

Local Market Update for April 2024

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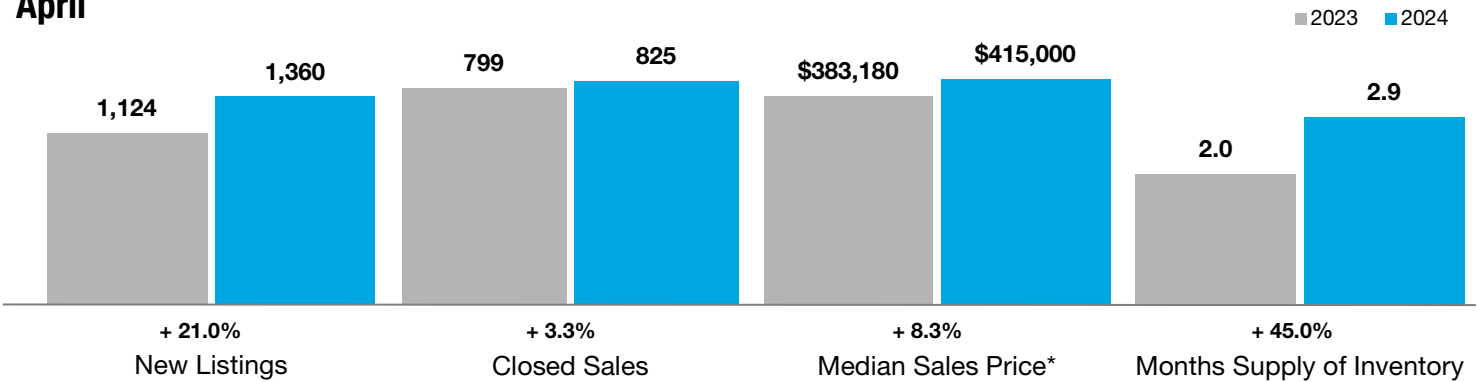
Asheville Region

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

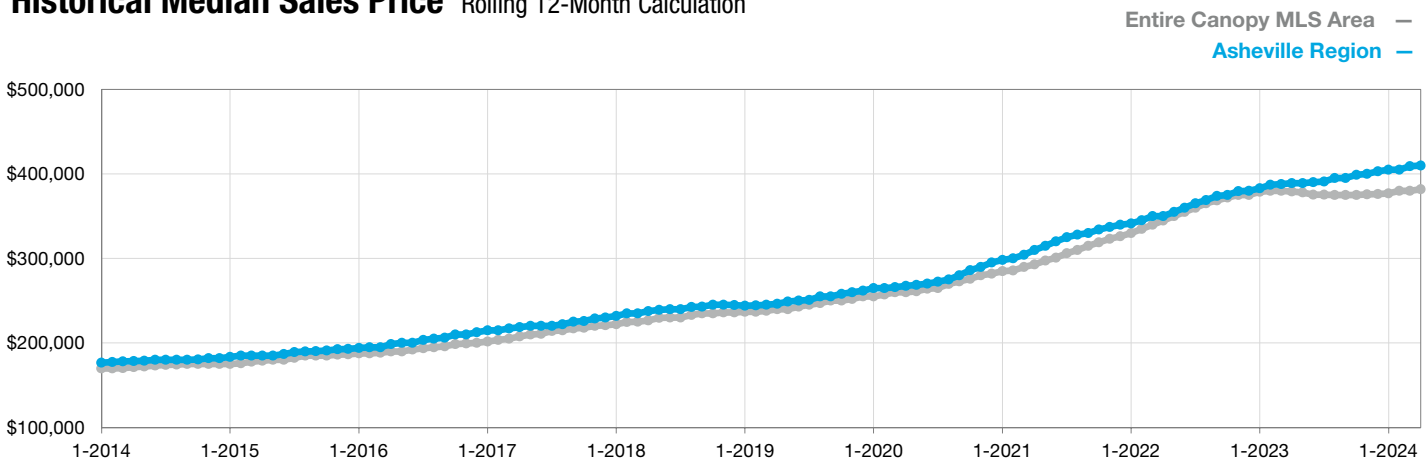
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	1,124	1,360	+ 21.0%	3,754	4,281	+ 14.0%
Pending Sales	936	1,005	+ 7.4%	3,324	3,354	+ 0.9%
Closed Sales	799	825	+ 3.3%	2,880	2,893	+ 0.5%
Median Sales Price*	\$383,180	\$415,000	+ 8.3%	\$380,000	\$401,000	+ 5.5%
Average Sales Price*	\$466,922	\$530,350	+ 13.6%	\$455,849	\$502,399	+ 10.2%
Percent of Original List Price Received*	97.0%	95.5%	- 1.5%	95.1%	94.3%	- 0.8%
List to Close	93	93	0.0%	103	104	+ 1.0%
Days on Market Until Sale	45	48	+ 6.7%	48	54	+ 12.5%
Cumulative Days on Market Until Sale	48	55	+ 14.6%	51	60	+ 17.6%
Average List Price	\$574,374	\$641,971	+ 11.8%	\$542,633	\$593,438	+ 9.4%
Inventory of Homes for Sale	1,785	2,425	+ 35.9%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation



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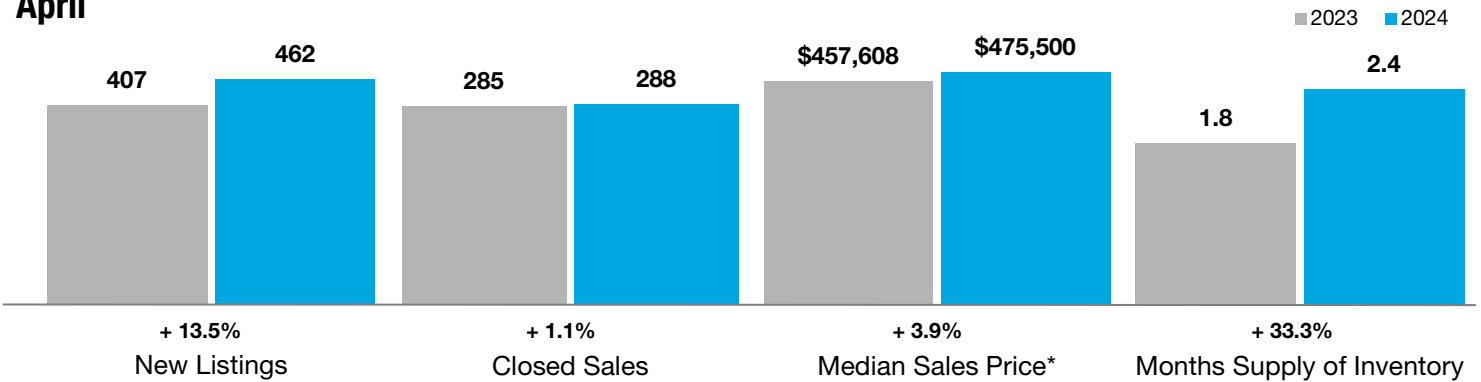
Buncombe County

North Carolina

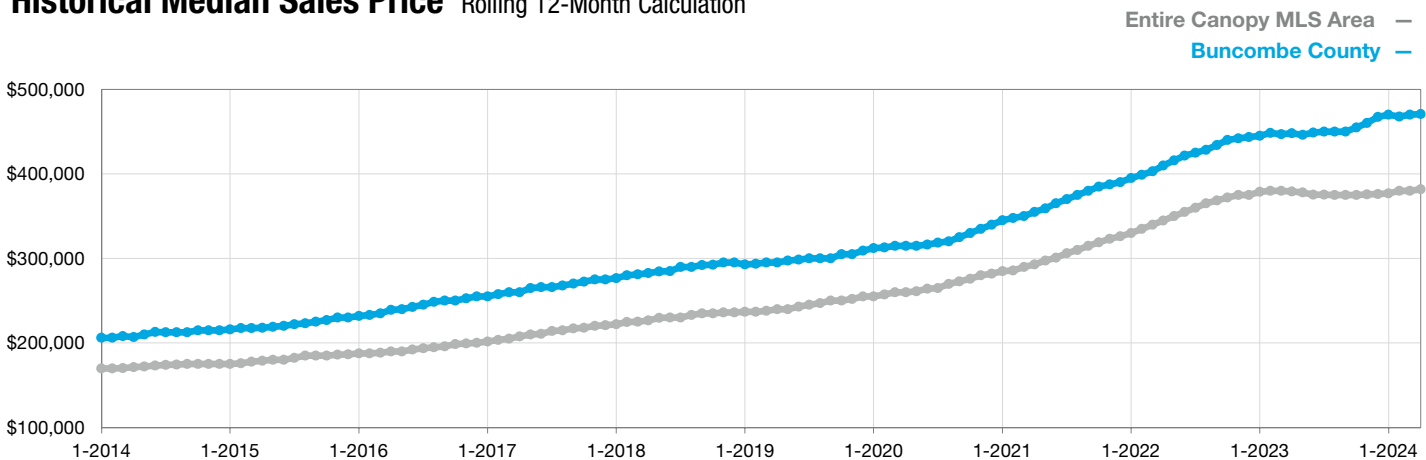
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	407	462	+ 13.5%	1,312	1,418	+ 8.1%
Pending Sales	334	368	+ 10.2%	1,167	1,194	+ 2.3%
Closed Sales	285	288	+ 1.1%	1,030	1,029	- 0.1%
Median Sales Price*	\$457,608	\$475,500	+ 3.9%	\$439,945	\$455,000	+ 3.4%
Average Sales Price*	\$576,277	\$622,221	+ 8.0%	\$552,163	\$582,671	+ 5.5%
Percent of Original List Price Received*	98.3%	97.1%	- 1.2%	96.4%	95.2%	- 1.2%
List to Close	98	89	- 9.2%	110	102	- 7.3%
Days on Market Until Sale	46	43	- 6.5%	48	49	+ 2.1%
Cumulative Days on Market Until Sale	43	50	+ 16.3%	47	54	+ 14.9%
Average List Price	\$660,845	\$770,133	+ 16.5%	\$643,216	\$717,682	+ 11.6%
Inventory of Homes for Sale	567	702	+ 23.8%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

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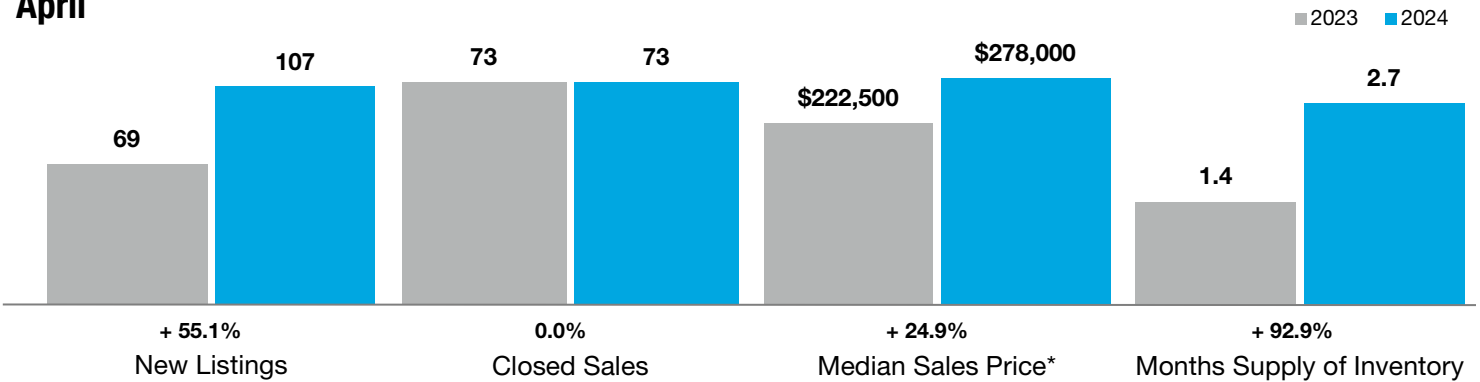
Burke County

