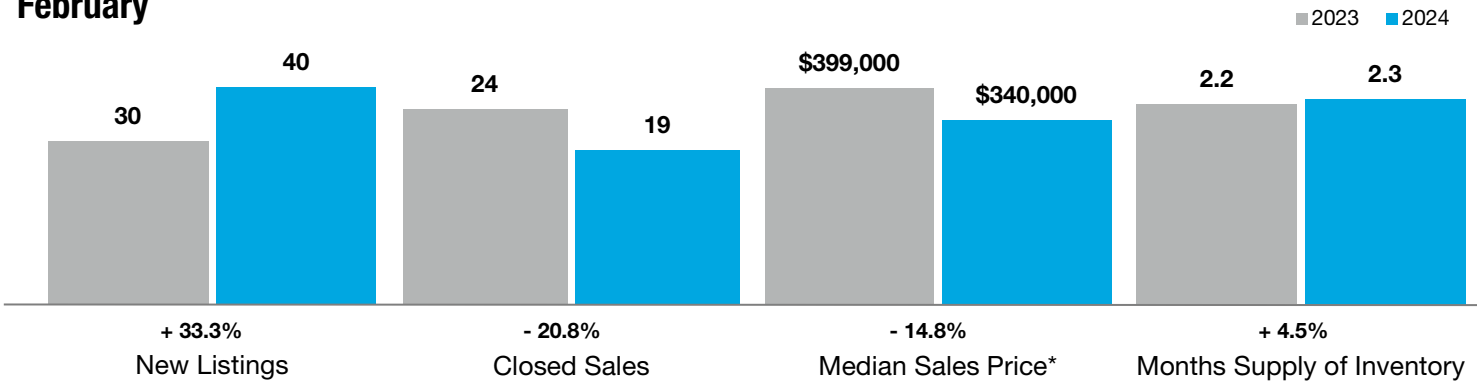
## Waynesville

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	30	40	+ 33.3%	70	71	+ 1.4%
Pending Sales	27	37	+ 37.0%	70	62	- 11.4%
Closed Sales	24	19	- 20.8%	49	47	- 4.1%
Median Sales Price*	\$399,000	\$340,000	- 14.8%	\$403,000	\$385,000	- 4.5%
Average Sales Price*	\$480,686	\$421,945	- 12.2%	\$454,500	\$447,423	- 1.6%
Percent of Original List Price Received*	92.7%	91.2%	- 1.6%	92.3%	93.9%	+ 1.7%
List to Close	131	82	- 37.4%	109	84	- 22.9%
Days on Market Until Sale	88	41	- 53.4%	64	50	- 21.9%
Cumulative Days on Market Until Sale	96	47	- 51.0%	69	55	- 20.3%
Average List Price	\$416,503	\$472,430	+ 13.4%	\$403,654	\$488,369	+ 21.0%
Inventory of Homes for Sale	90	88	- 2.2%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

