

# Local Market Update for March 2024

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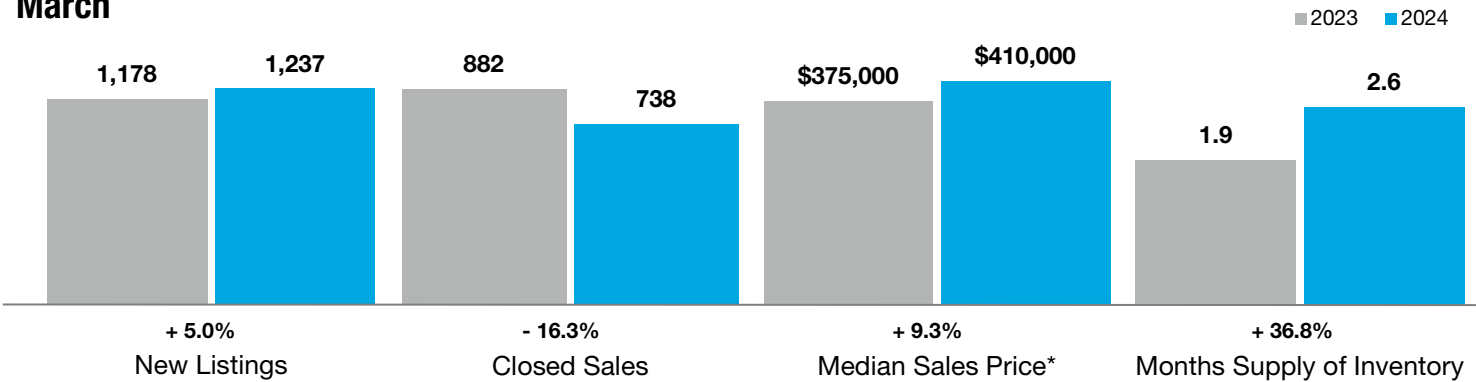
## Asheville Region

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

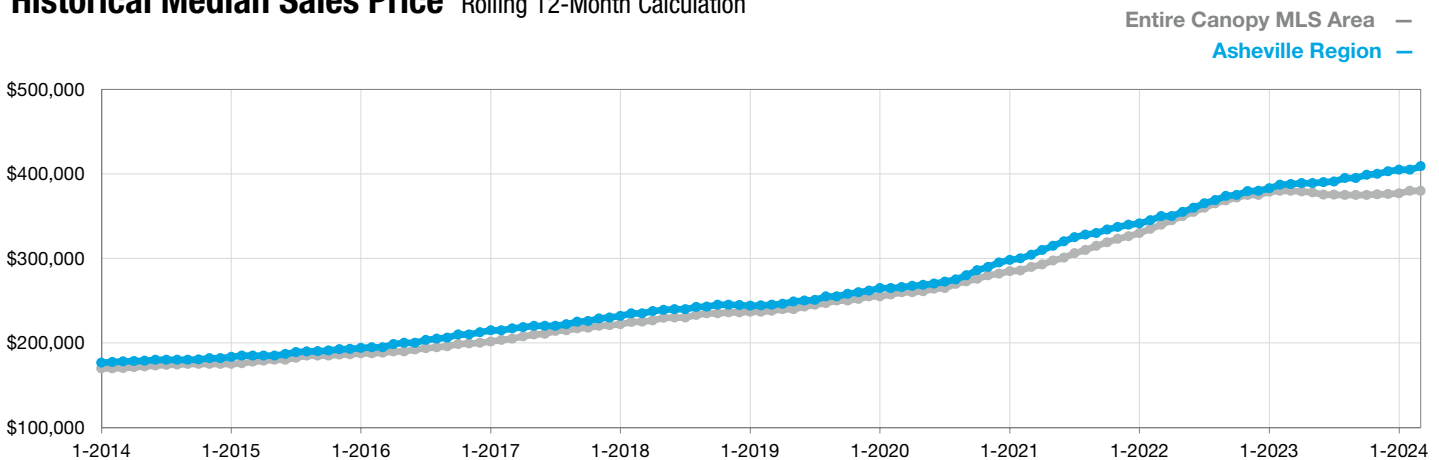
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1,178	<b>1,237</b>	+ 5.0%	2,630	<b>2,908</b>	+ 10.6%
Pending Sales	917	<b>917</b>	0.0%	2,388	<b>2,417</b>	+ 1.2%
Closed Sales	882	<b>738</b>	- 16.3%	2,081	<b>2,051</b>	- 1.4%
Median Sales Price*	\$375,000	<b>\$410,000</b>	+ 9.3%	\$378,695	<b>\$400,000</b>	+ 5.6%
Average Sales Price*	\$442,418	<b>\$501,311</b>	+ 13.3%	\$451,601	<b>\$490,911</b>	+ 8.7%
Percent of Original List Price Received*	95.0%	<b>94.9%</b>	- 0.1%	94.4%	<b>93.8%</b>	- 0.6%
List to Close	106	<b>107</b>	+ 0.9%	106	<b>107</b>	+ 0.9%
Days on Market Until Sale	49	<b>58</b>	+ 18.4%	50	<b>55</b>	+ 10.0%
Cumulative Days on Market Until Sale	55	<b>64</b>	+ 16.4%	53	<b>62</b>	+ 17.0%
Average List Price	\$550,698	<b>\$614,951</b>	+ 11.7%	\$529,113	<b>\$574,719</b>	+ 8.6%
Inventory of Homes for Sale	1,727	<b>2,186</b>	+ 26.6%	--	--	--
Months Supply of Inventory	1.9	<b>2.6</b>	+ 36.8%	--	--	--

\* 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.

### March



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



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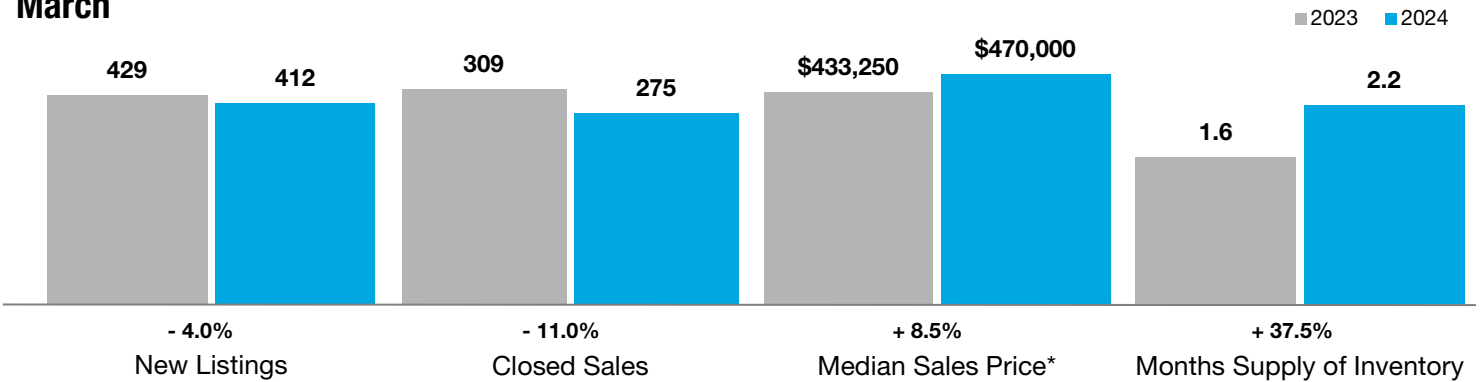
## Buncombe County

North Carolina

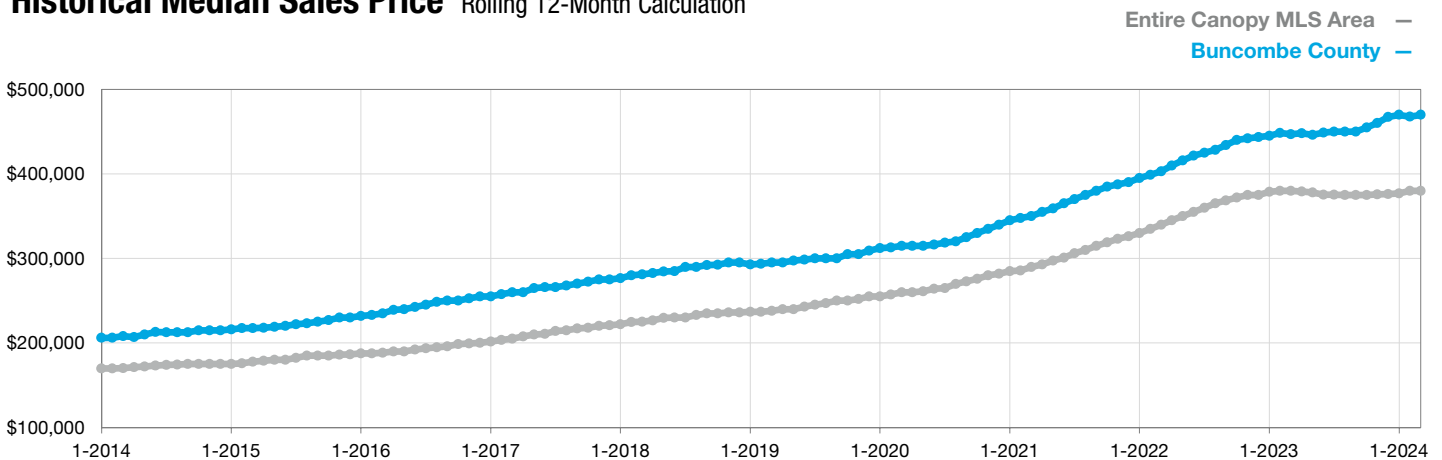
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	429	412	- 4.0%	905	949	+ 4.9%
Pending Sales	330	323	- 2.1%	833	841	+ 1.0%
Closed Sales	309	275	- 11.0%	745	736	- 1.2%
Median Sales Price*	\$433,250	\$470,000	+ 8.5%	\$433,490	\$448,490	+ 3.5%
Average Sales Price*	\$531,862	\$590,829	+ 11.1%	\$542,938	\$568,243	+ 4.7%
Percent of Original List Price Received*	96.4%	95.8%	- 0.6%	95.7%	94.5%	- 1.3%
List to Close	121	106	- 12.4%	115	107	- 7.0%
Days on Market Until Sale	45	50	+ 11.1%	48	51	+ 6.3%
Cumulative Days on Market Until Sale	54	55	+ 1.9%	48	56	+ 16.7%
Average List Price	\$650,525	\$749,321	+ 15.2%	\$635,297	\$695,877	+ 9.5%
Inventory of Homes for Sale	531	645	+ 21.5%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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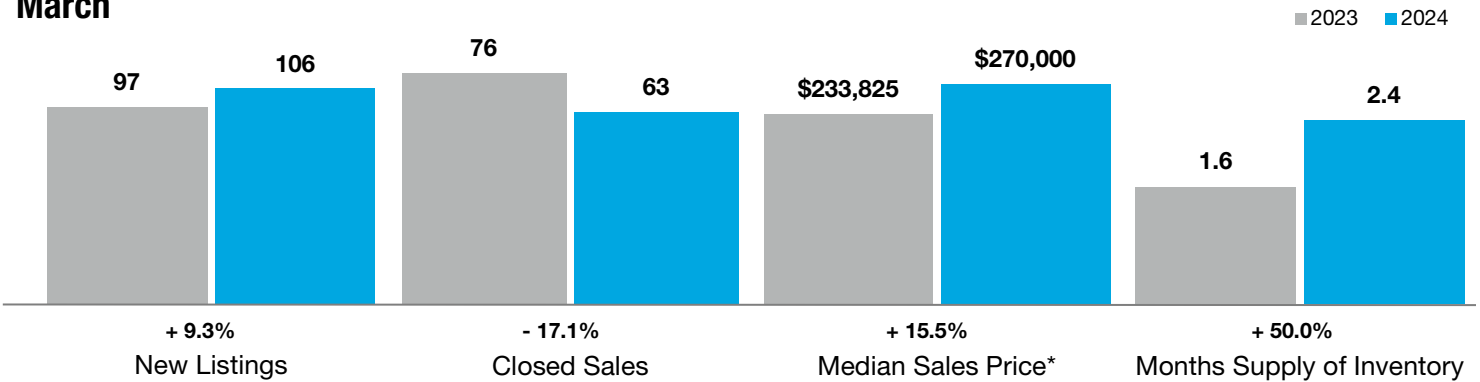
## Burke County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	97	106	+ 9.3%	229	266	+ 16.2%
Pending Sales	88	88	0.0%	216	217	+ 0.5%
Closed Sales	76	63	- 17.1%	167	160	- 4.2%
Median Sales Price*	\$233,825	\$270,000	+ 15.5%	\$245,000	\$240,000	- 2.0%
Average Sales Price*	\$266,269	\$277,723	+ 4.3%	\$286,222	\$275,528	- 3.7%
Percent of Original List Price Received*	95.4%	95.0%	- 0.4%	95.4%	93.9%	- 1.6%
List to Close	93	79	- 15.1%	88	82	- 6.8%
Days on Market Until Sale	36	38	+ 5.6%	40	41	+ 2.5%
Cumulative Days on Market Until Sale	41	41	0.0%	45	44	- 2.2%
Average List Price	\$326,943	\$403,223	+ 23.3%	\$315,098	\$357,859	+ 13.6%
Inventory of Homes for Sale	107	158	+ 47.7%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