North Carolina

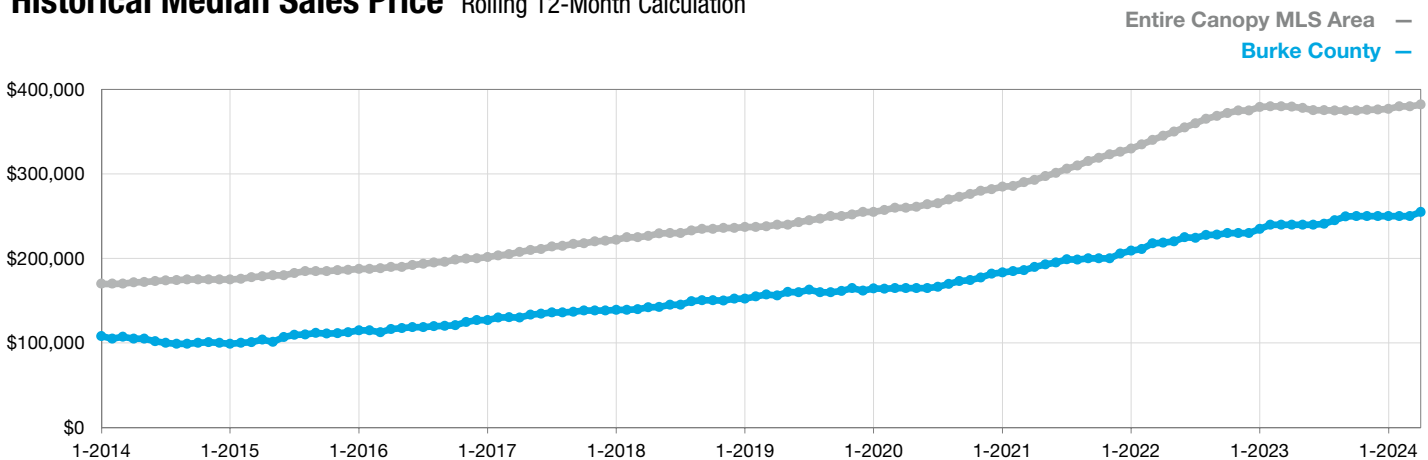
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	69	107	+ 55.1%	298	373	+ 25.2%
Pending Sales	79	81	+ 2.5%	295	291	- 1.4%
Closed Sales	73	73	0.0%	240	235	- 2.1%
Median Sales Price*	\$222,500	\$278,000	+ 24.9%	\$239,750	\$250,000	+ 4.3%
Average Sales Price*	\$279,177	\$368,300	+ 31.9%	\$284,079	\$303,184	+ 6.7%
Percent of Original List Price Received*	96.0%	95.4%	- 0.6%	95.6%	94.2%	- 1.5%
List to Close	71	68	- 4.2%	82	78	- 4.9%
Days on Market Until Sale	30	30	0.0%	37	38	+ 2.7%
Cumulative Days on Market Until Sale	33	34	+ 3.0%	42	42	0.0%
Average List Price	\$367,868	\$355,283	- 3.4%	\$327,345	\$354,642	+ 8.3%
Inventory of Homes for Sale	93	172	+ 84.9%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

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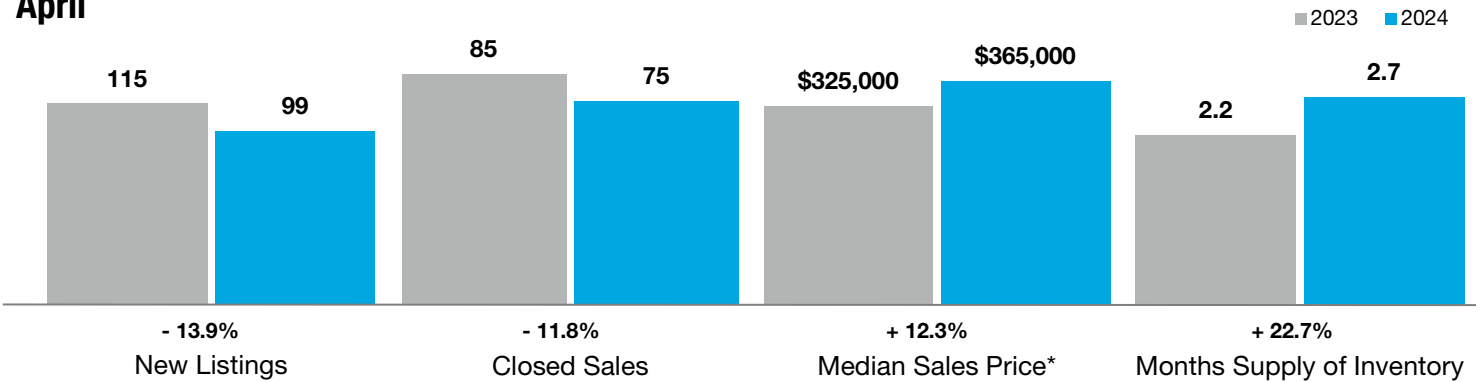
Haywood County

North Carolina

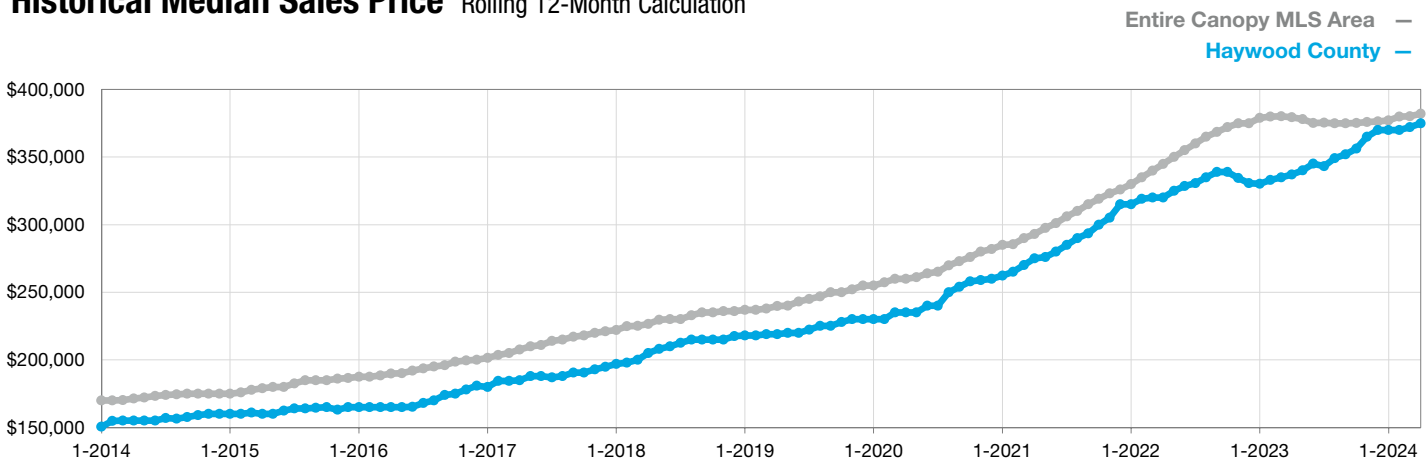
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	115	99	- 13.9%	395	383	- 3.0%
Pending Sales	97	89	- 8.2%	342	302	- 11.7%
Closed Sales	85	75	- 11.8%	292	266	- 8.9%
Median Sales Price*	\$325,000	\$365,000	+ 12.3%	\$335,000	\$365,000	+ 9.0%
Average Sales Price*	\$362,101	\$413,329	+ 14.1%	\$380,108	\$412,160	+ 8.4%
Percent of Original List Price Received*	96.6%	93.5%	- 3.2%	93.6%	92.6%	- 1.1%
List to Close	89	82	- 7.9%	100	102	+ 2.0%
Days on Market Until Sale	43	40	- 7.0%	53	57	+ 7.5%
Cumulative Days on Market Until Sale	49	48	- 2.0%	59	66	+ 11.9%
Average List Price	\$466,988	\$494,044	+ 5.8%	\$448,921	\$480,721	+ 7.1%
Inventory of Homes for Sale	206	230	+ 11.7%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

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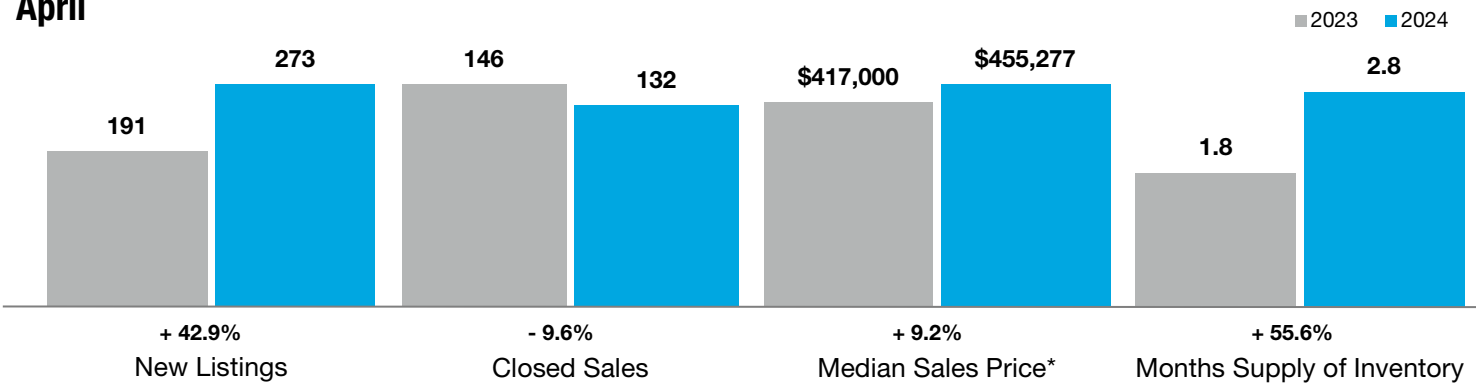
Henderson County

North Carolina

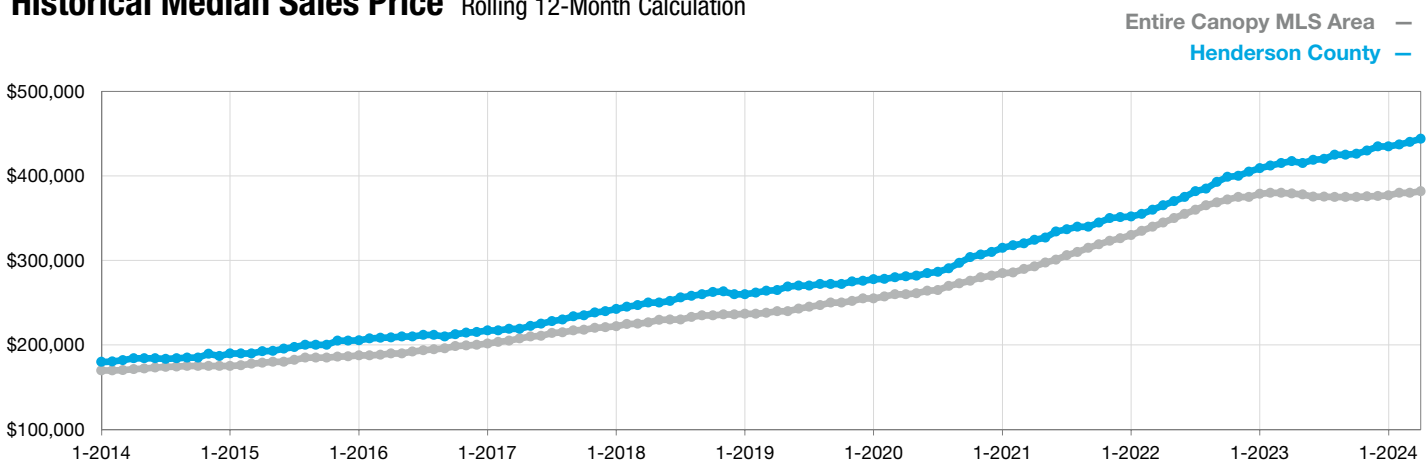
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	191	273	+ 42.9%	654	788	+ 20.5%
Pending Sales	176	173	- 1.7%	592	604	+ 2.0%
Closed Sales	146	132	- 9.6%	491	488	- 0.6%
Median Sales Price*	\$417,000	\$455,277	+ 9.2%	\$405,000	\$434,693	+ 7.3%
Average Sales Price*	\$481,827	\$592,220	+ 22.9%	\$471,098	\$515,186	+ 9.4%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	96.7%	96.4%	- 0.3%
List to Close	80	93	+ 16.3%	90	100	+ 11.1%
Days on Market Until Sale	35	44	+ 25.7%	39	49	+ 25.6%
Cumulative Days on Market Until Sale	38	44	+ 15.8%	42	55	+ 31.0%
Average List Price	\$554,538	\$578,639	+ 4.3%	\$537,217	\$568,435	+ 5.8%
Inventory of Homes for Sale	267	426	+ 59.6%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