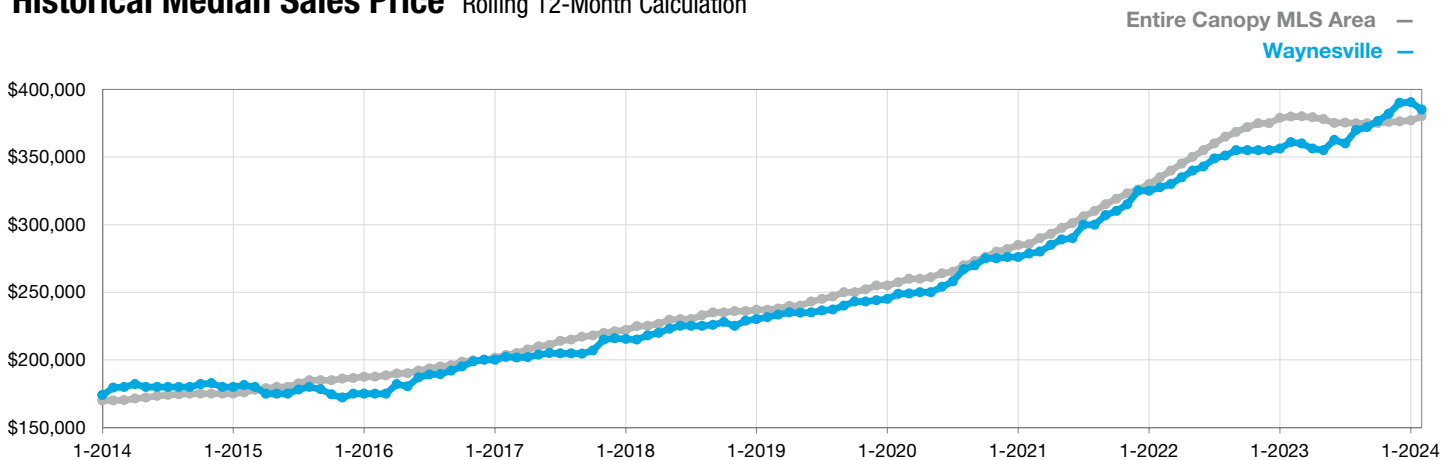
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### February



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Rolling 12-Month Calculation



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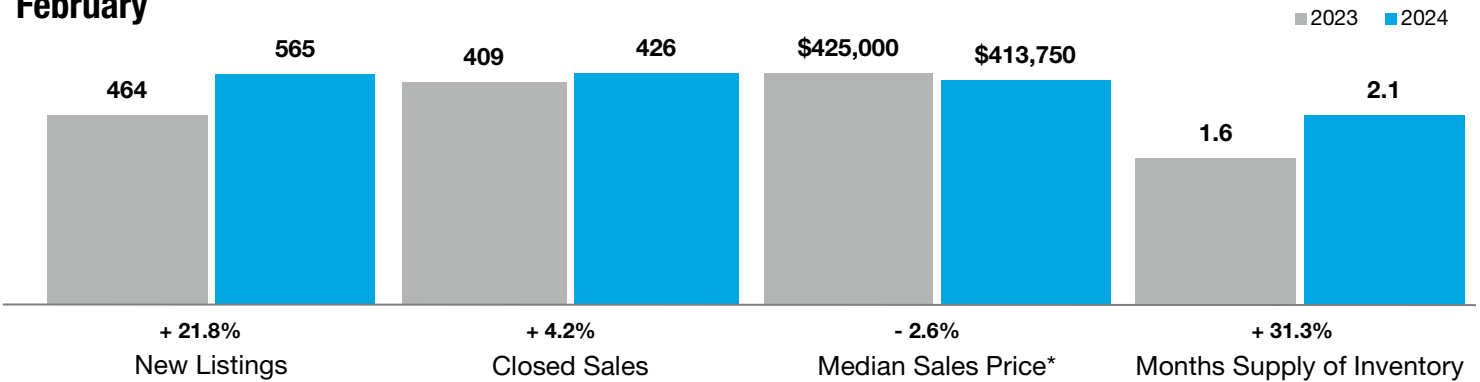
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	464	565	+ 21.8%	935	1,029	+ 10.1%
Pending Sales	472	500	+ 5.9%	958	1,000	+ 4.4%
Closed Sales	409	426	+ 4.2%	785	834	+ 6.2%
Median Sales Price*	\$425,000	\$413,750	- 2.6%	\$417,092	\$417,995	+ 0.2%
Average Sales Price*	\$521,406	\$489,913	- 6.0%	\$501,505	\$506,609	+ 1.0%
Percent of Original List Price Received*	94.8%	94.0%	- 0.8%	94.6%	94.1%	- 0.5%
List to Close	108	102	- 5.6%	108	108	0.0%
Days on Market Until Sale	53	54	+ 1.9%	50	53	+ 6.0%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	47	59	+ 25.5%
Average List Price	\$566,537	\$566,040	- 0.1%	\$559,924	\$593,063	+ 5.9%
Inventory of Homes for Sale	977	1,166	+ 19.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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### February



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