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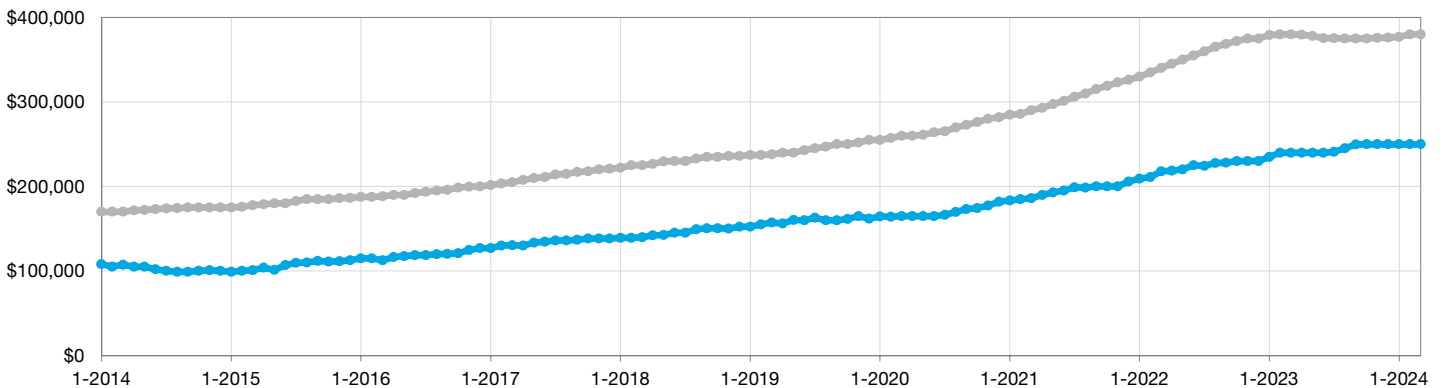
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Burke County —



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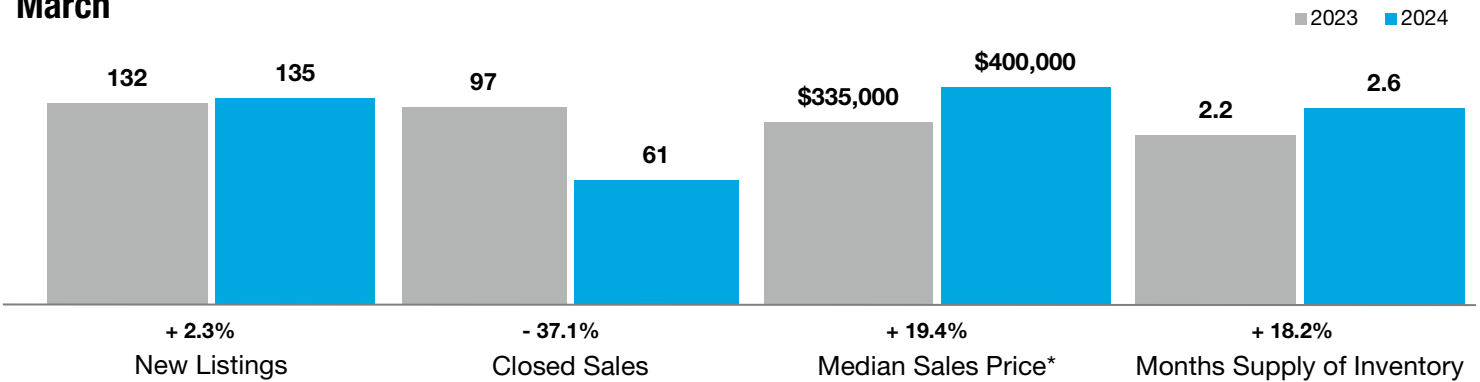
## Haywood County

North Carolina

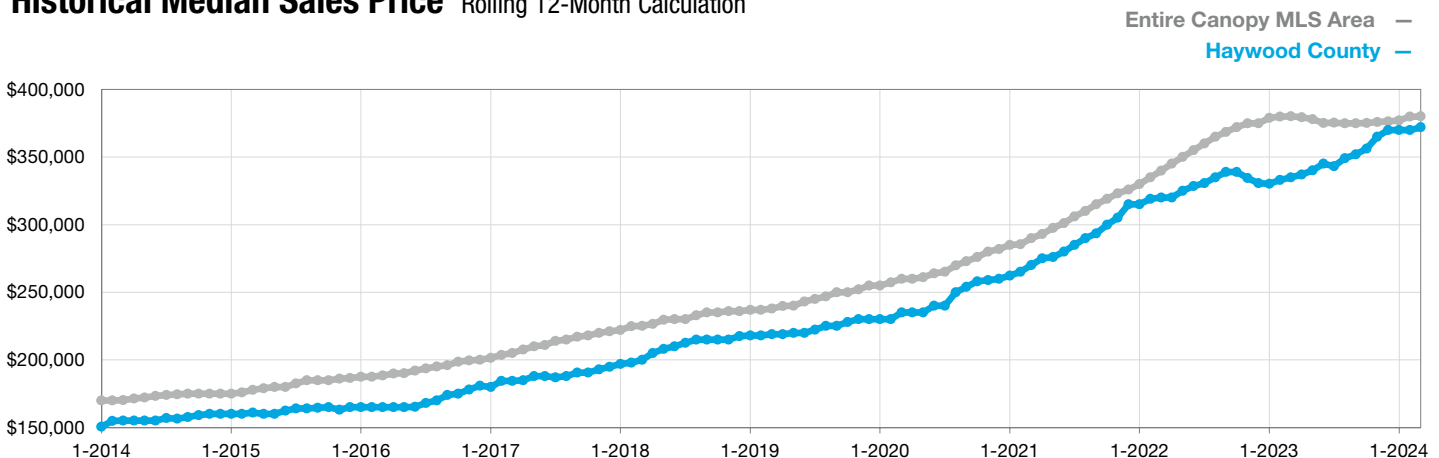
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	132	135	+ 2.3%	280	283	+ 1.1%
Pending Sales	86	92	+ 7.0%	245	223	- 9.0%
Closed Sales	97	61	- 37.1%	207	191	- 7.7%
Median Sales Price*	\$335,000	\$400,000	+ 19.4%	\$340,000	\$369,000	+ 8.5%
Average Sales Price*	\$364,303	\$425,425	+ 16.8%	\$387,503	\$411,701	+ 6.2%
Percent of Original List Price Received*	93.2%	92.5%	- 0.8%	92.4%	92.2%	- 0.2%
List to Close	104	108	+ 3.8%	105	110	+ 4.8%
Days on Market Until Sale	57	63	+ 10.5%	58	63	+ 8.6%
Cumulative Days on Market Until Sale	64	80	+ 25.0%	63	73	+ 15.9%
Average List Price	\$433,126	\$513,587	+ 18.6%	\$441,569	\$479,181	+ 8.5%
Inventory of Homes for Sale	205	222	+ 8.3%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

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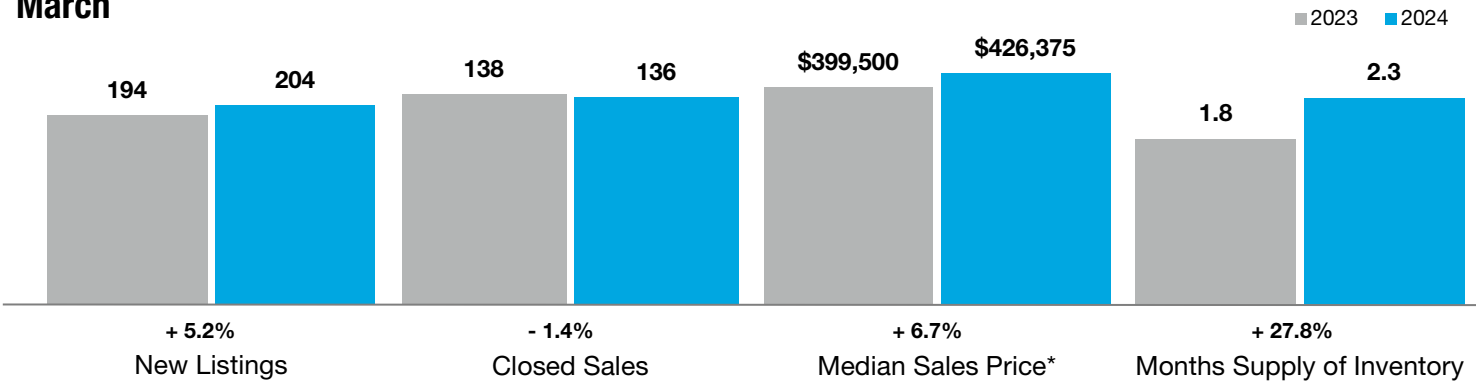
## Henderson County

North Carolina

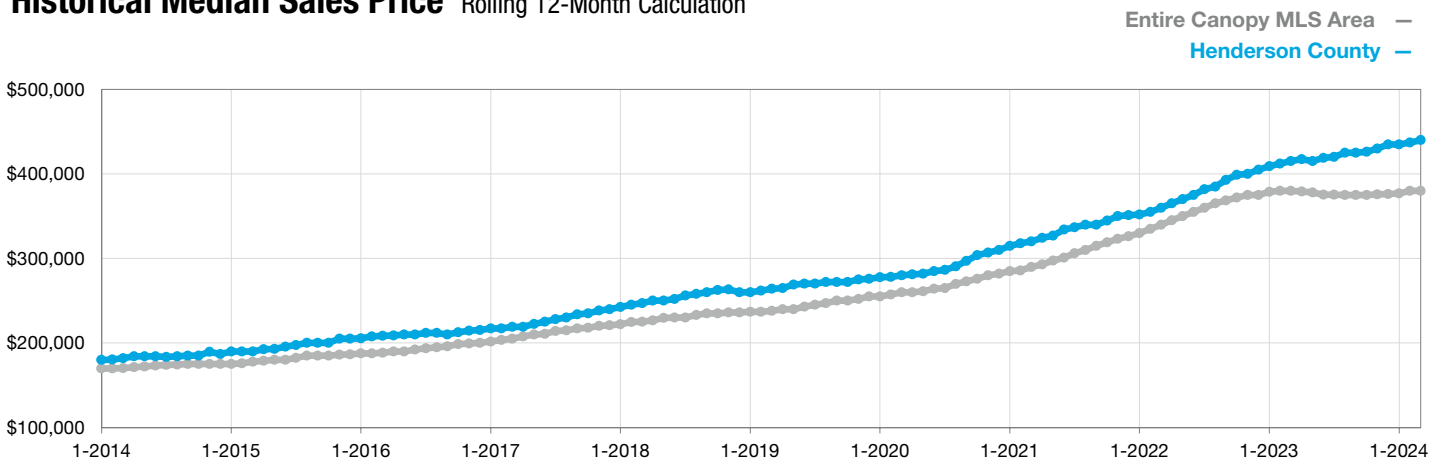
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	194	204	+ 5.2%	463	512	+ 10.6%
Pending Sales	159	155	- 2.5%	416	439	+ 5.5%
Closed Sales	138	136	- 1.4%	345	355	+ 2.9%
Median Sales Price*	\$399,500	\$426,375	+ 6.7%	\$400,000	\$423,000	+ 5.8%
Average Sales Price*	\$480,700	\$515,922	+ 7.3%	\$466,558	\$486,855	+ 4.4%
Percent of Original List Price Received*	97.0%	96.6%	- 0.4%	96.1%	96.2%	+ 0.1%
List to Close	90	106	+ 17.8%	94	103	+ 9.6%
Days on Market Until Sale	42	57	+ 35.7%	41	51	+ 24.4%
Cumulative Days on Market Until Sale	46	65	+ 41.3%	43	59	+ 37.2%
Average List Price	\$552,938	\$593,995	+ 7.4%	\$530,152	\$566,570	+ 6.9%
Inventory of Homes for Sale	277	344	+ 24.2%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