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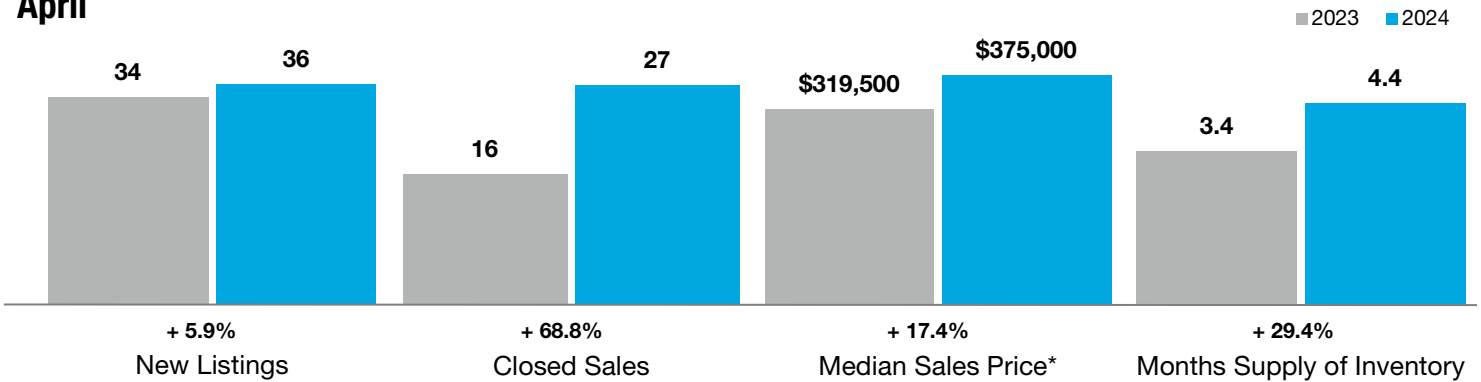
Jackson County

North Carolina

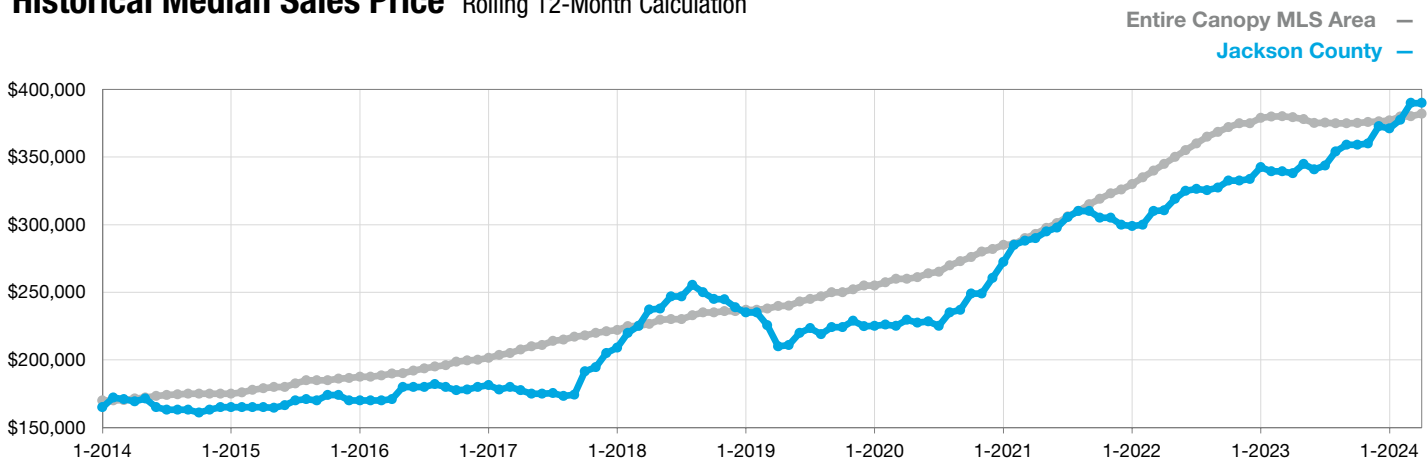
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	34	36	+ 5.9%	96	121	+ 26.0%
Pending Sales	25	24	- 4.0%	72	81	+ 12.5%
Closed Sales	16	27	+ 68.8%	61	68	+ 11.5%
Median Sales Price*	\$319,500	\$375,000	+ 17.4%	\$348,000	\$392,500	+ 12.8%
Average Sales Price*	\$642,338	\$395,169	- 38.5%	\$490,723	\$479,038	- 2.4%
Percent of Original List Price Received*	97.8%	97.0%	- 0.8%	96.2%	93.0%	- 3.3%
List to Close	97	109	+ 12.4%	121	121	0.0%
Days on Market Until Sale	58	60	+ 3.4%	63	70	+ 11.1%
Cumulative Days on Market Until Sale	62	72	+ 16.1%	71	77	+ 8.5%
Average List Price	\$694,376	\$787,775	+ 13.5%	\$706,164	\$790,622	+ 12.0%
Inventory of Homes for Sale	67	88	+ 31.3%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--

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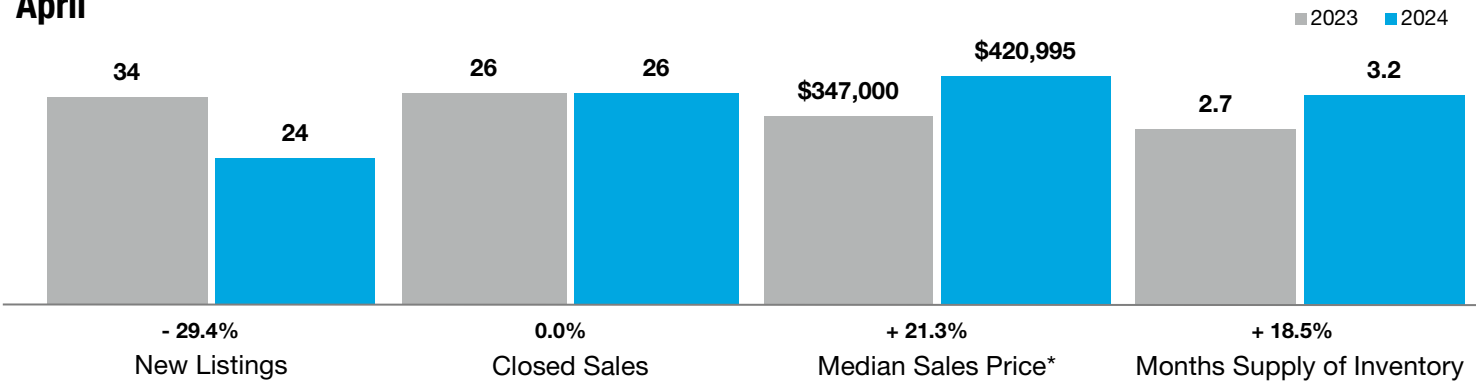
Madison County

North Carolina

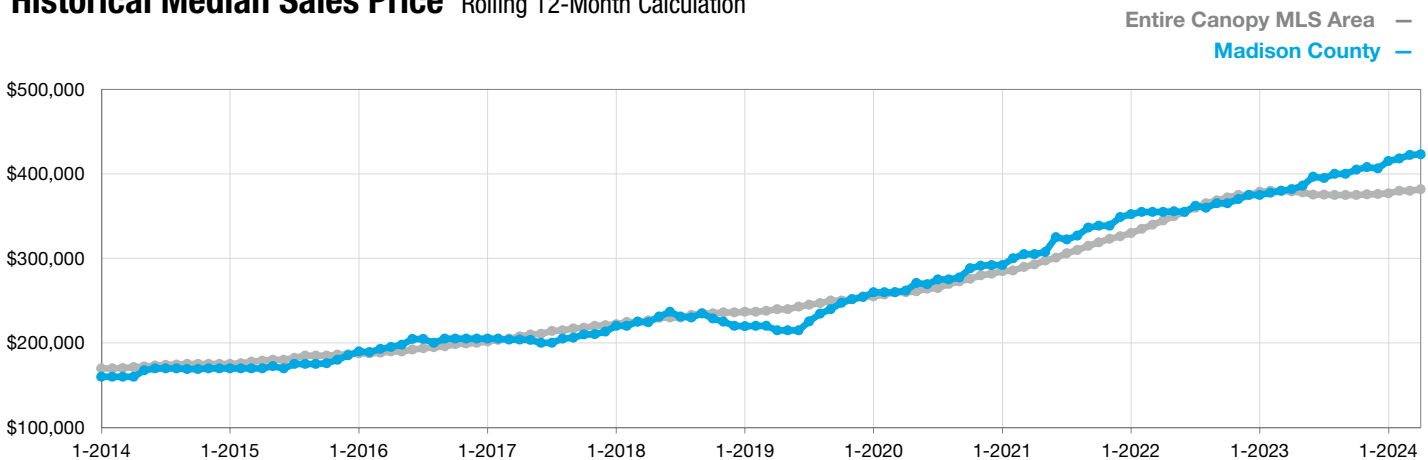
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	34	24	- 29.4%	109	96	- 11.9%
Pending Sales	29	23	- 20.7%	102	84	- 17.6%
Closed Sales	26	26	0.0%	89	86	- 3.4%
Median Sales Price*	\$347,000	\$420,995	+ 21.3%	\$356,000	\$425,548	+ 19.5%
Average Sales Price*	\$398,768	\$440,095	+ 10.4%	\$445,986	\$487,263	+ 9.3%
Percent of Original List Price Received*	90.9%	93.8%	+ 3.2%	91.7%	94.2%	+ 2.7%
List to Close	124	127	+ 2.4%	133	137	+ 3.0%
Days on Market Until Sale	72	75	+ 4.2%	70	75	+ 7.1%
Cumulative Days on Market Until Sale	90	86	- 4.4%	78	91	+ 16.7%
Average List Price	\$538,640	\$543,078	+ 0.8%	\$524,987	\$536,165	+ 2.1%
Inventory of Homes for Sale	63	76	+ 20.6%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

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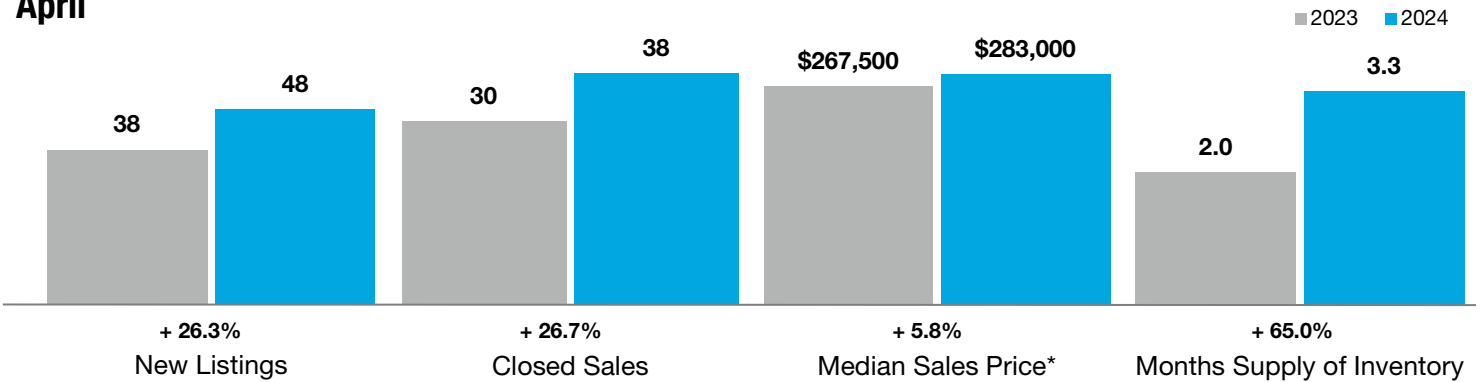
McDowell County

North Carolina

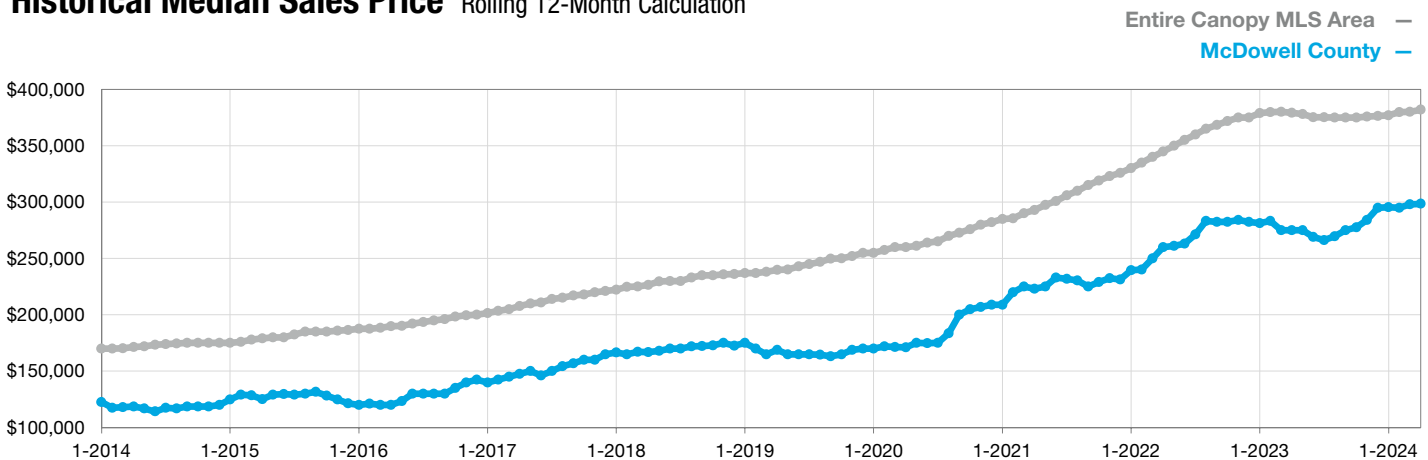
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	38	48	+ 26.3%	140	174	+ 24.3%
Pending Sales	29	35	+ 20.7%	124	135	+ 8.9%
Closed Sales	30	38	+ 26.7%	114	138	+ 21.1%
Median Sales Price*	\$267,500	\$283,000	+ 5.8%	\$275,000	\$292,500	+ 6.4%
Average Sales Price*	\$340,597	\$357,712	+ 5.0%	\$326,289	\$424,413	+ 30.1%
Percent of Original List Price Received*	97.5%	91.5%	- 6.2%	93.9%	91.7%	- 2.3%
List to Close	108	114	+ 5.6%	95	119	+ 25.3%
Days on Market Until Sale	43	67	+ 55.8%	44	62	+ 40.9%
Cumulative Days on Market Until Sale	49	68	+ 38.8%	47	66	+ 40.4%
Average List Price	\$370,254	\$486,346	+ 31.4%	\$400,768	\$430,113	+ 7.3%
Inventory of Homes for Sale	69	112	+ 62.3%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

