

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
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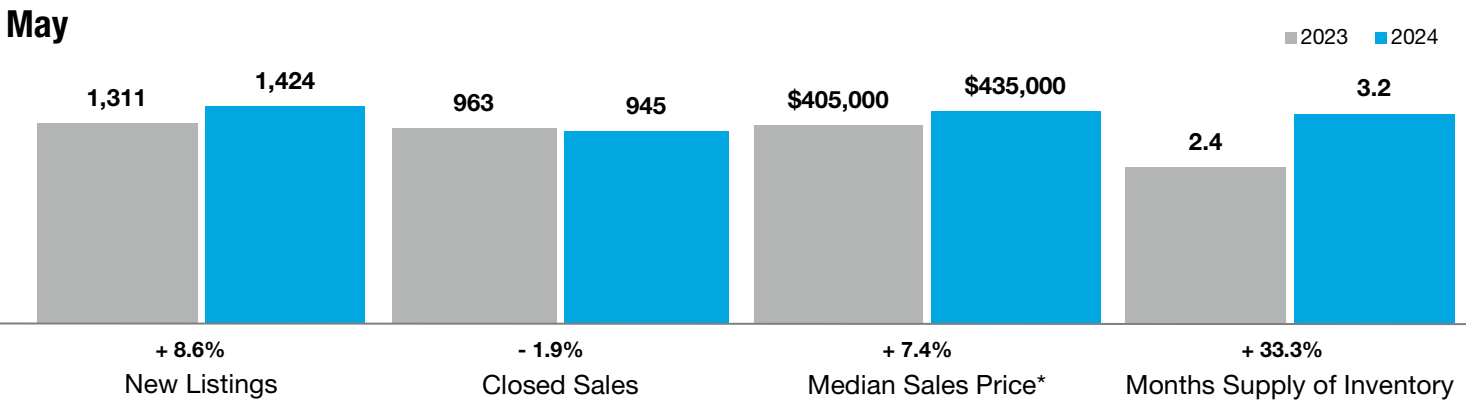