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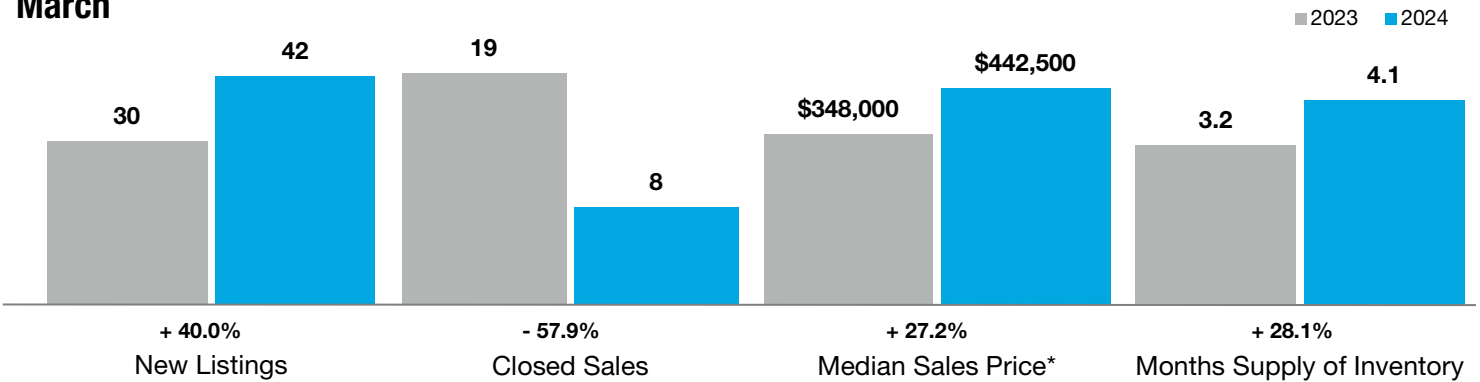
## Jackson County

North Carolina

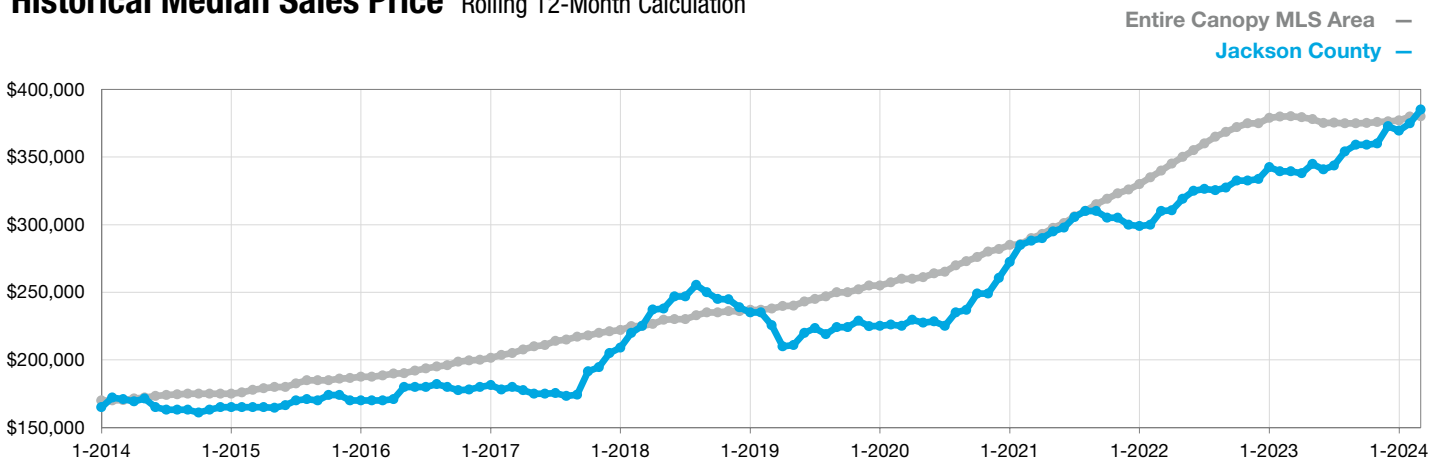
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	30	42	+ 40.0%	62	85	+ 37.1%
Pending Sales	16	30	+ 87.5%	47	58	+ 23.4%
Closed Sales	19	8	- 57.9%	45	39	- 13.3%
Median Sales Price*	\$348,000	\$442,500	+ 27.2%	\$348,000	\$395,000	+ 13.5%
Average Sales Price*	\$477,826	\$391,500	- 18.1%	\$436,816	\$450,449	+ 3.1%
Percent of Original List Price Received*	99.1%	93.1%	- 6.1%	95.6%	90.0%	- 5.9%
List to Close	130	111	- 14.6%	129	123	- 4.7%
Days on Market Until Sale	73	75	+ 2.7%	65	71	+ 9.2%
Cumulative Days on Market Until Sale	85	91	+ 7.1%	75	77	+ 2.7%
Average List Price	\$636,003	\$863,074	+ 35.7%	\$713,490	\$795,856	+ 11.5%
Inventory of Homes for Sale	62	81	+ 30.6%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

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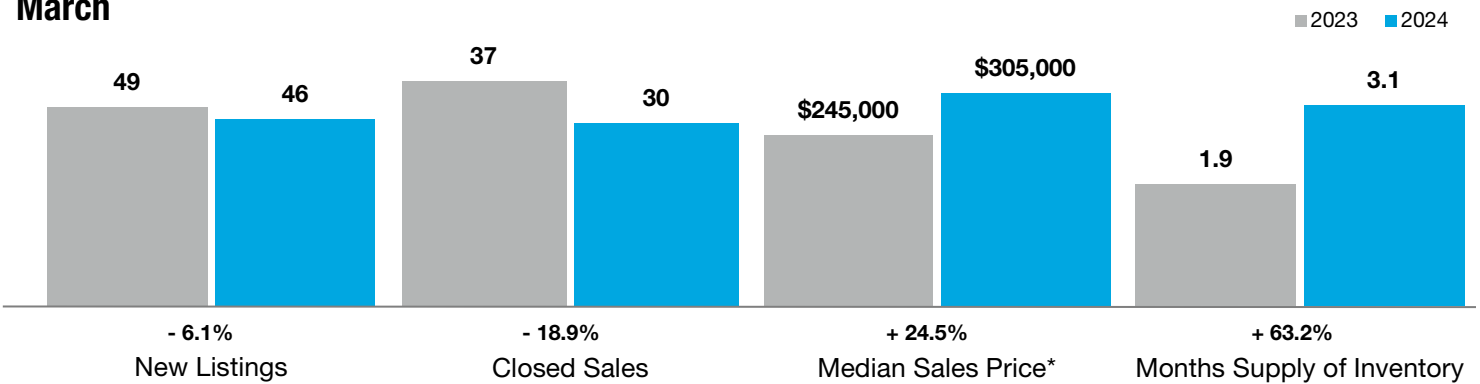
## McDowell County

North Carolina

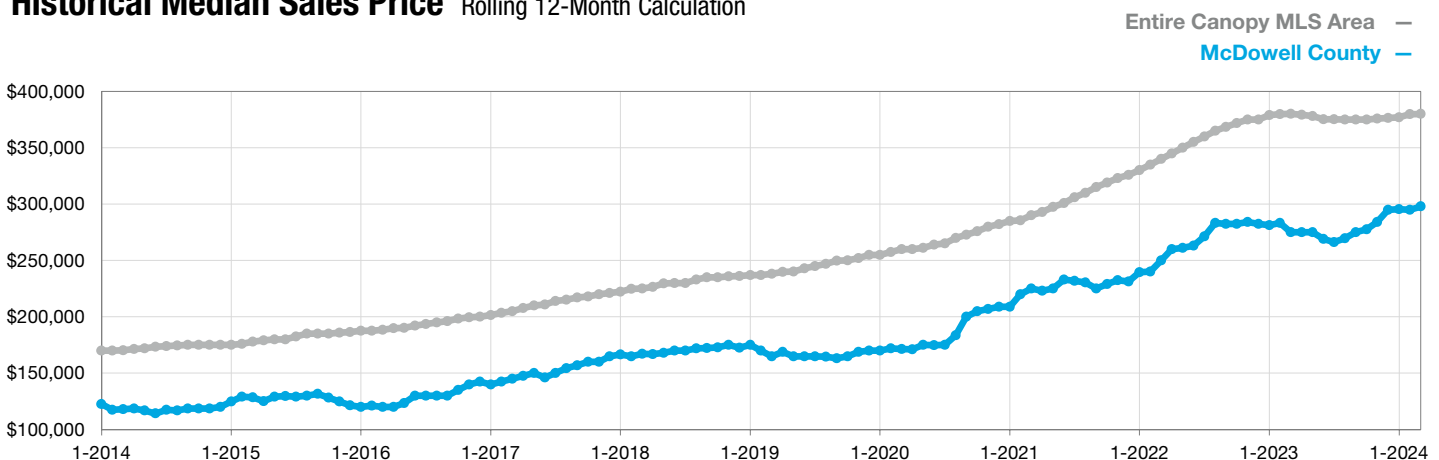
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	49	46	- 6.1%	102	125	+ 22.5%
Pending Sales	35	35	0.0%	95	104	+ 9.5%
Closed Sales	37	30	- 18.9%	84	100	+ 19.0%
Median Sales Price*	\$245,000	\$305,000	+ 24.5%	\$275,000	\$303,000	+ 10.2%
Average Sales Price*	\$263,354	\$565,710	+ 114.8%	\$321,117	\$449,759	+ 40.1%
Percent of Original List Price Received*	89.5%	94.8%	+ 5.9%	92.6%	91.7%	- 1.0%
List to Close	104	133	+ 27.9%	90	120	+ 33.3%
Days on Market Until Sale	57	68	+ 19.3%	45	60	+ 33.3%
Cumulative Days on Market Until Sale	58	66	+ 13.8%	46	65	+ 41.3%
Average List Price	\$403,514	\$427,633	+ 6.0%	\$411,946	\$413,529	+ 0.4%
Inventory of Homes for Sale	66	105	+ 59.1%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--

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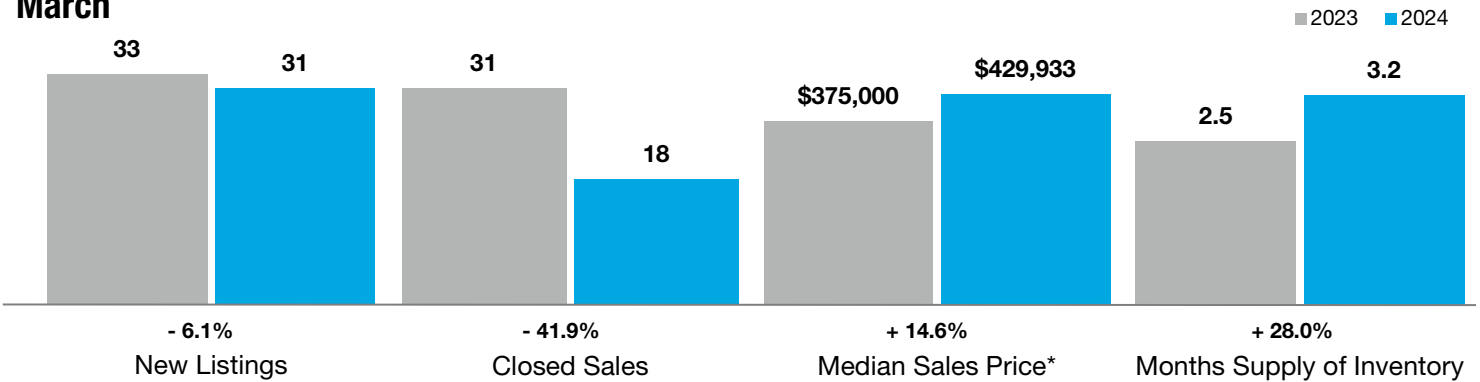
## Madison County