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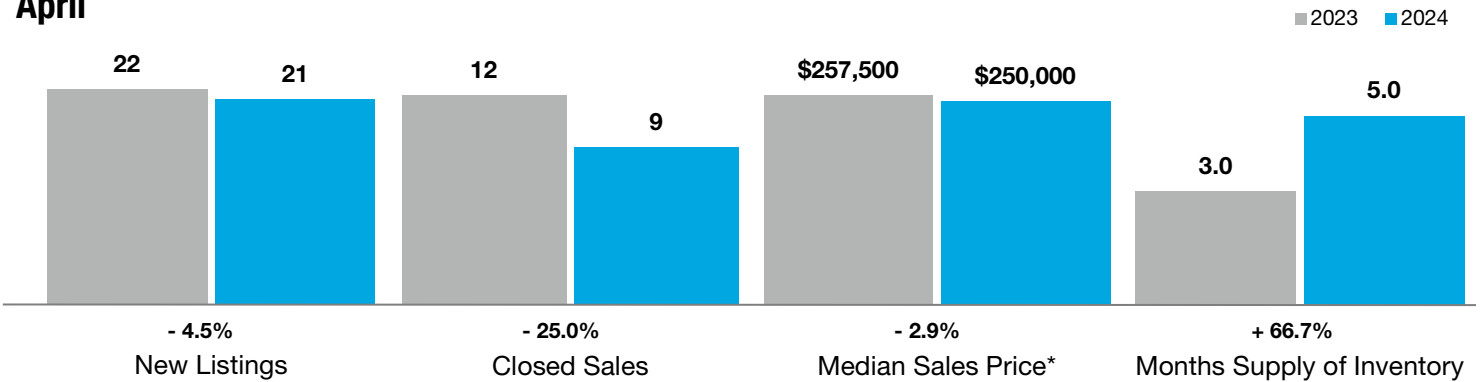
Mitchell County

North Carolina

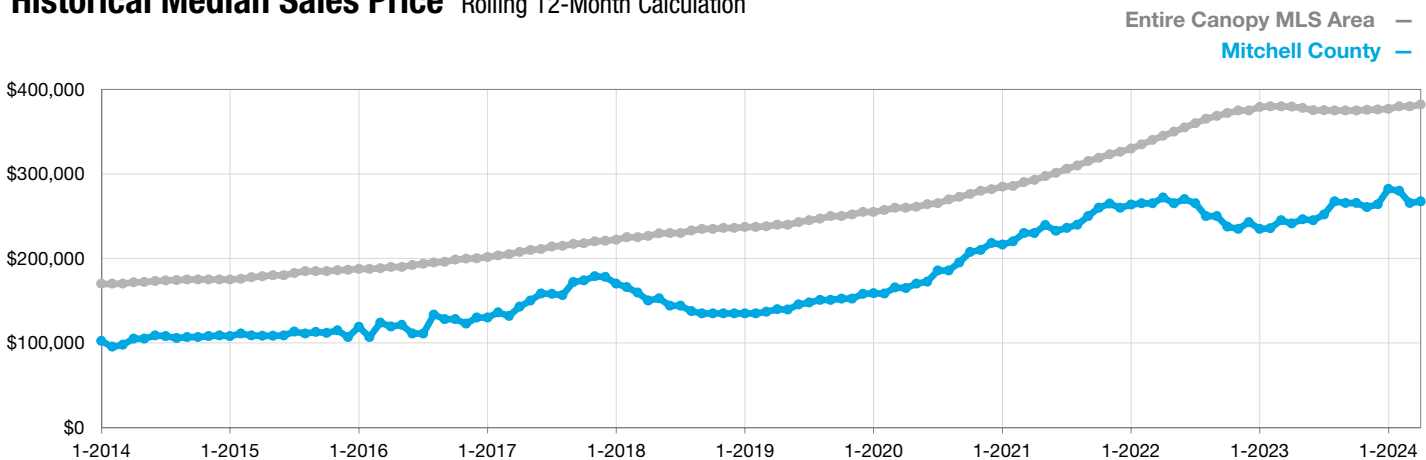
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	22	21	- 4.5%	71	60	- 15.5%
Pending Sales	20	17	- 15.0%	59	40	- 32.2%
Closed Sales	12	9	- 25.0%	47	29	- 38.3%
Median Sales Price*	\$257,500	\$250,000	- 2.9%	\$250,000	\$231,500	- 7.4%
Average Sales Price*	\$279,208	\$403,556	+ 44.5%	\$293,589	\$350,272	+ 19.3%
Percent of Original List Price Received*	89.3%	90.3%	+ 1.1%	88.0%	87.3%	- 0.8%
List to Close	130	130	0.0%	120	129	+ 7.5%
Days on Market Until Sale	70	90	+ 28.6%	75	84	+ 12.0%
Cumulative Days on Market Until Sale	95	91	- 4.2%	91	112	+ 23.1%
Average List Price	\$445,400	\$431,472	- 3.1%	\$446,297	\$418,667	- 6.2%
Inventory of Homes for Sale	48	54	+ 12.5%	--	--	--
Months Supply of Inventory	3.0	5.0	+ 66.7%	--	--	--

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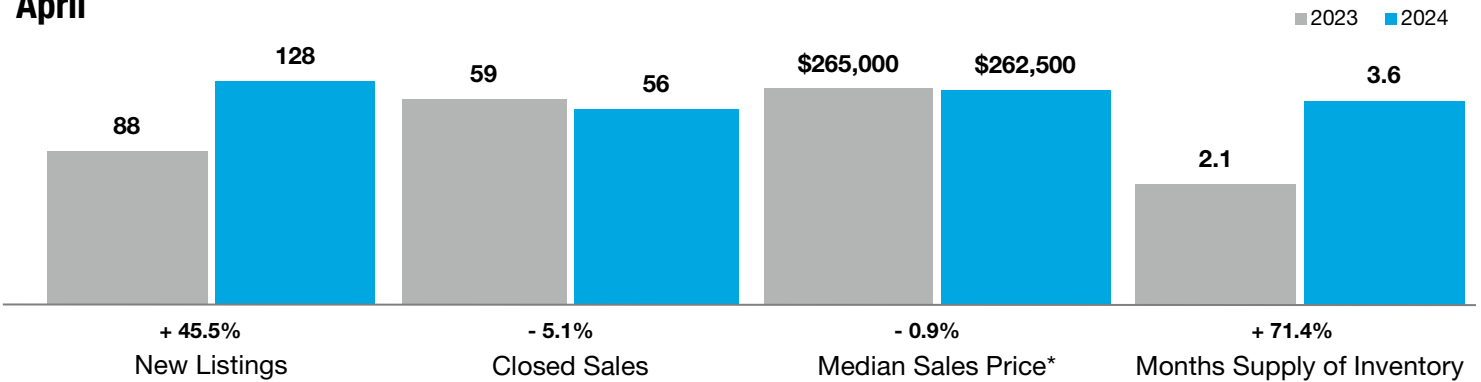
Rutherford County

North Carolina

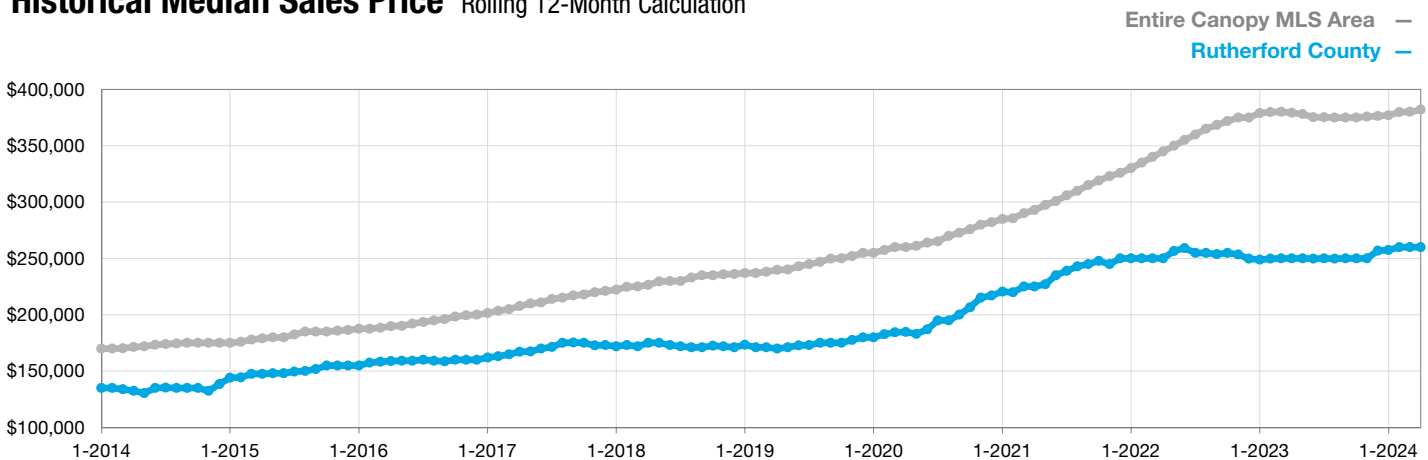
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	88	128	+ 45.5%	291	380	+ 30.6%
Pending Sales	65	82	+ 26.2%	248	256	+ 3.2%
Closed Sales	59	56	- 5.1%	216	218	+ 0.9%
Median Sales Price*	\$265,000	\$262,500	- 0.9%	\$245,425	\$260,000	+ 5.9%
Average Sales Price*	\$333,735	\$346,680	+ 3.9%	\$299,692	\$375,874	+ 25.4%
Percent of Original List Price Received*	95.3%	93.3%	- 2.1%	93.2%	92.4%	- 0.9%
List to Close	93	112	+ 20.4%	98	104	+ 6.1%
Days on Market Until Sale	40	67	+ 67.5%	51	58	+ 13.7%
Cumulative Days on Market Until Sale	49	79	+ 61.2%	56	65	+ 16.1%
Average List Price	\$412,718	\$503,128	+ 21.9%	\$365,498	\$424,427	+ 16.1%
Inventory of Homes for Sale	142	226	+ 59.2%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 71.4%	--	--	--

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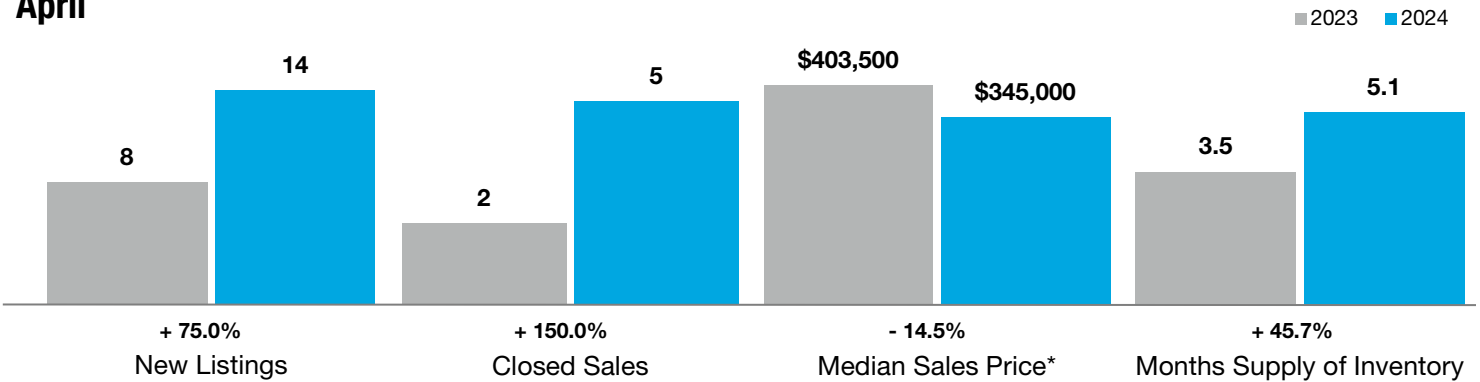
Swain County