Asheville Region

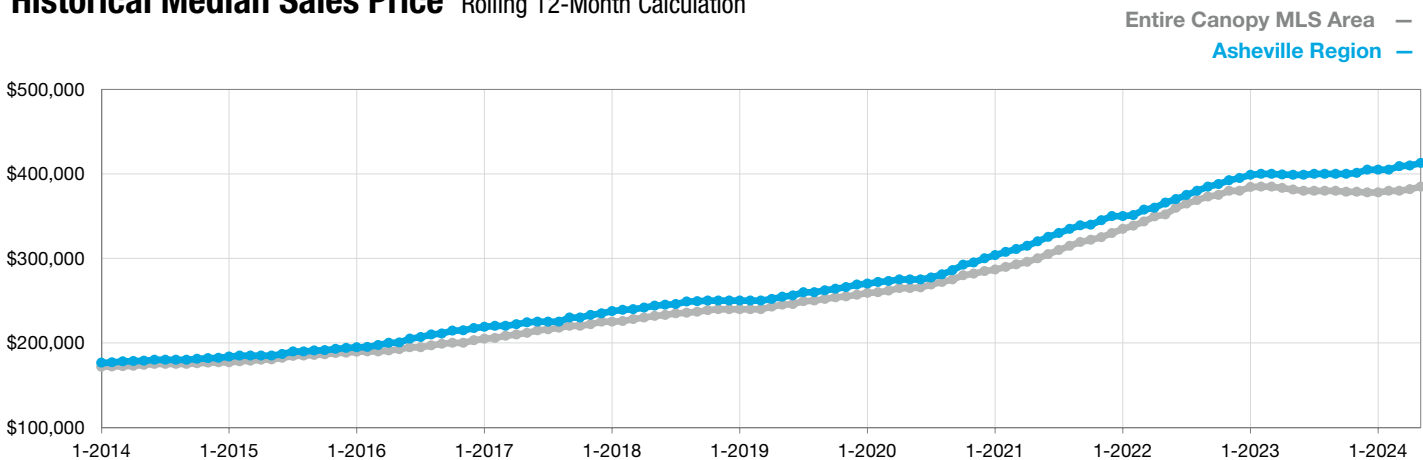
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1,311	1,424	+ 8.6%	5,056	5,723	+ 13.2%
Pending Sales	964	1,016	+ 5.4%	4,268	4,313	+ 1.1%
Closed Sales	963	945	- 1.9%	3,793	3,853	+ 1.6%
Median Sales Price*	\$405,000	\$435,000	+ 7.4%	\$390,000	\$410,000	+ 5.1%
Average Sales Price*	\$493,271	\$549,880	+ 11.5%	\$469,496	\$513,386	+ 9.3%
Percent of Original List Price Received*	97.3%	96.2%	- 1.1%	95.7%	94.7%	- 1.0%
List to Close	84	87	+ 3.6%	98	99	+ 1.0%
Days on Market Until Sale	38	44	+ 15.8%	46	51	+ 10.9%
Cumulative Days on Market Until Sale	43	49	+ 14.0%	49	57	+ 16.3%
Average List Price	\$582,404	\$694,679	+ 19.3%	\$553,272	\$614,597	+ 11.1%
Inventory of Homes for Sale	2,042	2,712	+ 32.8%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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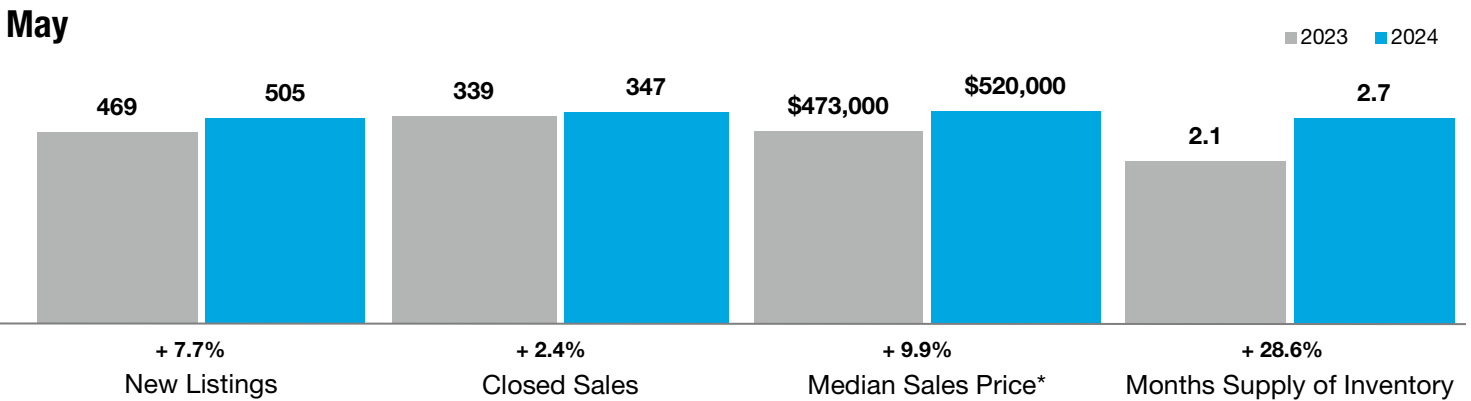