North Carolina

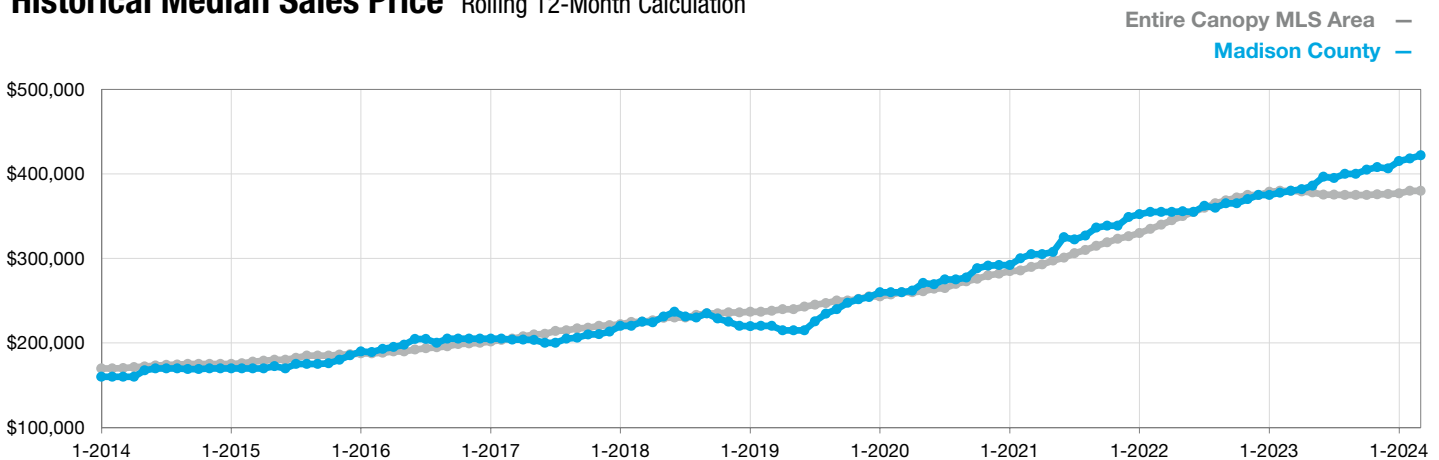
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	33	31	- 6.1%	75	72	- 4.0%
Pending Sales	35	24	- 31.4%	73	62	- 15.1%
Closed Sales	31	18	- 41.9%	63	57	- 9.5%
Median Sales Price*	\$375,000	\$429,933	+ 14.6%	\$360,000	\$435,000	+ 20.8%
Average Sales Price*	\$493,155	\$580,381	+ 17.7%	\$465,473	\$514,740	+ 10.6%
Percent of Original List Price Received*	93.8%	92.0%	- 1.9%	92.0%	94.5%	+ 2.7%
List to Close	123	132	+ 7.3%	137	137	0.0%
Days on Market Until Sale	65	94	+ 44.6%	69	73	+ 5.8%
Cumulative Days on Market Until Sale	70	96	+ 37.1%	74	89	+ 20.3%
Average List Price	\$489,178	\$508,849	+ 4.0%	\$518,628	\$539,146	+ 4.0%
Inventory of Homes for Sale	59	78	+ 32.2%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

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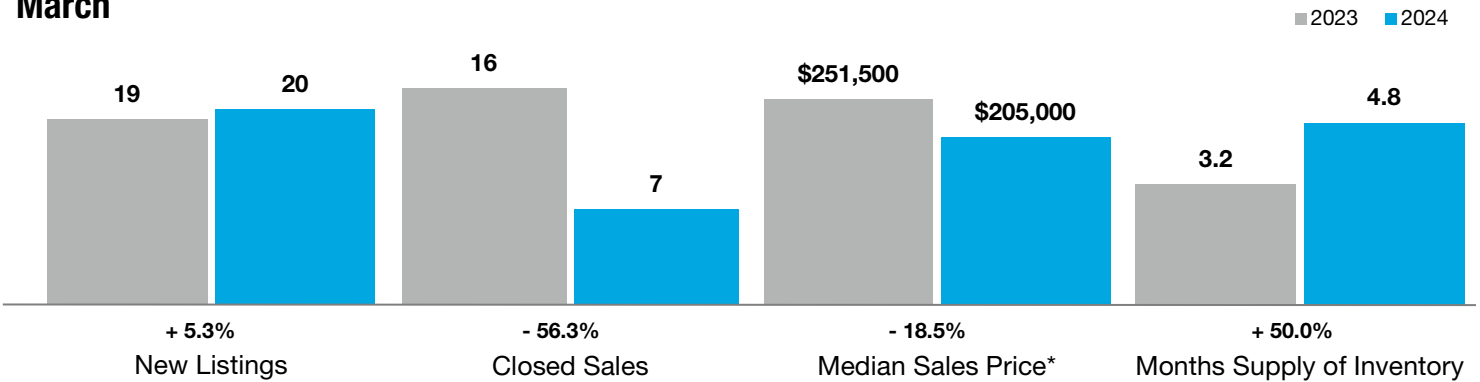
## Mitchell County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	19	20	+ 5.3%	49	40	- 18.4%
Pending Sales	12	10	- 16.7%	39	25	- 35.9%
Closed Sales	16	7	- 56.3%	35	20	- 42.9%
Median Sales Price*	\$251,500	\$205,000	- 18.5%	\$247,800	\$228,250	- 7.9%
Average Sales Price*	\$334,563	\$231,714	- 30.7%	\$298,520	\$326,295	+ 9.3%
Percent of Original List Price Received*	92.6%	79.3%	- 14.4%	87.5%	85.8%	- 1.9%
List to Close	84	139	+ 65.5%	117	128	+ 9.4%
Days on Market Until Sale	47	91	+ 93.6%	76	81	+ 6.6%
Cumulative Days on Market Until Sale	66	165	+ 150.0%	90	122	+ 35.6%
Average List Price	\$617,232	\$494,415	- 19.9%	\$446,708	\$415,603	- 7.0%
Inventory of Homes for Sale	50	54	+ 8.0%	--	--	--
Months Supply of Inventory	3.2	4.8	+ 50.0%	--	--	--

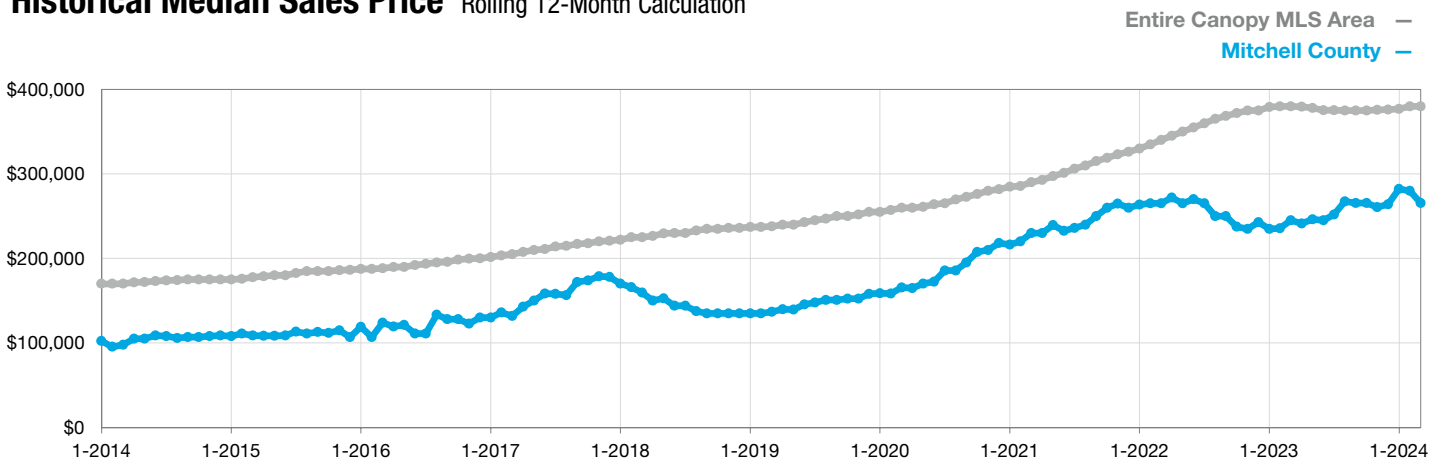
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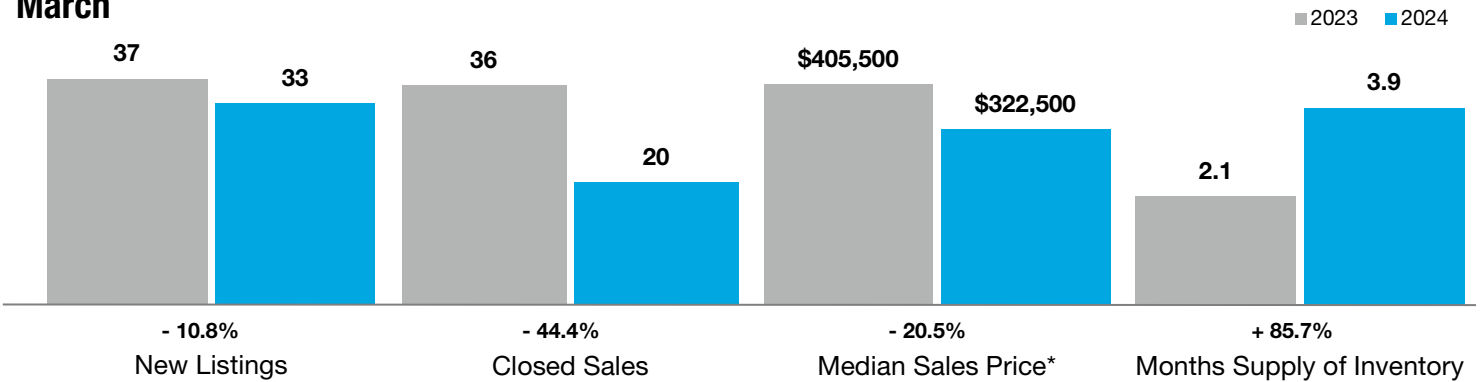
## Polk County

North Carolina

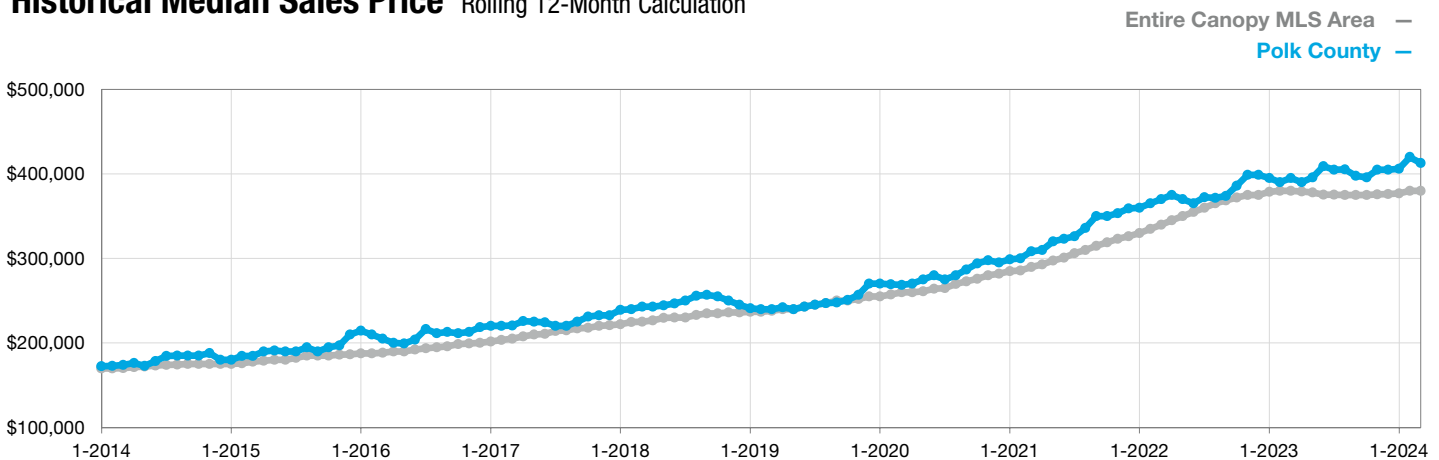
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	37	33	- 10.8%	91	70	- 23.1%
Pending Sales	35	28	- 20.0%	84	63	- 25.0%
Closed Sales	36	20	- 44.4%	69	61	- 11.6%
Median Sales Price*	\$405,500	\$322,500	- 20.5%	\$375,000	\$420,000	+ 12.0%
Average Sales Price*	\$498,181	\$372,910	- 25.1%	\$469,362	\$466,835	- 0.5%
Percent of Original List Price Received*	97.0%	92.7%	- 4.4%	94.6%	92.5%	- 2.2%
List to Close	90	132	+ 46.7%	100	111	+ 11.0%
Days on Market Until Sale	49	90	+ 83.7%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	61	91	+ 49.2%	61	78	+ 27.9%
Average List Price	\$702,982	\$653,864	- 7.0%	\$560,609	\$738,416	+ 31.7%
Inventory of Homes for Sale	59	89	+ 50.8%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--

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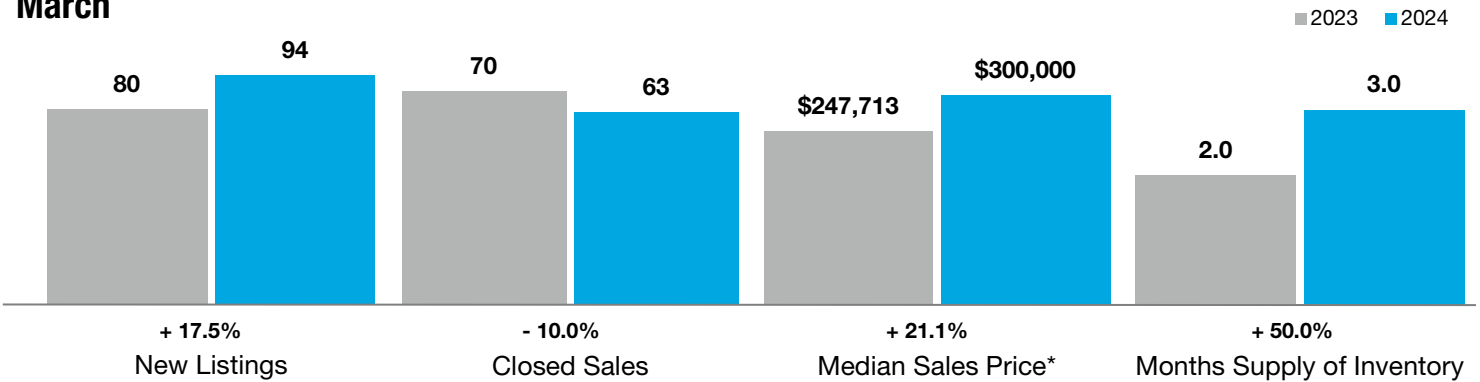
## Rutherford County