North Carolina

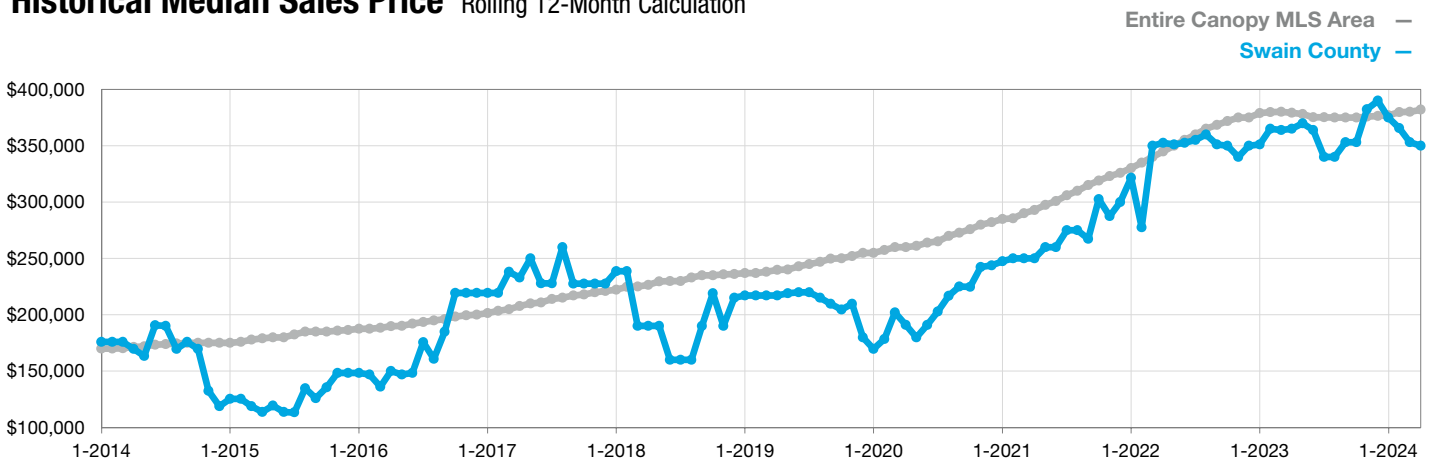
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	8	14	+ 75.0%	20	47	+ 135.0%
Pending Sales	5	11	+ 120.0%	14	25	+ 78.6%
Closed Sales	2	5	+ 150.0%	18	22	+ 22.2%
Median Sales Price*	\$403,500	\$345,000	- 14.5%	\$414,000	\$338,700	- 18.2%
Average Sales Price*	\$403,500	\$598,000	+ 48.2%	\$475,611	\$559,564	+ 17.7%
Percent of Original List Price Received*	98.1%	96.1%	- 2.0%	92.3%	94.8%	+ 2.7%
List to Close	83	67	- 19.3%	133	112	- 15.8%
Days on Market Until Sale	47	27	- 42.6%	70	63	- 10.0%
Cumulative Days on Market Until Sale	48	29	- 39.6%	80	74	- 7.5%
Average List Price	\$750,775	\$557,014	- 25.8%	\$838,450	\$523,085	- 37.6%
Inventory of Homes for Sale	19	36	+ 89.5%	--	--	--
Months Supply of Inventory	3.5	5.1	+ 45.7%	--	--	--

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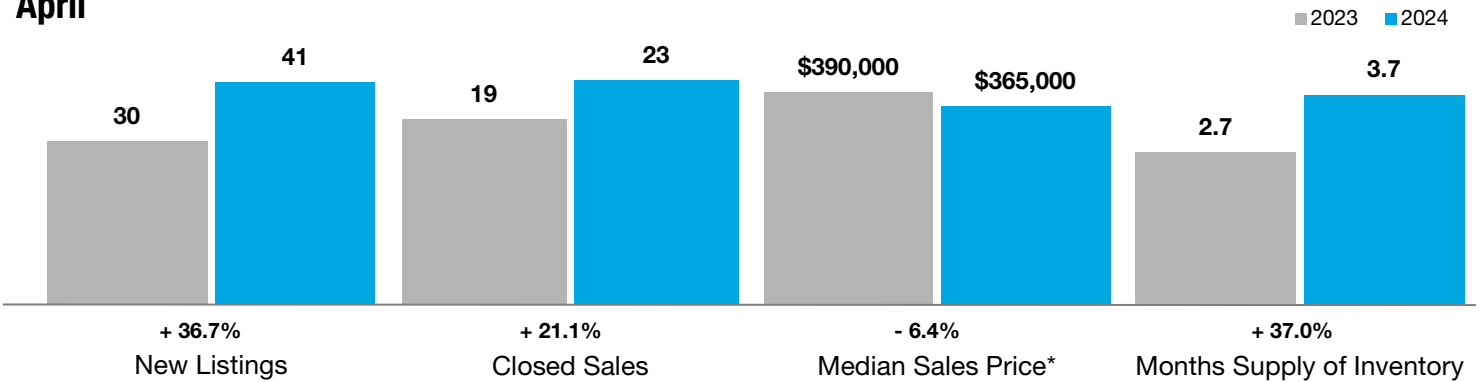
Polk County

North Carolina

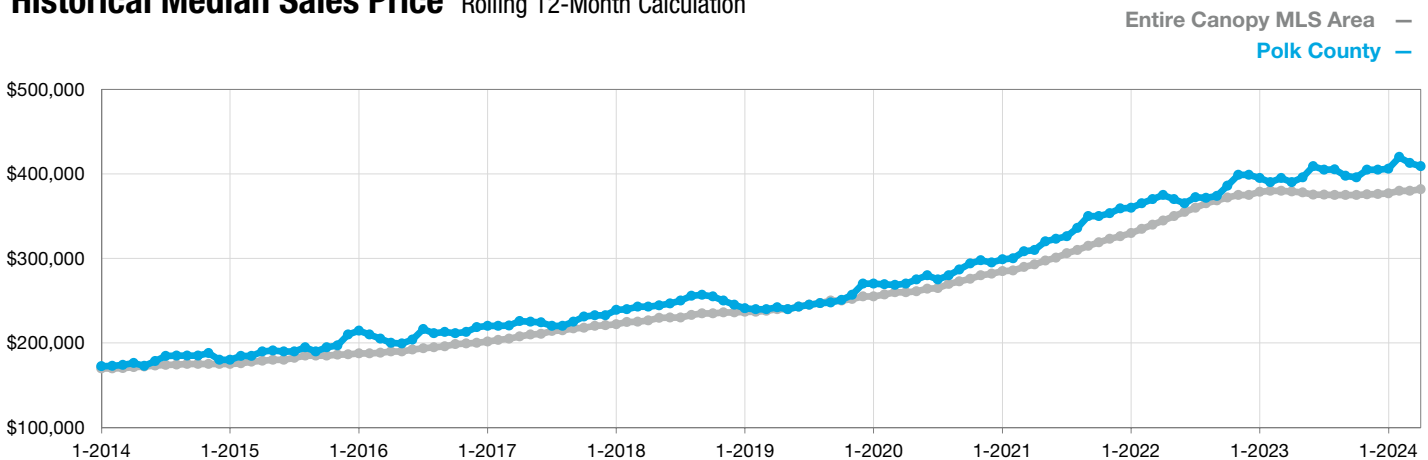
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	30	41	+ 36.7%	121	111	- 8.3%
Pending Sales	16	35	+ 118.8%	100	94	- 6.0%
Closed Sales	19	23	+ 21.1%	88	84	- 4.5%
Median Sales Price*	\$390,000	\$365,000	- 6.4%	\$375,000	\$401,000	+ 6.9%
Average Sales Price*	\$430,341	\$461,897	+ 7.3%	\$460,937	\$465,483	+ 1.0%
Percent of Original List Price Received*	91.4%	93.9%	+ 2.7%	93.9%	92.9%	- 1.1%
List to Close	104	88	- 15.4%	101	105	+ 4.0%
Days on Market Until Sale	62	46	- 25.8%	53	61	+ 15.1%
Cumulative Days on Market Until Sale	95	71	- 25.3%	68	76	+ 11.8%
Average List Price	\$655,721	\$802,379	+ 22.4%	\$583,787	\$756,246	+ 29.5%
Inventory of Homes for Sale	70	89	+ 27.1%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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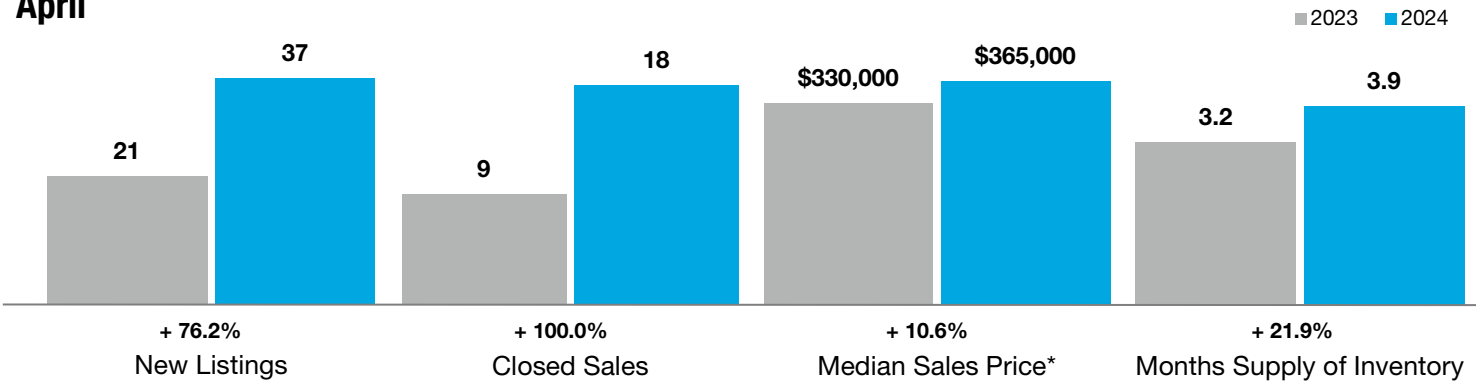
Yancey County