Buncombe County

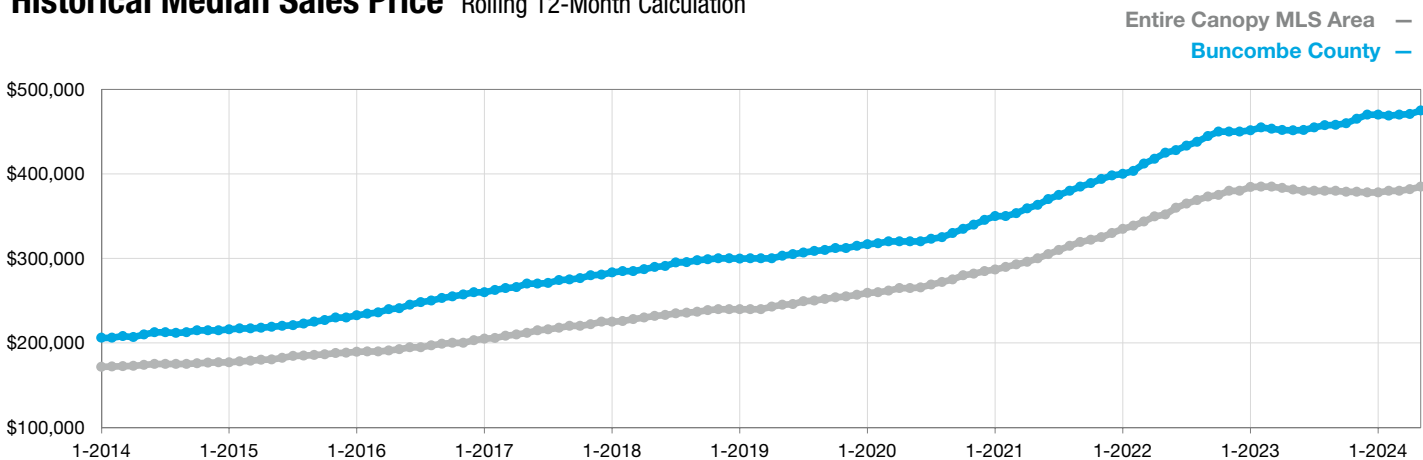
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	469	505	+ 7.7%	1,777	1,930	+ 8.6%
Pending Sales	361	349	- 3.3%	1,517	1,532	+ 1.0%
Closed Sales	339	347	+ 2.4%	1,349	1,381	+ 2.4%
Median Sales Price*	\$473,000	\$520,000	+ 9.9%	\$450,000	\$470,000	+ 4.4%
Average Sales Price*	\$593,846	\$694,958	+ 17.0%	\$568,238	\$610,100	+ 7.4%
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	97.0%	95.9%	- 1.1%
List to Close	78	78	0.0%	102	96	- 5.9%
Days on Market Until Sale	31	37	+ 19.4%	44	46	+ 4.5%
Cumulative Days on Market Until Sale	32	38	+ 18.8%	43	50	+ 16.3%
Average List Price	\$653,539	\$782,510	+ 19.7%	\$646,865	\$729,001	+ 12.7%
Inventory of Homes for Sale	656	798	+ 21.6%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

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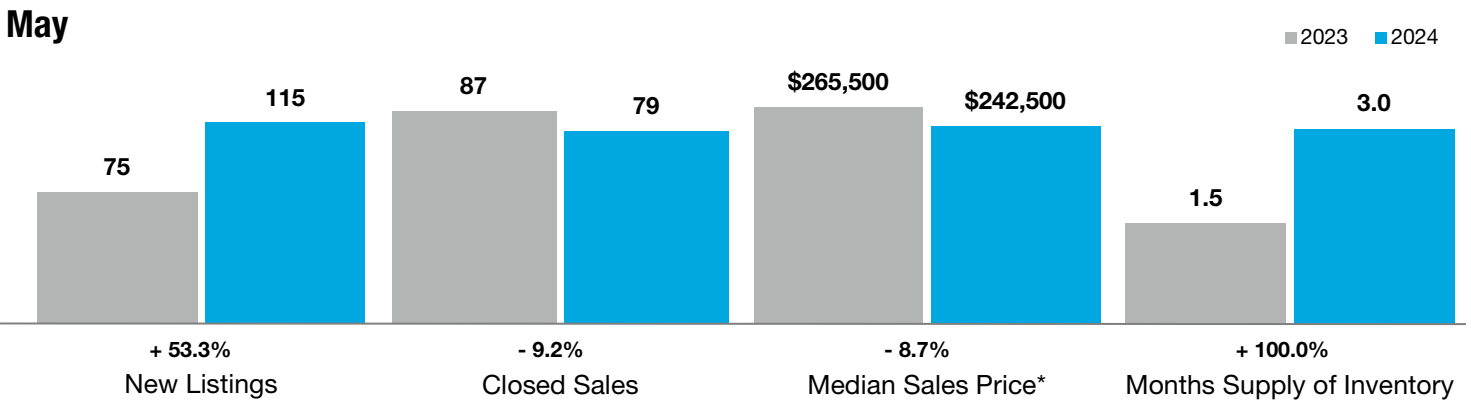