North Carolina

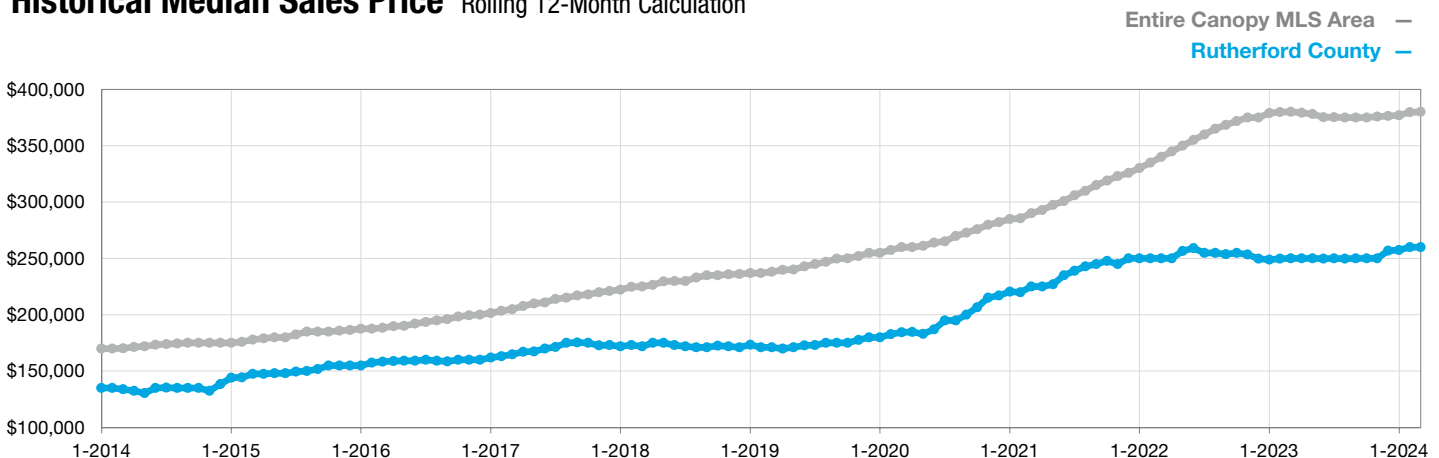
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	80	94	+ 17.5%	203	252	+ 24.1%
Pending Sales	69	67	- 2.9%	183	186	+ 1.6%
Closed Sales	70	63	- 10.0%	157	160	+ 1.9%
Median Sales Price*	\$247,713	\$300,000	+ 21.1%	\$239,900	\$260,750	+ 8.7%
Average Sales Price*	\$292,825	\$404,955	+ 38.3%	\$287,115	\$390,144	+ 35.9%
Percent of Original List Price Received*	92.3%	94.0%	+ 1.8%	92.4%	92.2%	- 0.2%
List to Close	99	106	+ 7.1%	100	103	+ 3.0%
Days on Market Until Sale	54	57	+ 5.6%	55	55	0.0%
Cumulative Days on Market Until Sale	59	67	+ 13.6%	58	61	+ 5.2%
Average List Price	\$362,396	\$434,885	+ 20.0%	\$345,628	\$388,657	+ 12.4%
Inventory of Homes for Sale	138	188	+ 36.2%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

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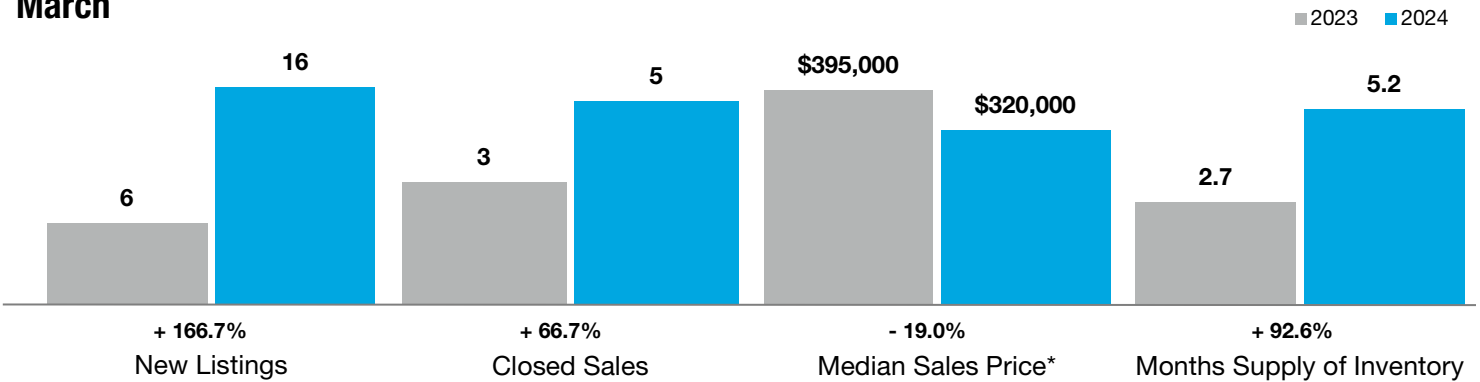
## Swain County

North Carolina

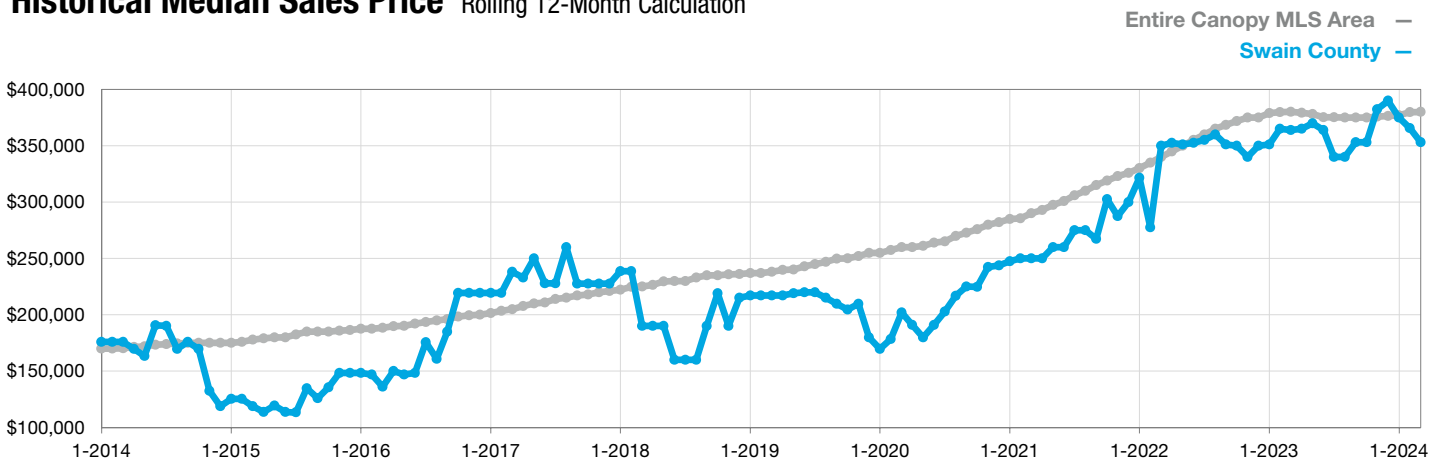
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	6	16	+ 166.7%	12	33	+ 175.0%
Pending Sales	2	3	+ 50.0%	9	14	+ 55.6%
Closed Sales	3	5	+ 66.7%	16	17	+ 6.3%
Median Sales Price*	\$395,000	\$320,000	- 19.0%	\$414,000	\$332,400	- 19.7%
Average Sales Price*	\$390,000	\$394,400	+ 1.1%	\$484,625	\$548,259	+ 13.1%
Percent of Original List Price Received*	93.0%	101.1%	+ 8.7%	91.5%	94.4%	+ 3.2%
List to Close	137	52	- 62.0%	139	126	- 9.4%
Days on Market Until Sale	75	15	- 80.0%	72	74	+ 2.8%
Cumulative Days on Market Until Sale	75	15	- 80.0%	85	88	+ 3.5%
Average List Price	\$450,580	\$493,775	+ 9.6%	\$908,590	\$515,991	- 43.2%
Inventory of Homes for Sale	16	34	+ 112.5%	--	--	--
Months Supply of Inventory	2.7	5.2	+ 92.6%	--	--	--

\* 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.

### March



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



# Local Market Update for March 2024

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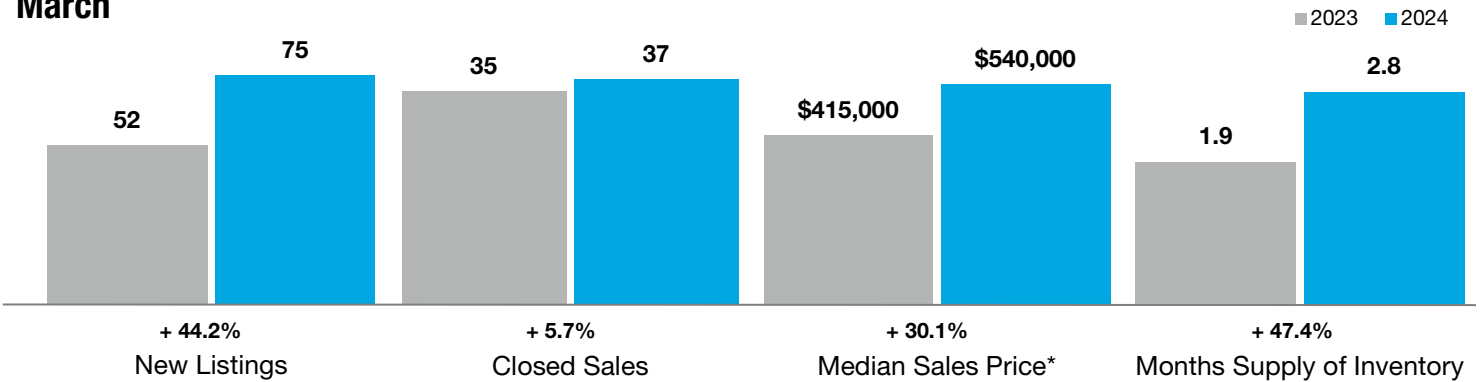
## Transylvania County

North Carolina

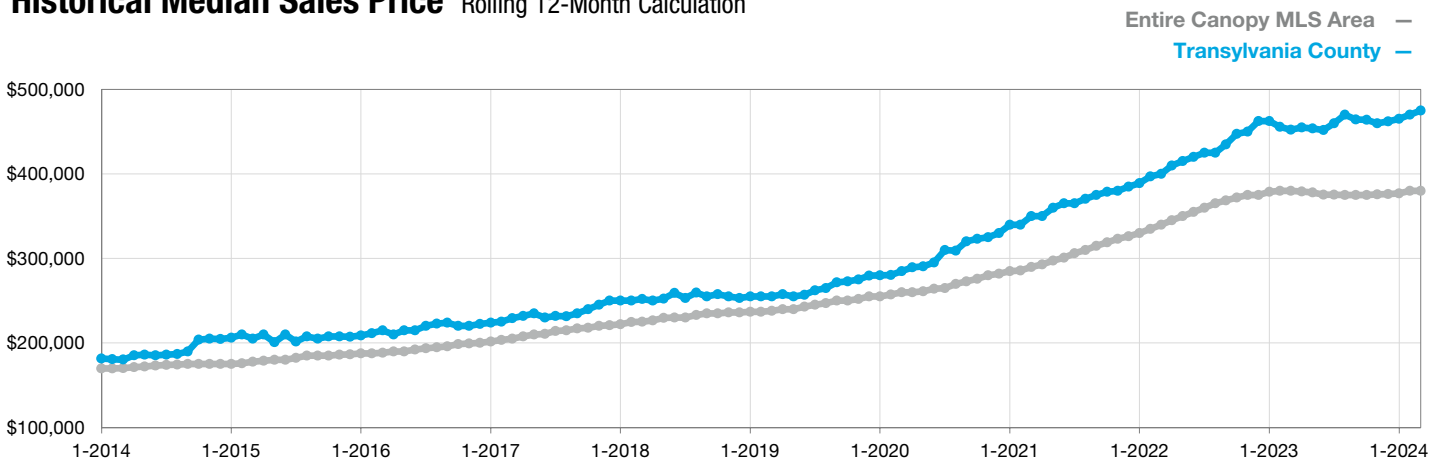
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	52	75	+ 44.2%	119	167	+ 40.3%
Pending Sales	39	46	+ 17.9%	105	136	+ 29.5%
Closed Sales	35	37	+ 5.7%	99	113	+ 14.1%
Median Sales Price*	\$415,000	\$540,000	+ 30.1%	\$410,000	\$489,000	+ 19.3%
Average Sales Price*	\$583,264	\$557,155	- 4.5%	\$563,237	\$670,927	+ 19.1%
Percent of Original List Price Received*	93.6%	93.3%	- 0.3%	92.7%	92.8%	+ 0.1%
List to Close	87	113	+ 29.9%	102	105	+ 2.9%
Days on Market Until Sale	49	77	+ 57.1%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	45	76	+ 68.9%	52	66	+ 26.9%
Average List Price	\$738,268	\$724,492	- 1.9%	\$659,263	\$747,577	+ 13.4%
Inventory of Homes for Sale	88	122	+ 38.6%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