North Carolina

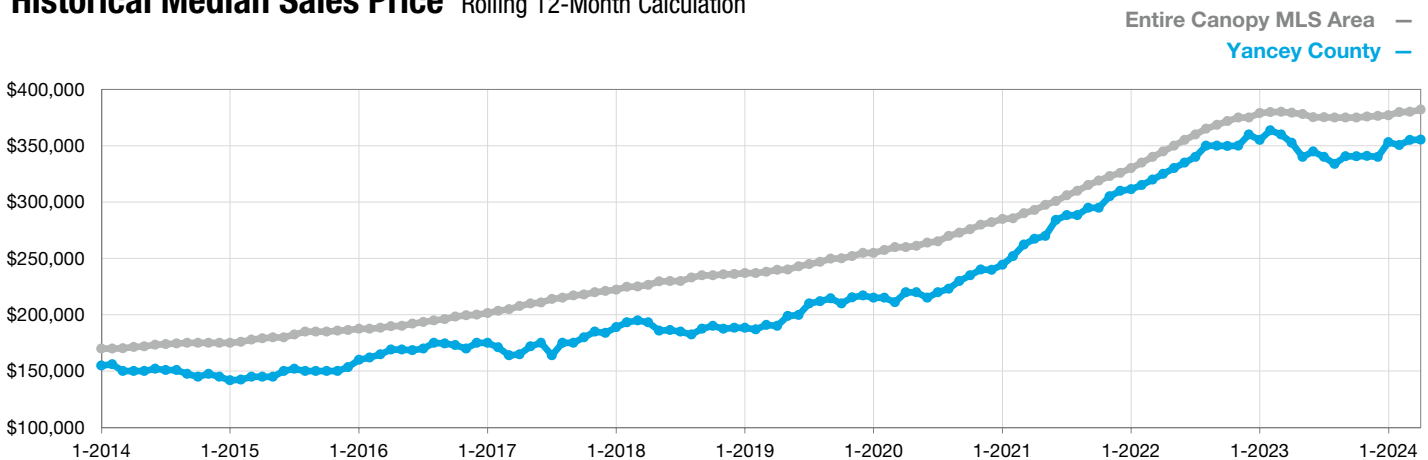
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	21	37	+ 76.2%	61	91	+ 49.2%
Pending Sales	20	22	+ 10.0%	63	70	+ 11.1%
Closed Sales	9	18	+ 100.0%	58	61	+ 5.2%
Median Sales Price*	\$330,000	\$365,000	+ 10.6%	\$314,500	\$330,000	+ 4.9%
Average Sales Price*	\$364,440	\$618,414	+ 69.7%	\$380,821	\$489,236	+ 28.5%
Percent of Original List Price Received*	93.6%	93.9%	+ 0.3%	90.2%	91.4%	+ 1.3%
List to Close	172	126	- 26.7%	124	138	+ 11.3%
Days on Market Until Sale	119	79	- 33.6%	74	83	+ 12.2%
Cumulative Days on Market Until Sale	122	114	- 6.6%	90	96	+ 6.7%
Average List Price	\$504,371	\$777,258	+ 54.1%	\$511,105	\$579,512	+ 13.4%
Inventory of Homes for Sale	65	73	+ 12.3%	--	--	--
Months Supply of Inventory	3.2	3.9	+ 21.9%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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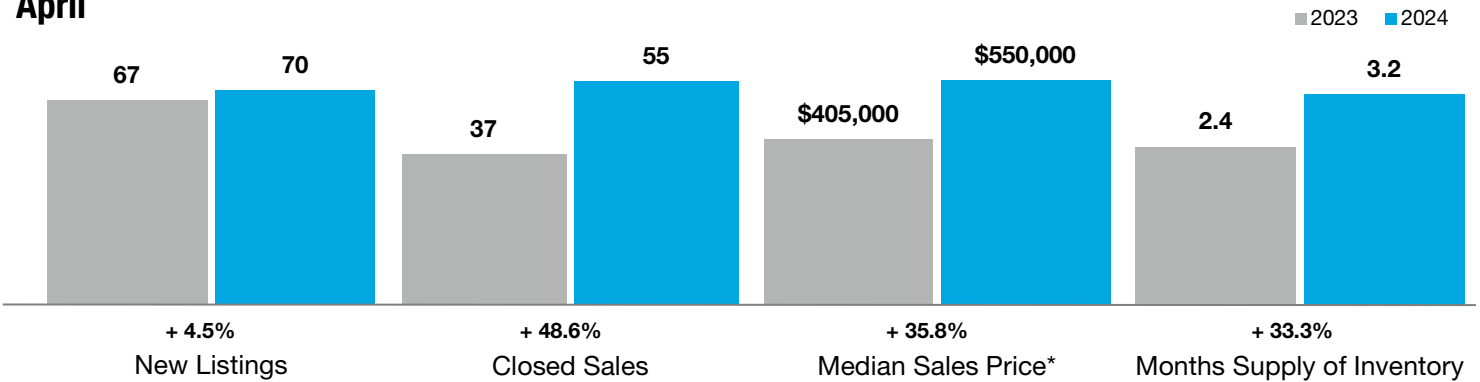
Transylvania County

North Carolina

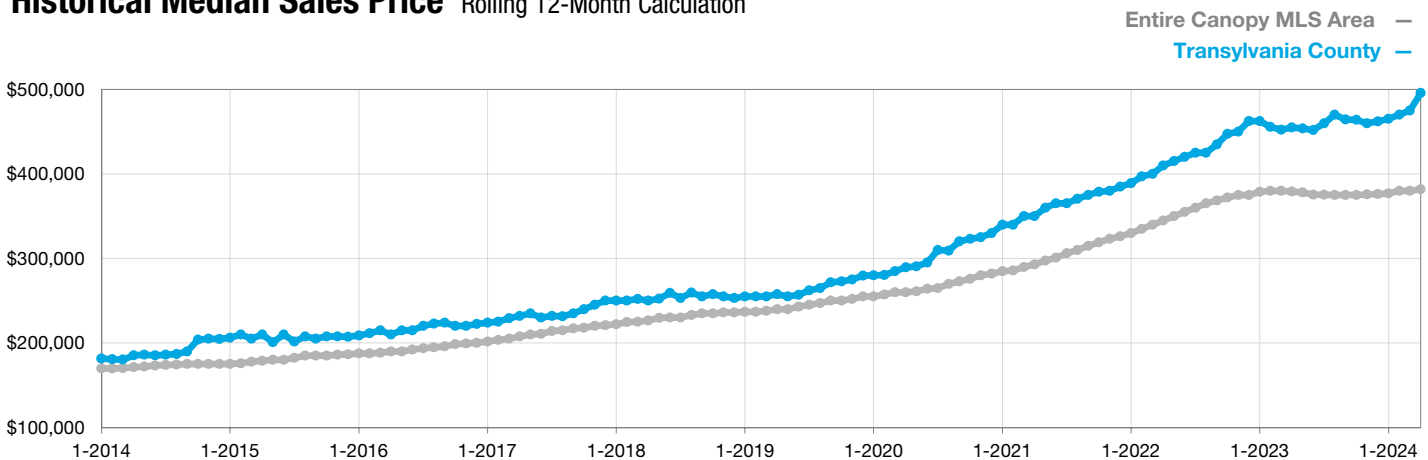
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	67	70	+ 4.5%	186	239	+ 28.5%
Pending Sales	41	45	+ 9.8%	146	178	+ 21.9%
Closed Sales	37	55	+ 48.6%	136	169	+ 24.3%
Median Sales Price*	\$405,000	\$550,000	+ 35.8%	\$407,500	\$521,500	+ 28.0%
Average Sales Price*	\$568,259	\$705,168	+ 24.1%	\$564,603	\$680,018	+ 20.4%
Percent of Original List Price Received*	97.1%	93.8%	- 3.4%	93.8%	93.1%	- 0.7%
List to Close	90	98	+ 8.9%	99	102	+ 3.0%
Days on Market Until Sale	48	58	+ 20.8%	50	62	+ 24.0%
Cumulative Days on Market Until Sale	56	58	+ 3.6%	53	63	+ 18.9%
Average List Price	\$800,984	\$933,536	+ 16.5%	\$711,476	\$798,738	+ 12.3%
Inventory of Homes for Sale	109	141	+ 29.4%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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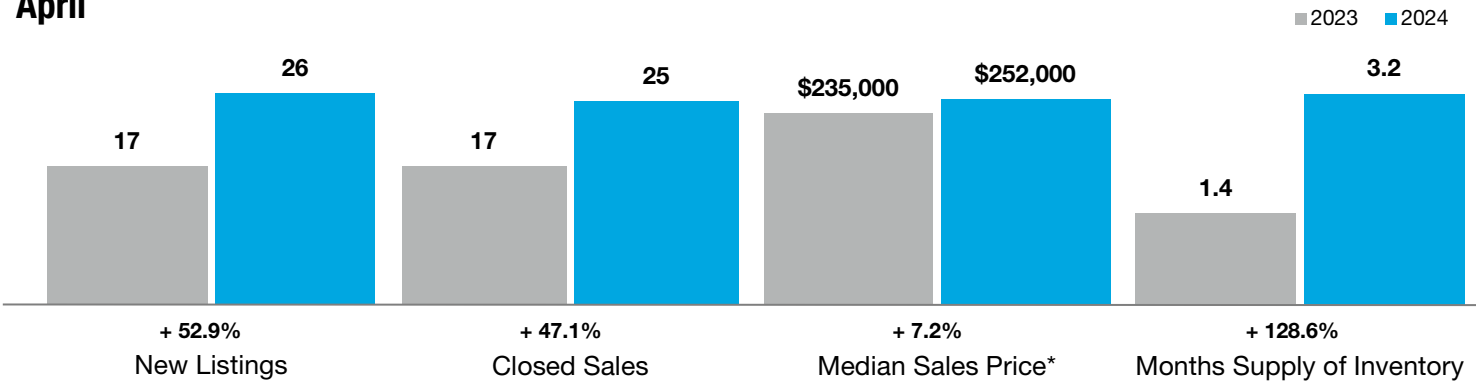
Marion

North Carolina

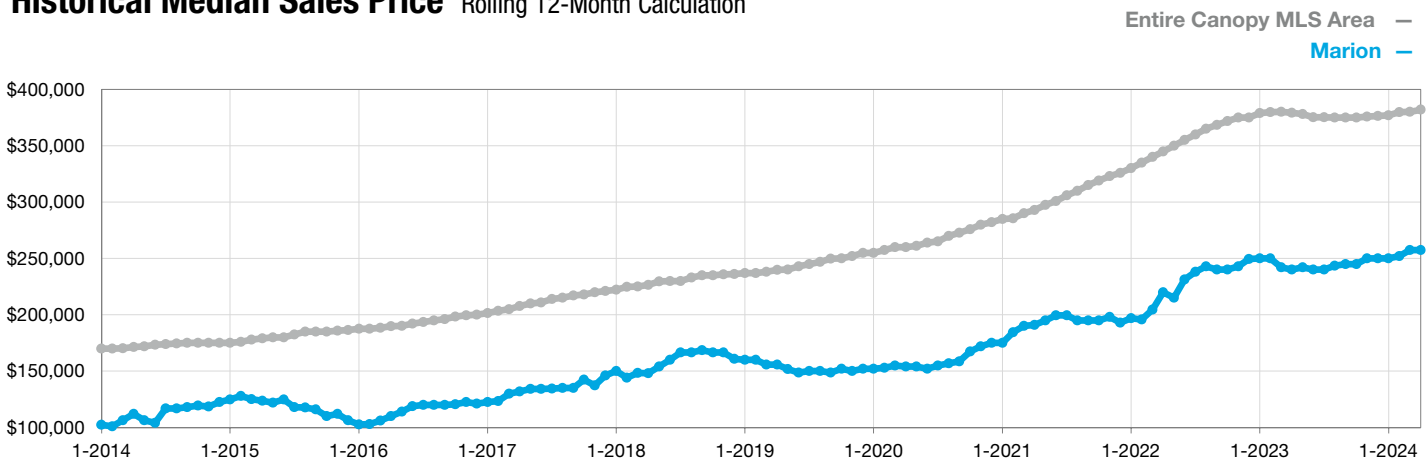
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	17	26	+ 52.9%	78	96	+ 23.1%
Pending Sales	17	18	+ 5.9%	119	80	- 32.8%
Closed Sales	17	25	+ 47.1%	112	84	- 25.0%
Median Sales Price*	\$235,000	\$252,000	+ 7.2%	\$231,500	\$257,500	+ 11.2%
Average Sales Price*	\$285,294	\$259,869	- 8.9%	\$268,395	\$309,227	+ 15.2%
Percent of Original List Price Received*	98.5%	89.9%	- 8.7%	95.2%	90.6%	- 4.8%
List to Close	109	137	+ 25.7%	90	134	+ 48.9%
Days on Market Until Sale	31	88	+ 183.9%	37	73	+ 97.3%
Cumulative Days on Market Until Sale	41	88	+ 114.6%	42	74	+ 76.2%
Average List Price	\$350,644	\$324,612	- 7.4%	\$282,071	\$313,364	+ 11.1%
Inventory of Homes for Sale	35	62	+ 77.1%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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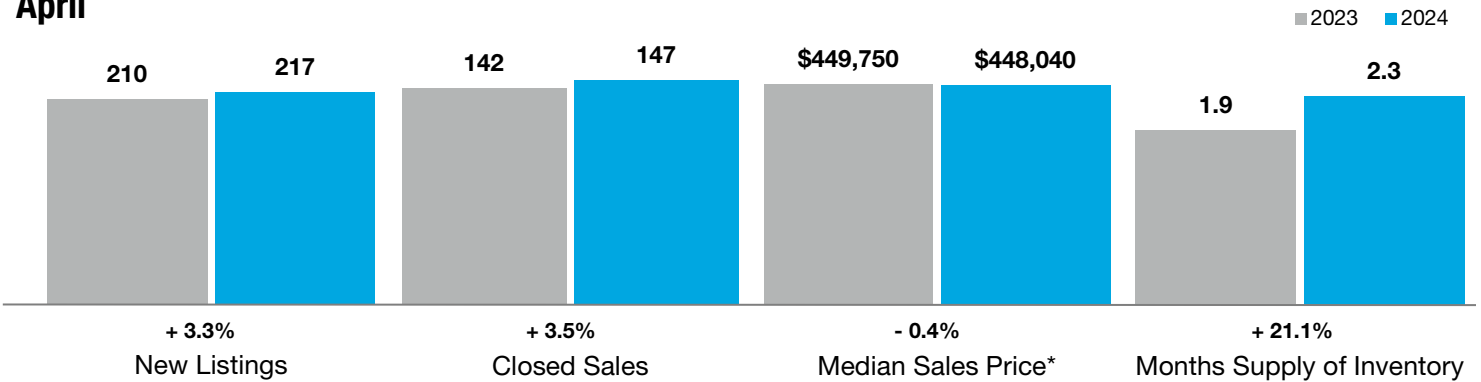
City of Asheville