Burke County

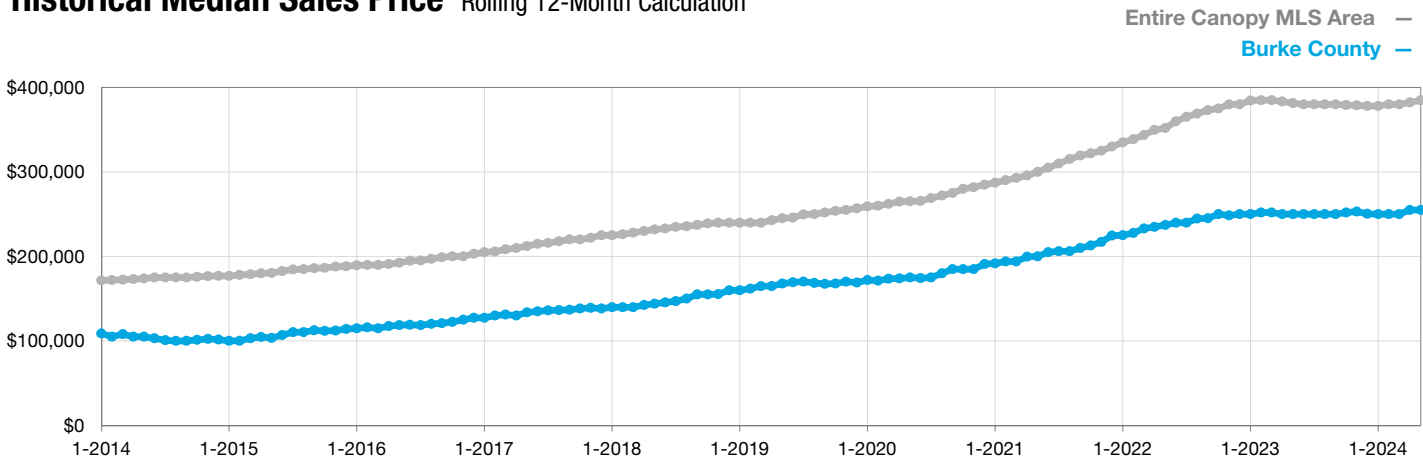
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	75	115	+ 53.3%	371	489	+ 31.8%
Pending Sales	60	77	+ 28.3%	349	364	+ 4.3%
Closed Sales	87	79	- 9.2%	318	315	- 0.9%
Median Sales Price*	\$265,500	\$242,500	- 8.7%	\$246,100	\$249,950	+ 1.6%
Average Sales Price*	\$331,747	\$291,435	- 12.2%	\$301,512	\$300,240	- 0.4%
Percent of Original List Price Received*	96.8%	97.3%	+ 0.5%	96.0%	95.0%	- 1.0%
List to Close	77	69	- 10.4%	80	75	- 6.3%
Days on Market Until Sale	36	29	- 19.4%	36	36	0.0%
Cumulative Days on Market Until Sale	45	30	- 33.3%	42	39	- 7.1%
Average List Price	\$337,070	\$455,337	+ 35.1%	\$330,149	\$376,504	+ 14.0%
Inventory of Homes for Sale	97	197	+ 103.1%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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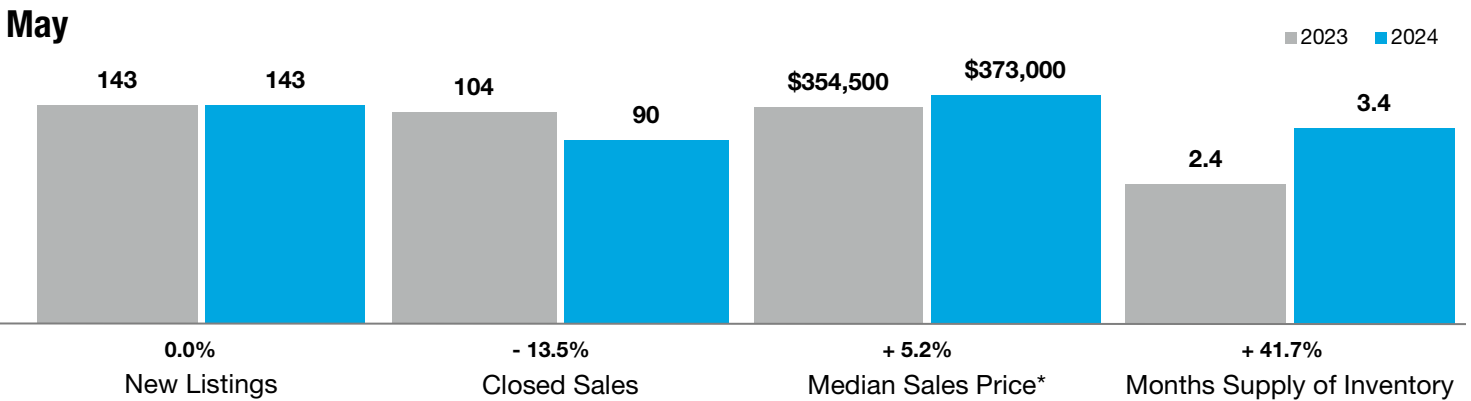