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### March



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



# Local Market Update for March 2024

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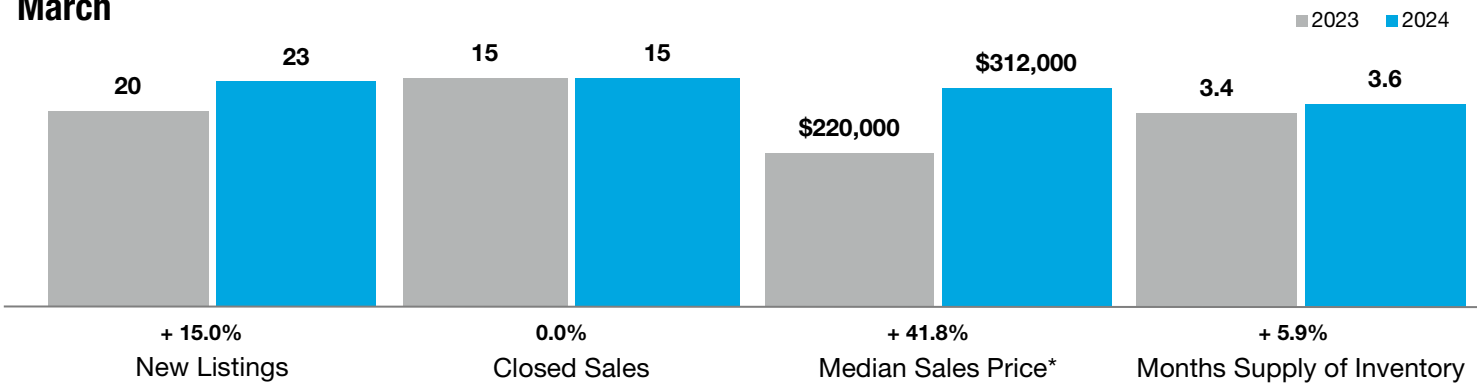
## Yancey County

North Carolina

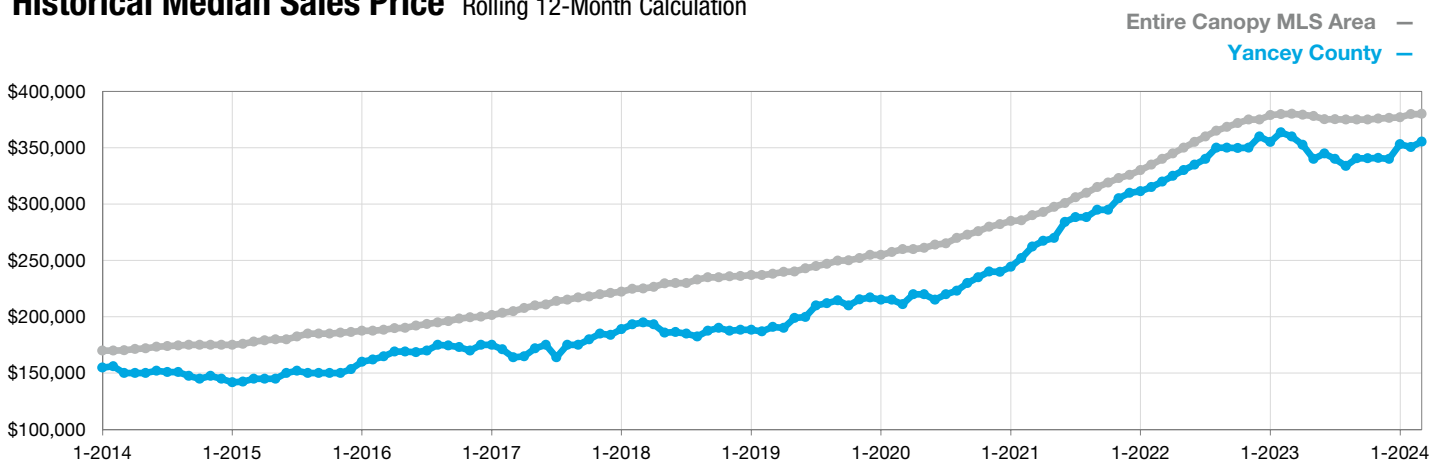
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	20	23	+ 15.0%	40	54	+ 35.0%
Pending Sales	11	16	+ 45.5%	43	49	+ 14.0%
Closed Sales	15	15	0.0%	49	42	- 14.3%
Median Sales Price*	\$220,000	\$312,000	+ 41.8%	\$306,000	\$345,000	+ 12.7%
Average Sales Price*	\$298,433	\$409,817	+ 37.3%	\$383,830	\$438,880	+ 14.3%
Percent of Original List Price Received*	85.8%	92.1%	+ 7.3%	89.5%	90.2%	+ 0.8%
List to Close	112	136	+ 21.4%	116	143	+ 23.3%
Days on Market Until Sale	72	90	+ 25.0%	66	85	+ 28.8%
Cumulative Days on Market Until Sale	82	99	+ 20.7%	84	89	+ 6.0%
Average List Price	\$599,595	\$547,502	- 8.7%	\$514,731	\$448,588	- 12.9%
Inventory of Homes for Sale	69	66	- 4.3%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

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### March



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



# Local Market Update for March 2024

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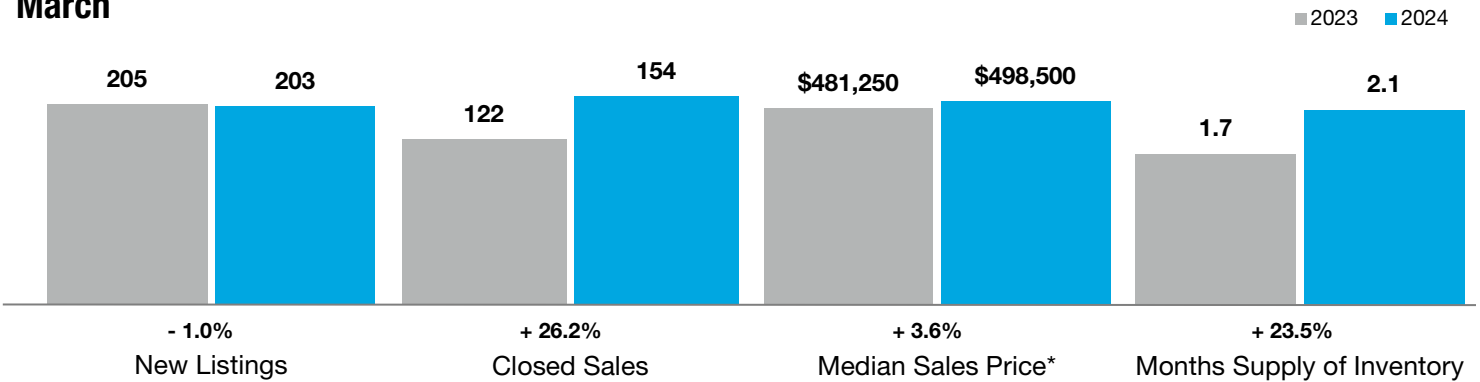
## City of Asheville

North Carolina

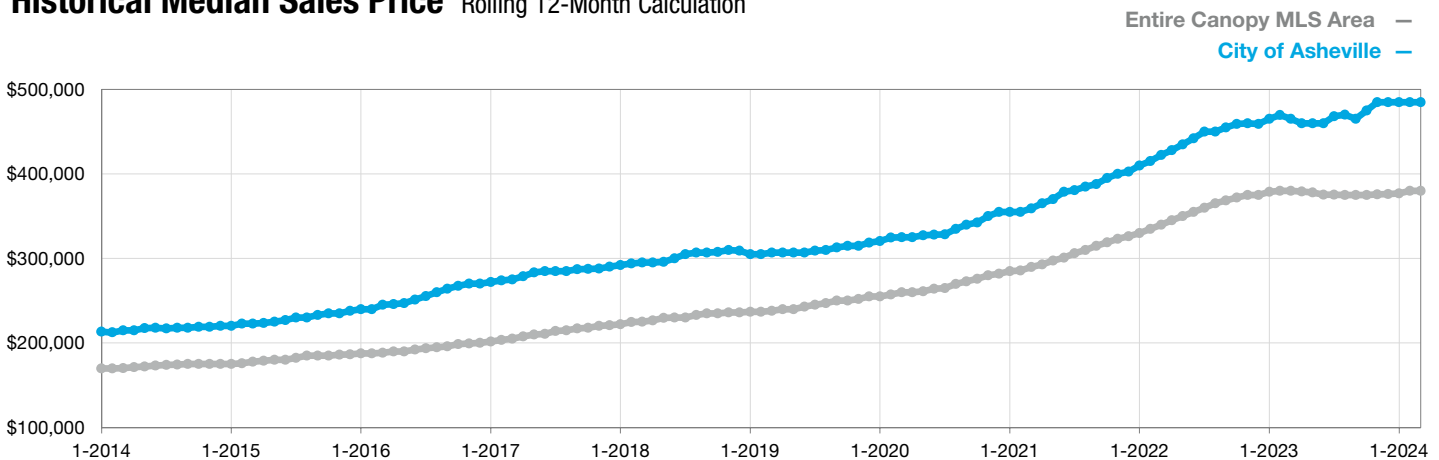
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	205	203	- 1.0%	454	478	+ 5.3%
Pending Sales	158	147	- 7.0%	401	424	+ 5.7%
Closed Sales	122	154	+ 26.2%	340	389	+ 14.4%
Median Sales Price*	\$481,250	\$498,500	+ 3.6%	\$450,000	\$469,900	+ 4.4%
Average Sales Price*	\$623,386	\$650,310	+ 4.3%	\$579,218	\$617,215	+ 6.6%
Percent of Original List Price Received*	96.6%	95.7%	- 0.9%	95.2%	94.5%	- 0.7%
List to Close	94	109	+ 16.0%	101	110	+ 8.9%
Days on Market Until Sale	44	54	+ 22.7%	56	51	- 8.9%
Cumulative Days on Market Until Sale	55	61	+ 10.9%	47	55	+ 17.0%
Average List Price	\$684,205	\$801,858	+ 17.2%	\$690,987	\$737,499	+ 6.7%
Inventory of Homes for Sale	271	323	+ 19.2%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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### March



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



# Local Market Update for March 2024

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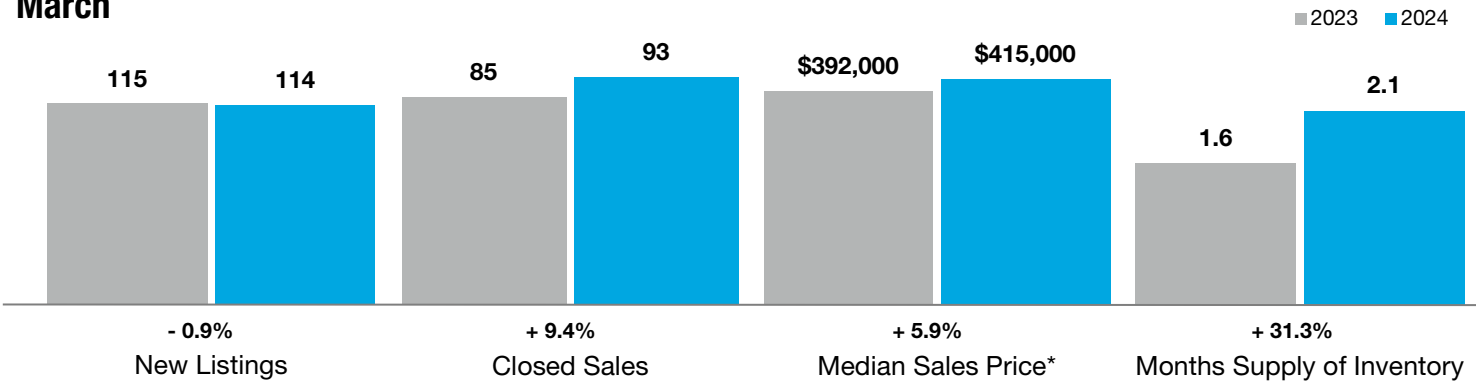
## City of Hendersonville