North Carolina

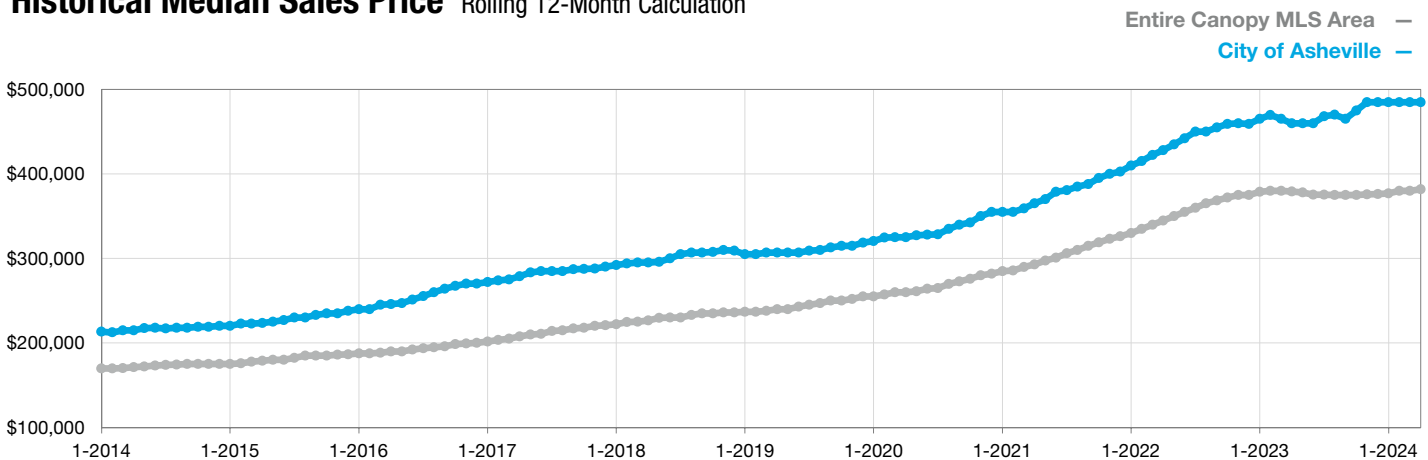
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	210	217	+ 3.3%	664	699	+ 5.3%
Pending Sales	160	175	+ 9.4%	561	594	+ 5.9%
Closed Sales	142	147	+ 3.5%	482	538	+ 11.6%
Median Sales Price*	\$449,750	\$448,040	- 0.4%	\$450,000	\$459,445	+ 2.1%
Average Sales Price*	\$538,603	\$587,243	+ 9.0%	\$567,252	\$608,208	+ 7.2%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	96.3%	95.2%	- 1.1%
List to Close	92	89	- 3.3%	98	104	+ 6.1%
Days on Market Until Sale	45	41	- 8.9%	53	48	- 9.4%
Cumulative Days on Market Until Sale	35	52	+ 48.6%	43	54	+ 25.6%
Average List Price	\$723,937	\$773,661	+ 6.9%	\$701,475	\$746,760	+ 6.5%
Inventory of Homes for Sale	300	347	+ 15.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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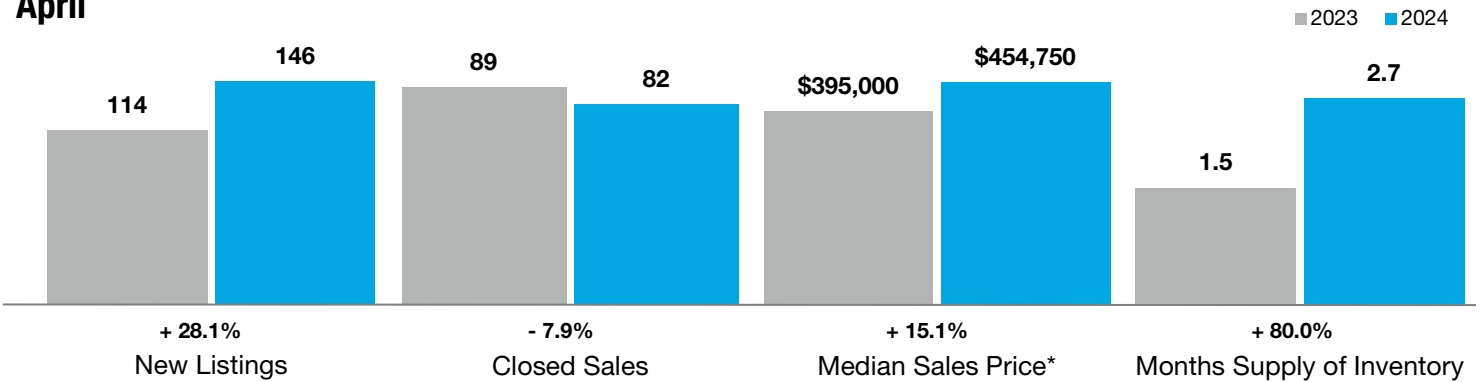
City of Hendersonville

North Carolina

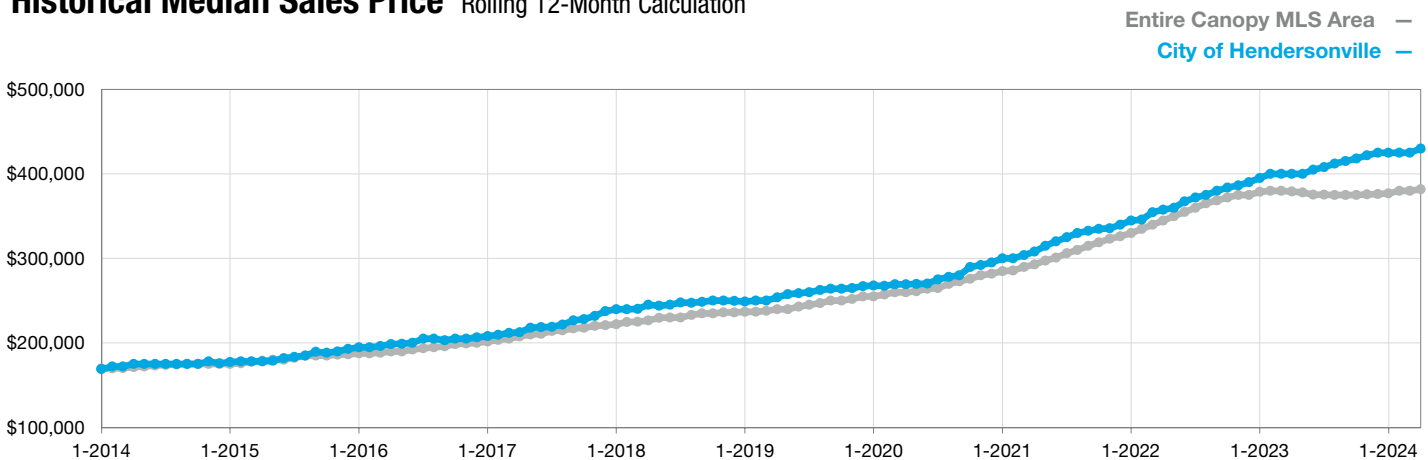
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	114	146	+ 28.1%	381	436	+ 14.4%
Pending Sales	101	90	- 10.9%	362	343	- 5.2%
Closed Sales	89	82	- 7.9%	306	304	- 0.7%
Median Sales Price*	\$395,000	\$454,750	+ 15.1%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$445,777	\$582,268	+ 30.6%	\$445,992	\$496,104	+ 11.2%
Percent of Original List Price Received*	98.7%	96.0%	- 2.7%	96.9%	96.6%	- 0.3%
List to Close	83	93	+ 12.0%	96	106	+ 10.4%
Days on Market Until Sale	33	44	+ 33.3%	39	50	+ 28.2%
Cumulative Days on Market Until Sale	39	45	+ 15.4%	44	58	+ 31.8%
Average List Price	\$505,892	\$593,146	+ 17.2%	\$499,981	\$561,992	+ 12.4%
Inventory of Homes for Sale	143	235	+ 64.3%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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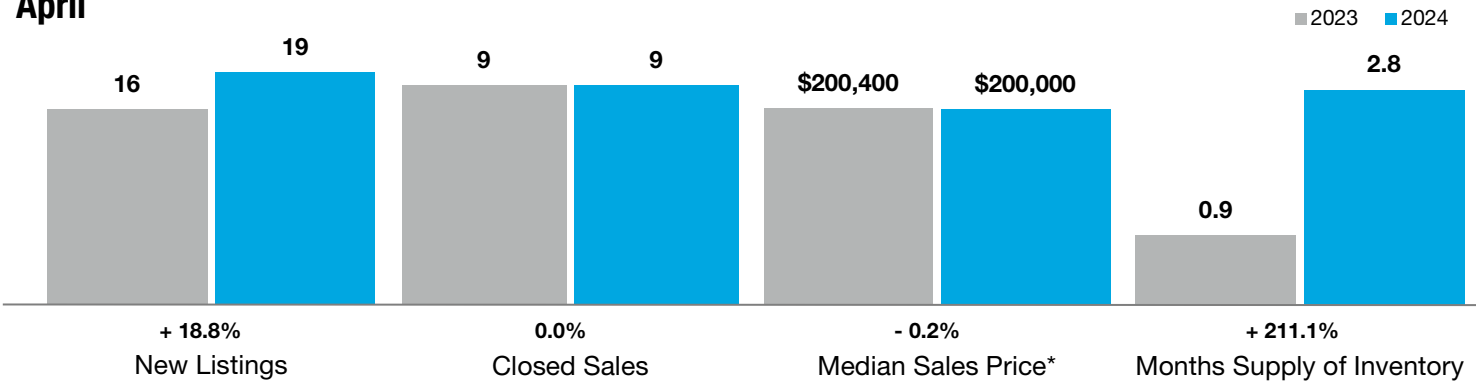
Forest City

North Carolina

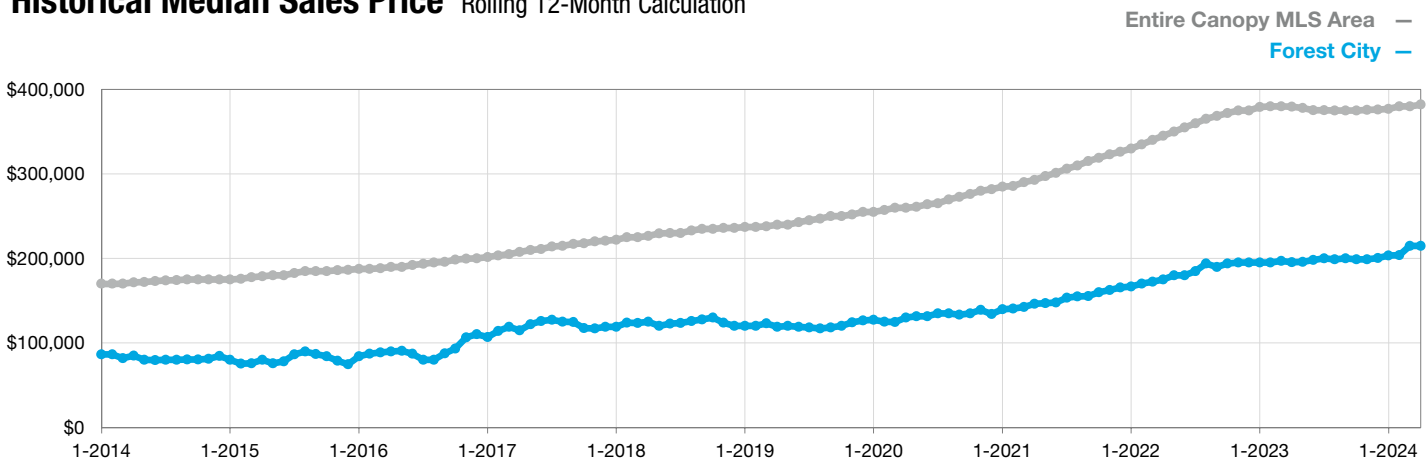
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	16	19	+ 18.8%	58	75	+ 29.3%
Pending Sales	17	18	+ 5.9%	55	50	- 9.1%
Closed Sales	9	9	0.0%	43	45	+ 4.7%
Median Sales Price*	\$200,400	\$200,000	- 0.2%	\$181,000	\$217,000	+ 19.9%
Average Sales Price*	\$201,989	\$206,111	+ 2.0%	\$210,410	\$230,667	+ 9.6%
Percent of Original List Price Received*	94.4%	89.6%	- 5.1%	94.3%	91.8%	- 2.7%
List to Close	80	140	+ 75.0%	94	108	+ 14.9%
Days on Market Until Sale	15	100	+ 566.7%	46	60	+ 30.4%
Cumulative Days on Market Until Sale	46	100	+ 117.4%	53	62	+ 17.0%
Average List Price	\$306,737	\$291,416	- 5.0%	\$265,562	\$240,975	- 9.3%
Inventory of Homes for Sale	15	39	+ 160.0%	--	--	--
Months Supply of Inventory	0.9	2.8	+ 211.1%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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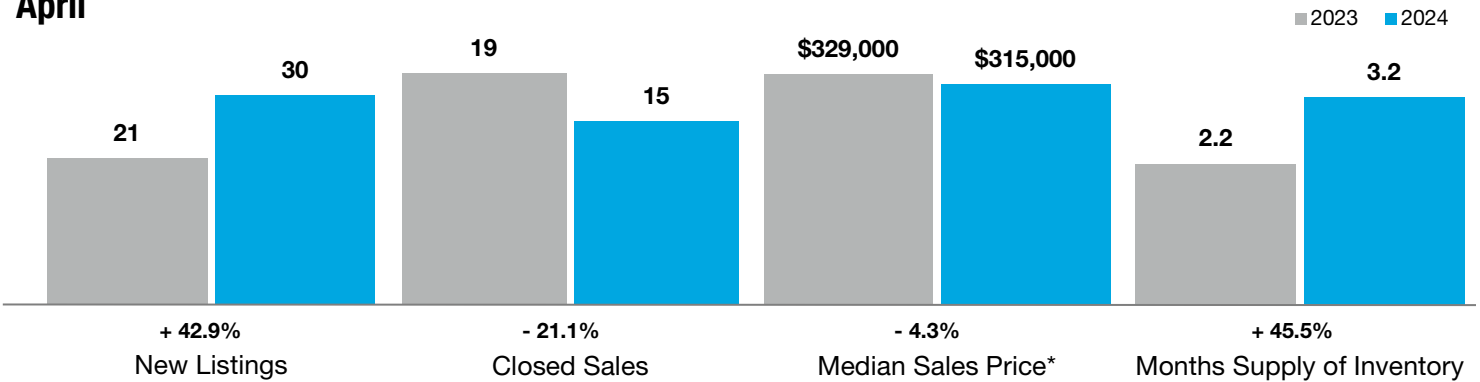
Rutherfordton