Haywood County

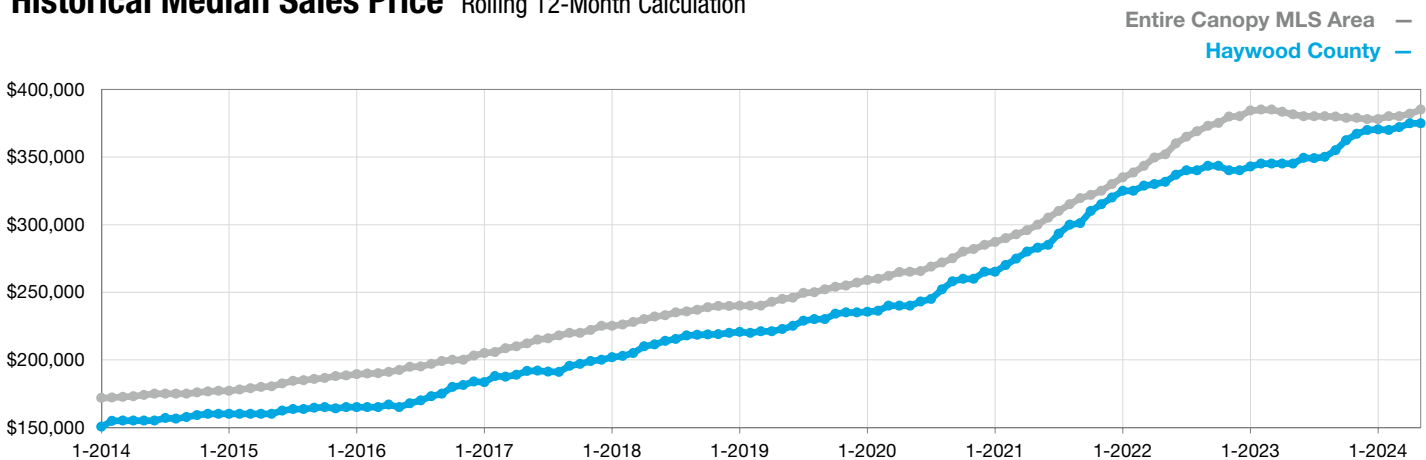
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	143	143	0.0%	536	526	- 1.9%
Pending Sales	114	91	- 20.2%	454	385	- 15.2%
Closed Sales	104	90	- 13.5%	391	356	- 9.0%
Median Sales Price*	\$354,500	\$373,000	+ 5.2%	\$342,000	\$367,000	+ 7.3%
Average Sales Price*	\$421,542	\$420,572	- 0.2%	\$393,139	\$414,287	+ 5.4%
Percent of Original List Price Received*	95.8%	96.0%	+ 0.2%	94.1%	93.5%	- 0.6%
List to Close	79	85	+ 7.6%	94	98	+ 4.3%
Days on Market Until Sale	39	38	- 2.6%	49	52	+ 6.1%
Cumulative Days on Market Until Sale	42	44	+ 4.8%	54	60	+ 11.1%
Average List Price	\$538,601	\$597,537	+ 10.9%	\$471,409	\$509,748	+ 8.1%
Inventory of Homes for Sale	221	280	+ 26.7%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--