North Carolina

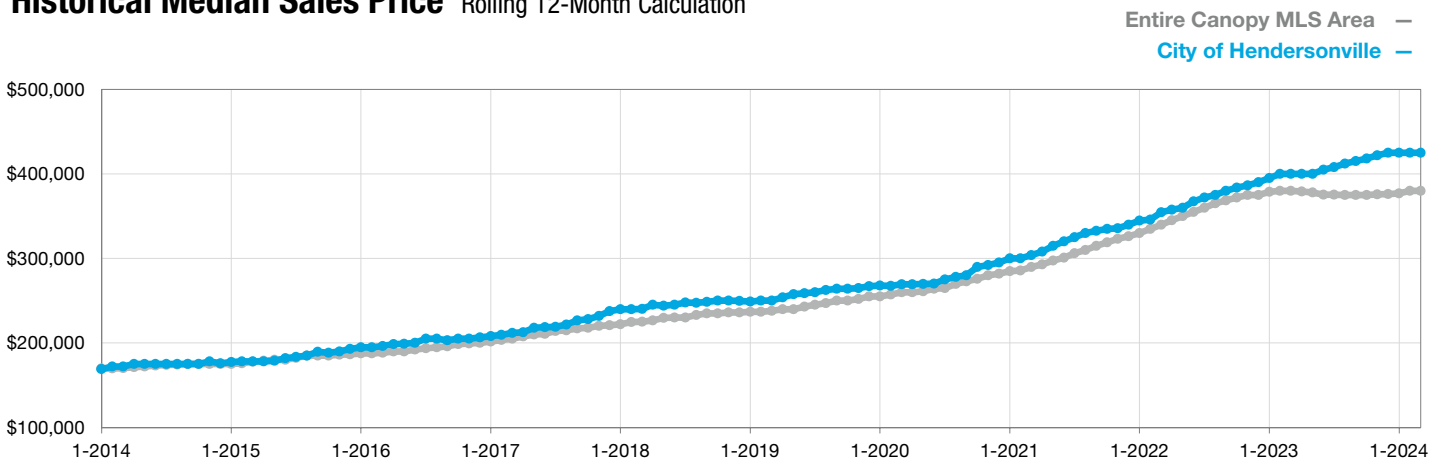
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	115	114	- 0.9%	267	289	+ 8.2%
Pending Sales	95	92	- 3.2%	261	257	- 1.5%
Closed Sales	85	93	+ 9.4%	217	221	+ 1.8%
Median Sales Price*	\$392,000	\$415,000	+ 5.9%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$456,614	\$481,874	+ 5.5%	\$446,080	\$464,550	+ 4.1%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	96.1%	96.8%	+ 0.7%
List to Close	100	116	+ 16.0%	101	111	+ 9.9%
Days on Market Until Sale	46	61	+ 32.6%	42	52	+ 23.8%
Cumulative Days on Market Until Sale	49	73	+ 49.0%	46	63	+ 37.0%
Average List Price	\$520,070	\$602,776	+ 15.9%	\$497,439	\$549,955	+ 10.6%
Inventory of Homes for Sale	145	187	+ 29.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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### March



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





# Local Market Update for March 2024

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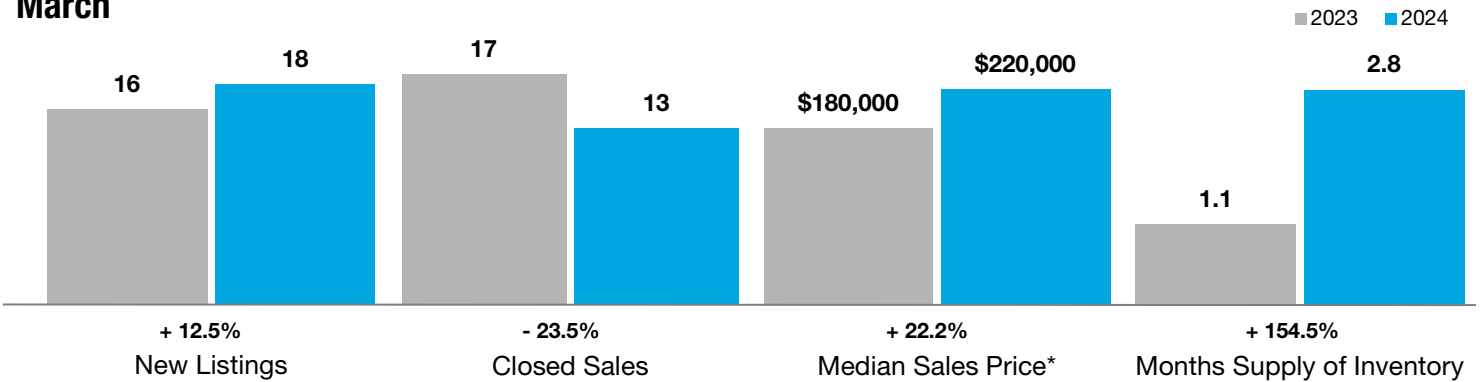
## Forest City

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	16	18	+ 12.5%	42	56	+ 33.3%
Pending Sales	13	11	- 15.4%	38	33	- 13.2%
Closed Sales	17	13	- 23.5%	34	36	+ 5.9%
Median Sales Price*	\$180,000	\$220,000	+ 22.2%	\$180,500	\$225,000	+ 24.7%
Average Sales Price*	\$198,754	\$237,500	+ 19.5%	\$212,639	\$236,806	+ 11.4%
Percent of Original List Price Received*	92.7%	93.0%	+ 0.3%	94.3%	92.4%	- 2.0%
List to Close	99	100	+ 1.0%	98	100	+ 2.0%
Days on Market Until Sale	56	57	+ 1.8%	55	50	- 9.1%
Cumulative Days on Market Until Sale	57	58	+ 1.8%	55	52	- 5.5%
Average List Price	\$232,888	\$263,972	+ 13.3%	\$249,876	\$226,649	- 9.3%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

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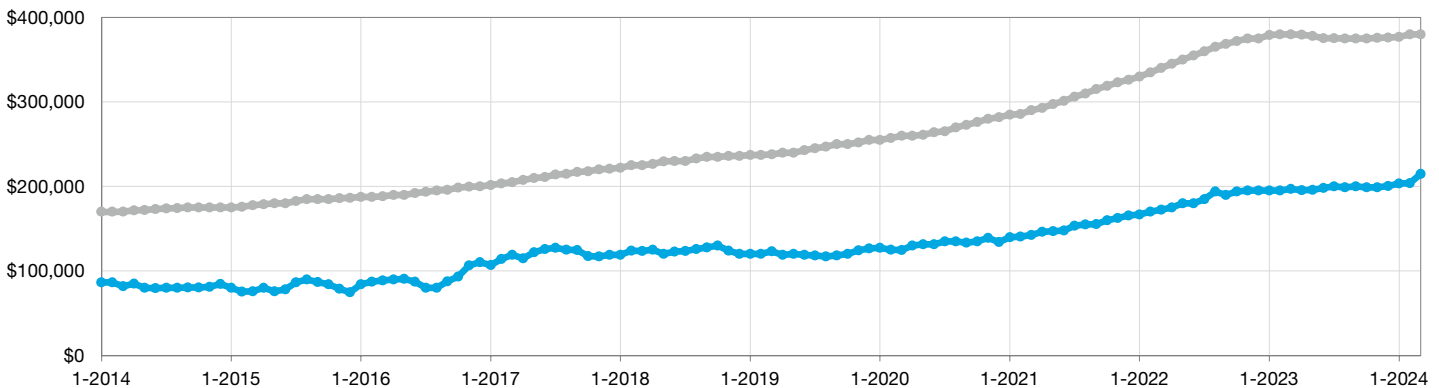
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Forest City —



# Local Market Update for March 2024

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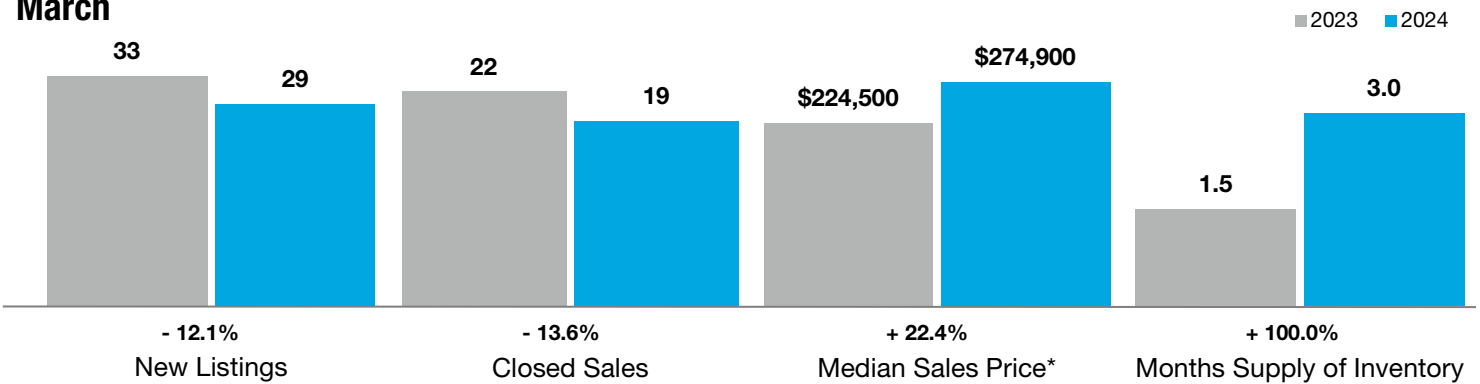
## Marion

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	33	29	- 12.1%	61	70	+ 14.8%
Pending Sales	20	25	+ 25.0%	102	64	- 37.3%
Closed Sales	22	19	- 13.6%	95	59	- 37.9%
Median Sales Price*	\$224,500	\$274,900	+ 22.4%	\$230,000	\$260,000	+ 13.0%
Average Sales Price*	\$226,809	\$406,074	+ 79.0%	\$262,761	\$330,141	+ 25.6%
Percent of Original List Price Received*	90.7%	95.1%	+ 4.9%	93.9%	90.9%	- 3.2%
List to Close	93	144	+ 54.8%	83	132	+ 59.0%
Days on Market Until Sale	49	67	+ 36.7%	40	67	+ 67.5%
Cumulative Days on Market Until Sale	51	62	+ 21.6%	42	67	+ 59.5%
Average List Price	\$283,076	\$306,942	+ 8.4%	\$264,085	\$312,467	+ 18.3%
Inventory of Homes for Sale	38	57	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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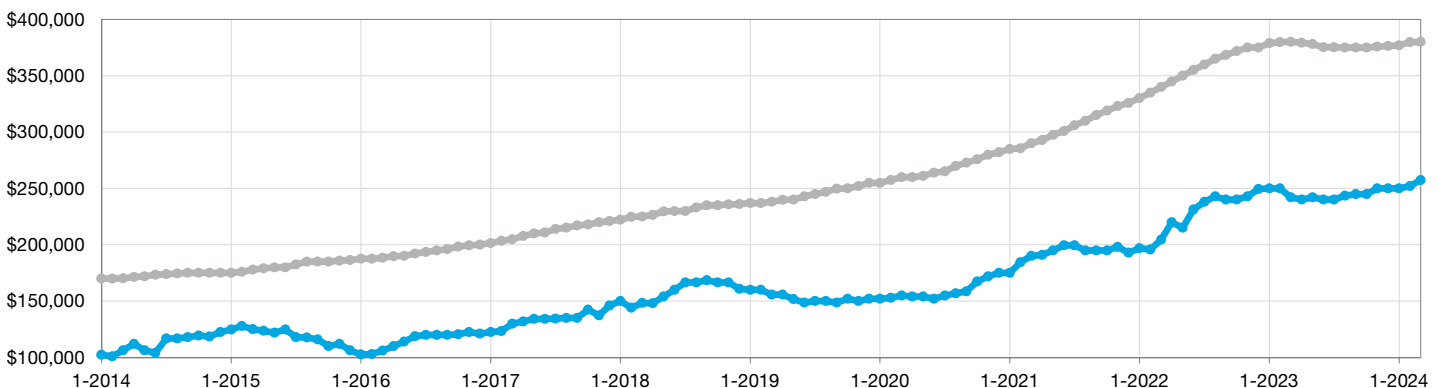
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Marion —