North Carolina

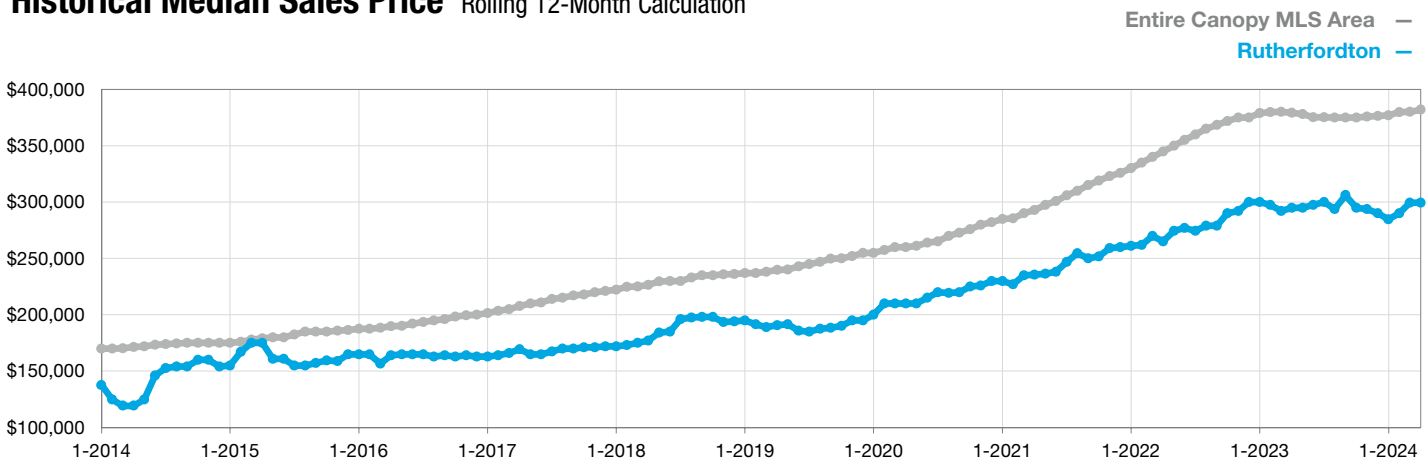
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	21	30	+ 42.9%	76	102	+ 34.2%
Pending Sales	13	24	+ 84.6%	64	68	+ 6.3%
Closed Sales	19	15	- 21.1%	58	50	- 13.8%
Median Sales Price*	\$329,000	\$315,000	- 4.3%	\$274,750	\$294,750	+ 7.3%
Average Sales Price*	\$377,485	\$309,327	- 18.1%	\$328,262	\$326,529	- 0.5%
Percent of Original List Price Received*	98.0%	96.4%	- 1.6%	93.8%	95.4%	+ 1.7%
List to Close	91	77	- 15.4%	107	96	- 10.3%
Days on Market Until Sale	42	35	- 16.7%	57	52	- 8.8%
Cumulative Days on Market Until Sale	49	77	+ 57.1%	64	65	+ 1.6%
Average List Price	\$299,480	\$362,530	+ 21.1%	\$346,817	\$409,301	+ 18.0%
Inventory of Homes for Sale	34	49	+ 44.1%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

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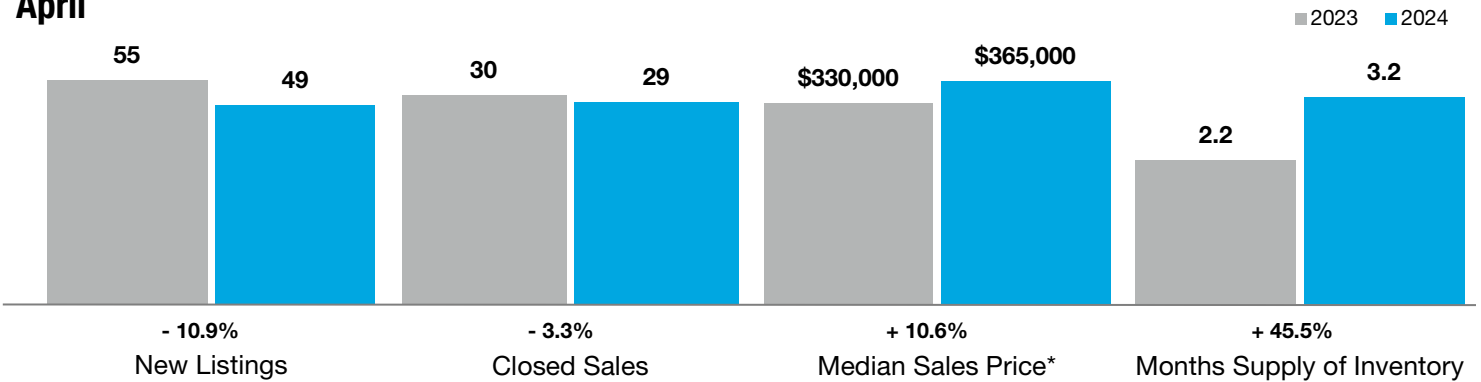
Waynesville

North Carolina

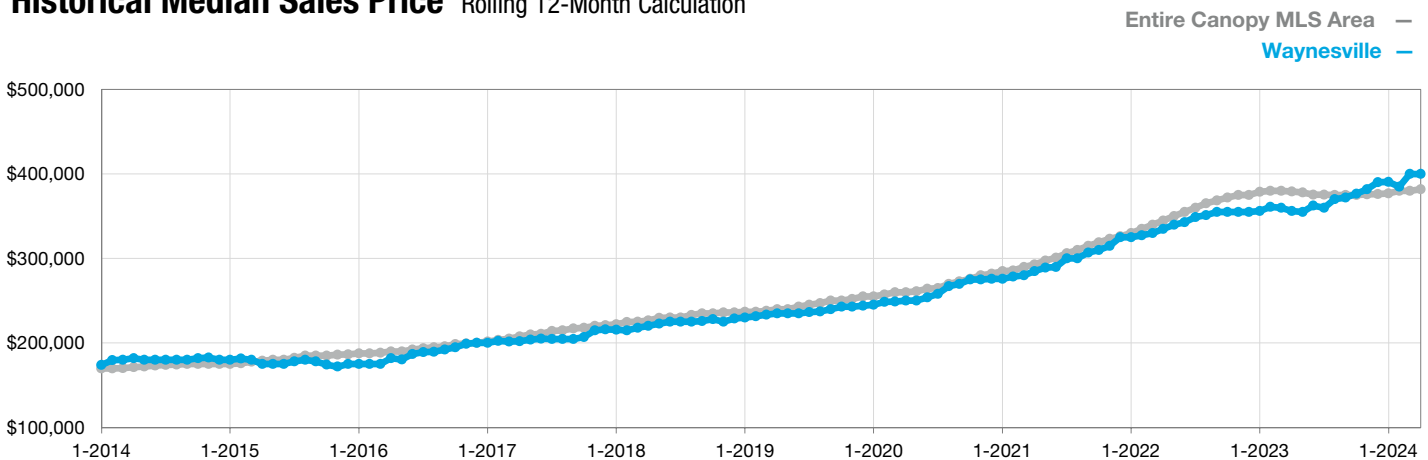
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	55	49	- 10.9%	183	189	+ 3.3%
Pending Sales	54	44	- 18.5%	159	134	- 15.7%
Closed Sales	30	29	- 3.3%	126	103	- 18.3%
Median Sales Price*	\$330,000	\$365,000	+ 10.6%	\$346,285	\$405,000	+ 17.0%
Average Sales Price*	\$363,405	\$452,800	+ 24.6%	\$395,677	\$450,815	+ 13.9%
Percent of Original List Price Received*	95.0%	93.8%	- 1.3%	93.0%	94.0%	+ 1.1%
List to Close	95	83	- 12.6%	103	90	- 12.6%
Days on Market Until Sale	47	46	- 2.1%	57	50	- 12.3%
Cumulative Days on Market Until Sale	50	50	0.0%	61	58	- 4.9%
Average List Price	\$457,217	\$578,081	+ 26.4%	\$436,198	\$535,650	+ 22.8%
Inventory of Homes for Sale	92	120	+ 30.4%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

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April



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Local Market Update for April 2024

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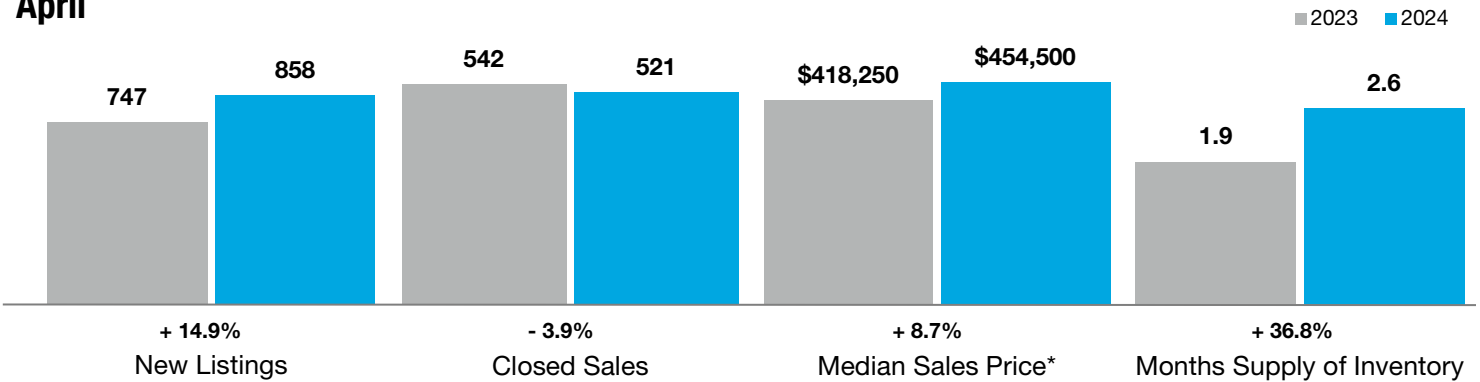
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	747	858	+ 14.9%	2,470	2,685	+ 8.7%
Pending Sales	636	653	+ 2.7%	2,203	2,184	- 0.9%
Closed Sales	542	521	- 3.9%	1,902	1,869	- 1.7%
Median Sales Price*	\$418,250	\$454,500	+ 8.7%	\$415,000	\$434,385	+ 4.7%
Average Sales Price*	\$508,731	\$575,460	+ 13.1%	\$499,853	\$536,393	+ 7.3%
Percent of Original List Price Received*	97.7%	96.3%	- 1.4%	95.8%	95.1%	- 0.7%
List to Close	93	91	- 2.2%	105	103	- 1.9%
Days on Market Until Sale	44	44	0.0%	47	51	+ 8.5%
Cumulative Days on Market Until Sale	45	50	+ 11.1%	49	58	+ 18.4%
Average List Price	\$598,401	\$670,755	+ 12.1%	\$578,850	\$633,439	+ 9.4%
Inventory of Homes for Sale	1,103	1,434	+ 30.0%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation