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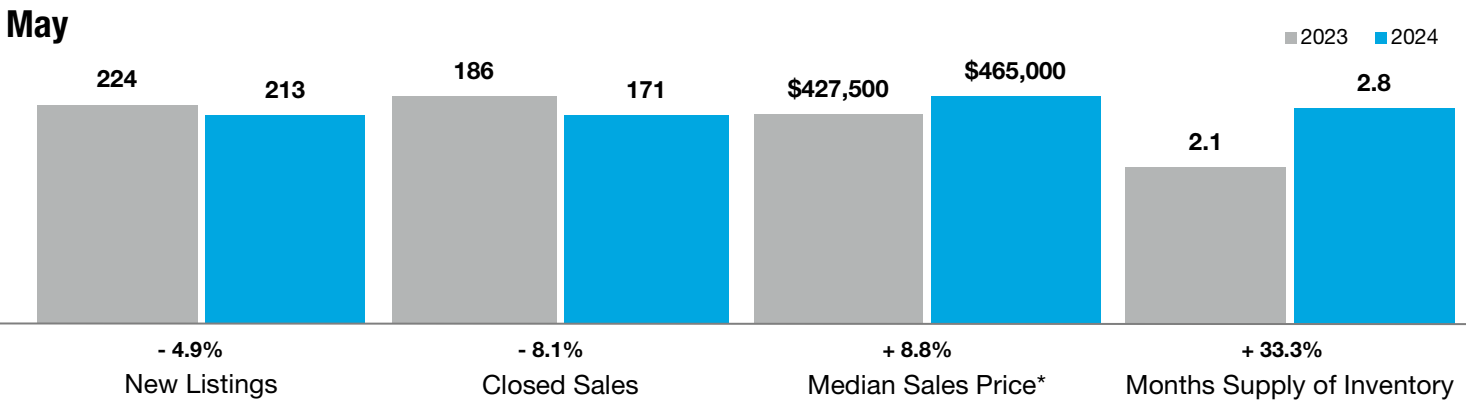