# Local Market Update for March 2024

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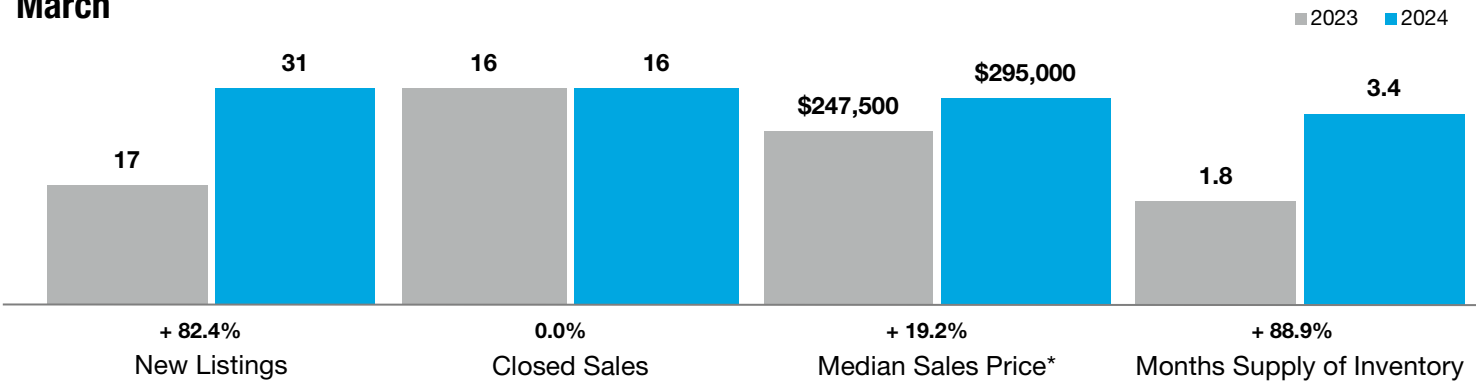
## Rutherfordton

North Carolina

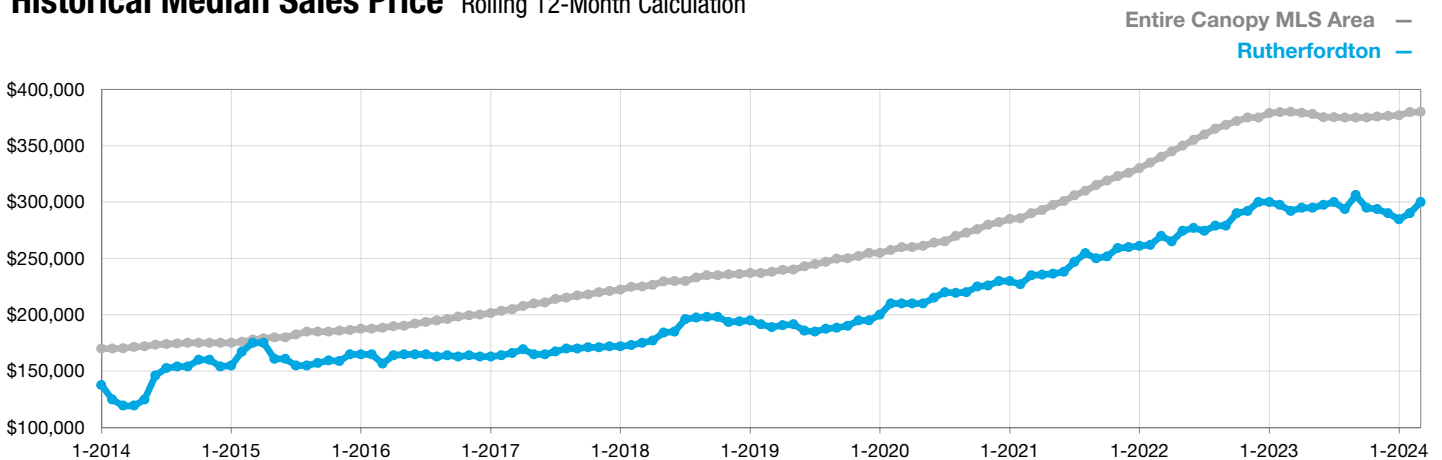
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	17	31	+ 82.4%	55	72	+ 30.9%
Pending Sales	19	20	+ 5.3%	51	46	- 9.8%
Closed Sales	16	16	0.0%	39	33	- 15.4%
Median Sales Price*	\$247,500	\$295,000	+ 19.2%	\$265,000	\$299,500	+ 13.0%
Average Sales Price*	\$321,422	\$327,330	+ 1.8%	\$304,281	\$350,137	+ 15.1%
Percent of Original List Price Received*	91.5%	94.6%	+ 3.4%	91.6%	95.8%	+ 4.6%
List to Close	96	106	+ 10.4%	115	107	- 7.0%
Days on Market Until Sale	52	61	+ 17.3%	65	63	- 3.1%
Cumulative Days on Market Until Sale	56	62	+ 10.7%	71	63	- 11.3%
Average List Price	\$331,271	\$448,226	+ 35.3%	\$364,350	\$431,010	+ 18.3%
Inventory of Homes for Sale	31	49	+ 58.1%	--	--	--
Months Supply of Inventory	1.8	3.4	+ 88.9%	--	--	--

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### March



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



# Local Market Update for March 2024

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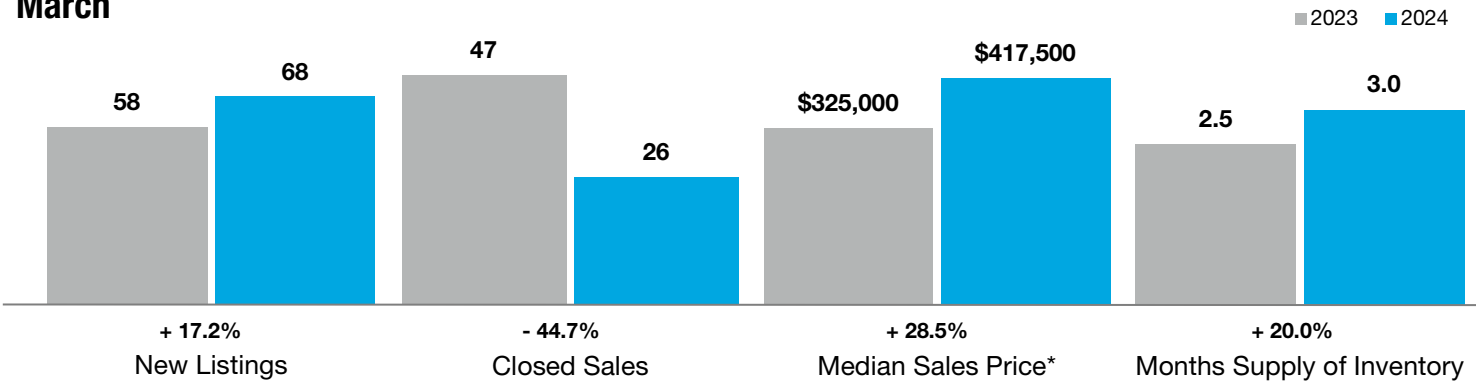
## Waynesville

North Carolina

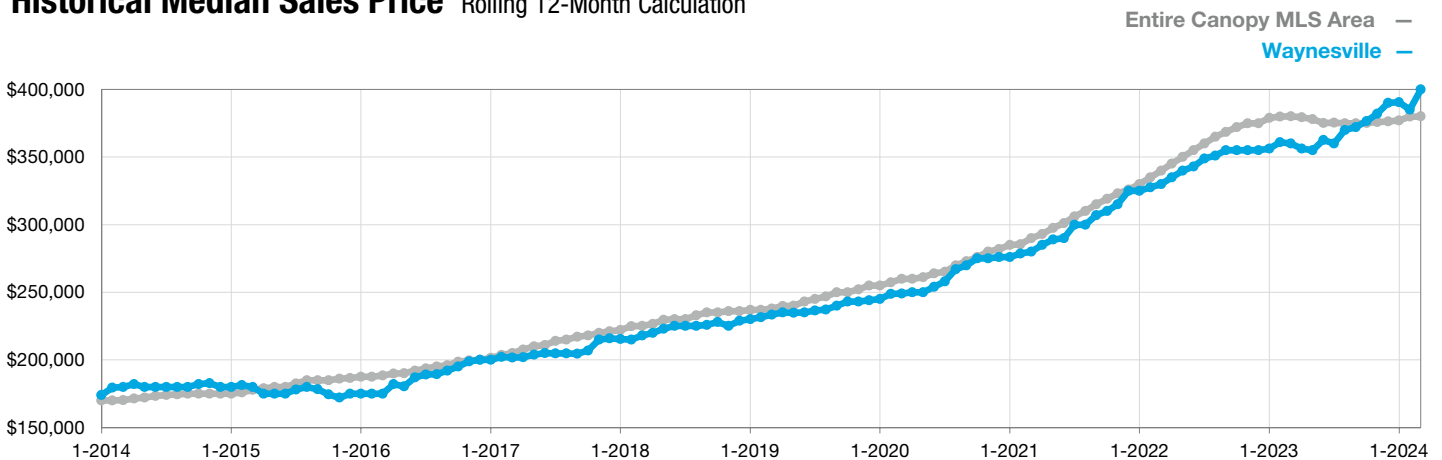
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	58	68	+ 17.2%	128	139	+ 8.6%
Pending Sales	35	34	- 2.9%	105	94	- 10.5%
Closed Sales	47	26	- 44.7%	96	74	- 22.9%
Median Sales Price*	\$325,000	\$417,500	+ 28.5%	\$362,000	\$412,250	+ 13.9%
Average Sales Price*	\$354,951	\$459,186	+ 29.4%	\$405,763	\$450,037	+ 10.9%
Percent of Original List Price Received*	92.5%	94.6%	+ 2.3%	92.4%	94.0%	+ 1.7%
List to Close	102	111	+ 8.8%	106	94	- 11.3%
Days on Market Until Sale	55	56	+ 1.8%	60	52	- 13.3%
Cumulative Days on Market Until Sale	61	70	+ 14.8%	65	61	- 6.2%
Average List Price	\$456,269	\$562,696	+ 23.3%	\$427,495	\$523,089	+ 22.4%
Inventory of Homes for Sale	100	116	+ 16.0%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

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### March



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



# Local Market Update for March 2024

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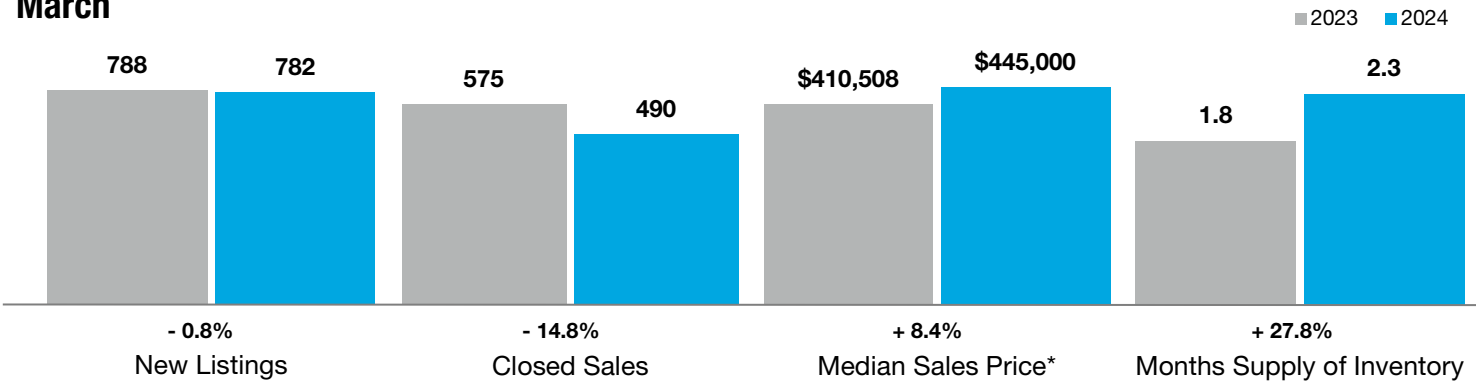
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	788	782	- 0.8%	1,723	1,816	+ 5.4%
Pending Sales	610	594	- 2.6%	1,567	1,565	- 0.1%
Closed Sales	575	490	- 14.8%	1,360	1,339	- 1.5%
Median Sales Price*	\$410,508	\$445,000	+ 8.4%	\$413,990	\$425,000	+ 2.7%
Average Sales Price*	\$489,230	\$549,064	+ 12.2%	\$496,315	\$522,058	+ 5.2%
Percent of Original List Price Received*	95.8%	95.4%	- 0.4%	95.1%	94.6%	- 0.5%
List to Close	111	107	- 3.6%	109	108	- 0.9%
Days on Market Until Sale	48	55	+ 14.6%	49	54	+ 10.2%
Cumulative Days on Market Until Sale	55	63	+ 14.5%	50	60	+ 20.0%
Average List Price	\$582,785	\$658,608	+ 13.0%	\$570,401	\$619,435	+ 8.6%
Inventory of Homes for Sale	1,072	1,289	+ 20.2%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

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### March



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