Henderson County

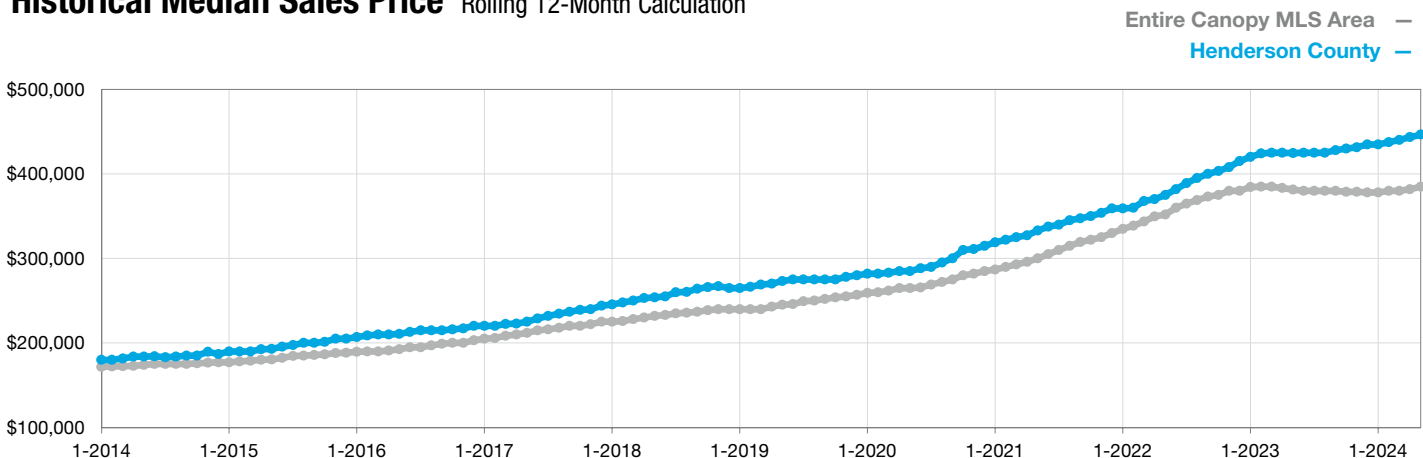
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	224	213	- 4.9%	875	1,005	+ 14.9%
Pending Sales	170	192	+ 12.9%	762	790	+ 3.7%
Closed Sales	186	171	- 8.1%	672	661	- 1.6%
Median Sales Price*	\$427,500	\$465,000	+ 8.8%	\$415,000	\$440,000	+ 6.0%
Average Sales Price*	\$492,999	\$524,859	+ 6.5%	\$479,447	\$517,182	+ 7.9%
Percent of Original List Price Received*	99.1%	96.6%	- 2.5%	97.4%	96.4%	- 1.0%
List to Close	99	90	- 9.1%	93	98	+ 5.4%
Days on Market Until Sale	48	42	- 12.5%	42	47	+ 11.9%
Cumulative Days on Market Until Sale	52	42	- 19.2%	45	52	+ 15.6%
Average List Price	\$583,324	\$698,095	+ 19.7%	\$549,929	\$592,774	+ 7.8%
Inventory of Homes for Sale	302	431	+ 42.7%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

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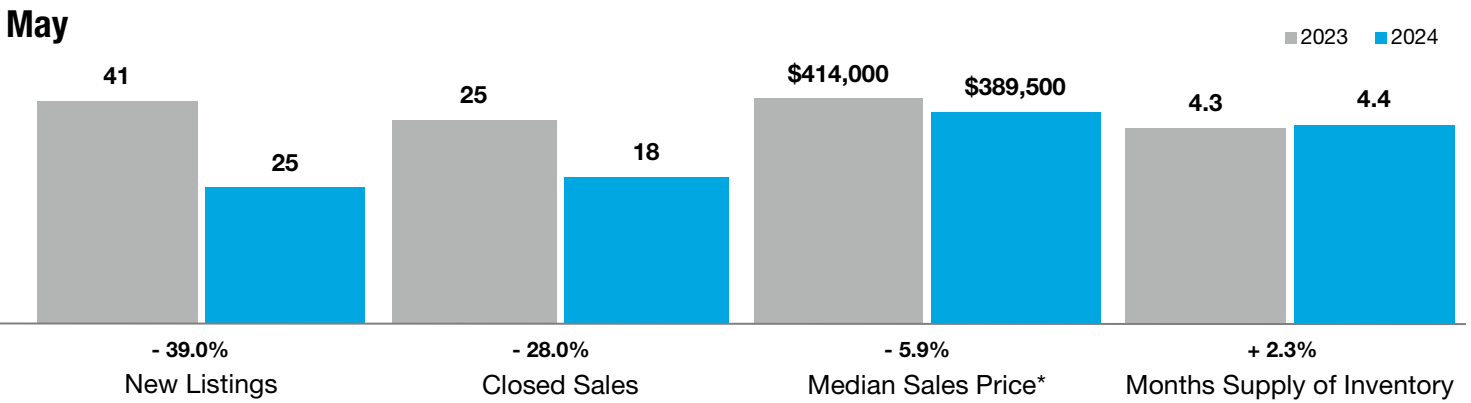


Jackson County

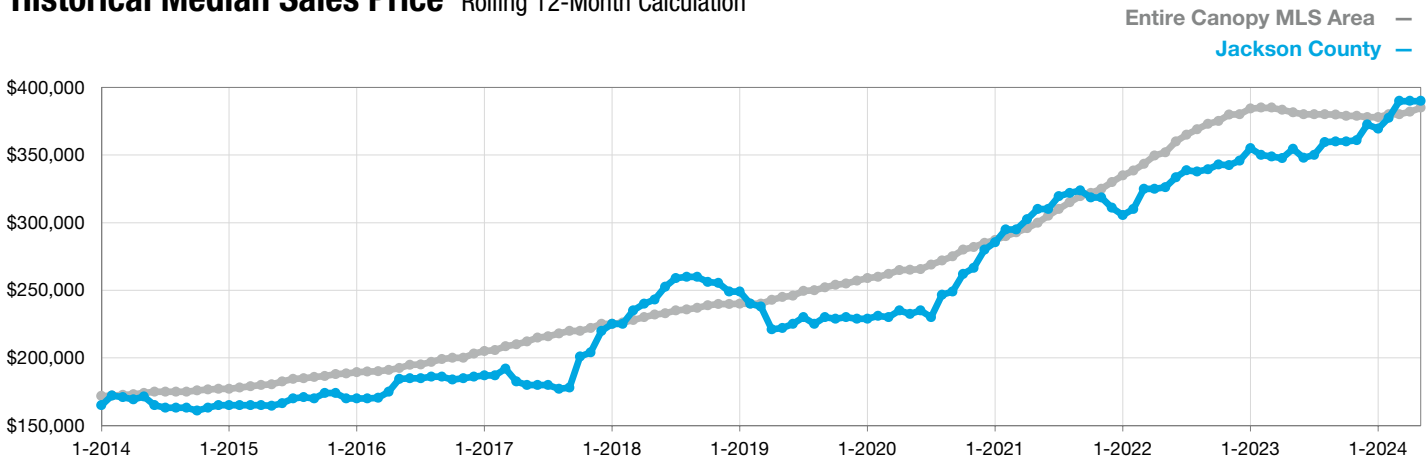
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	41	25	- 39.0%	137	146	+ 6.6%
Pending Sales	23	24	+ 4.3%	96	102	+ 6.3%
Closed Sales	25	18	- 28.0%	87	86	- 1.1%
Median Sales Price*	\$414,000	\$389,500	- 5.9%	\$351,145	\$392,500	+ 11.8%
Average Sales Price*	\$577,766	\$632,764	+ 9.5%	\$512,934	\$511,213	- 0.3%
Percent of Original List Price Received*	93.3%	93.8%	+ 0.5%	95.3%	93.2%	- 2.2%
List to Close	95	95	0.0%	113	115	+ 1.8%
Days on Market Until Sale	49	52	+ 6.1%	60	66	+ 10.0%
Cumulative Days on Market Until Sale	70	53	- 24.3%	72	71	- 1.4%
Average List Price	\$550,067	\$1,033,504	+ 87.9%	\$659,969	\$824,878	+ 25.0%
Inventory of Homes for Sale	83	86	+ 3.6%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--

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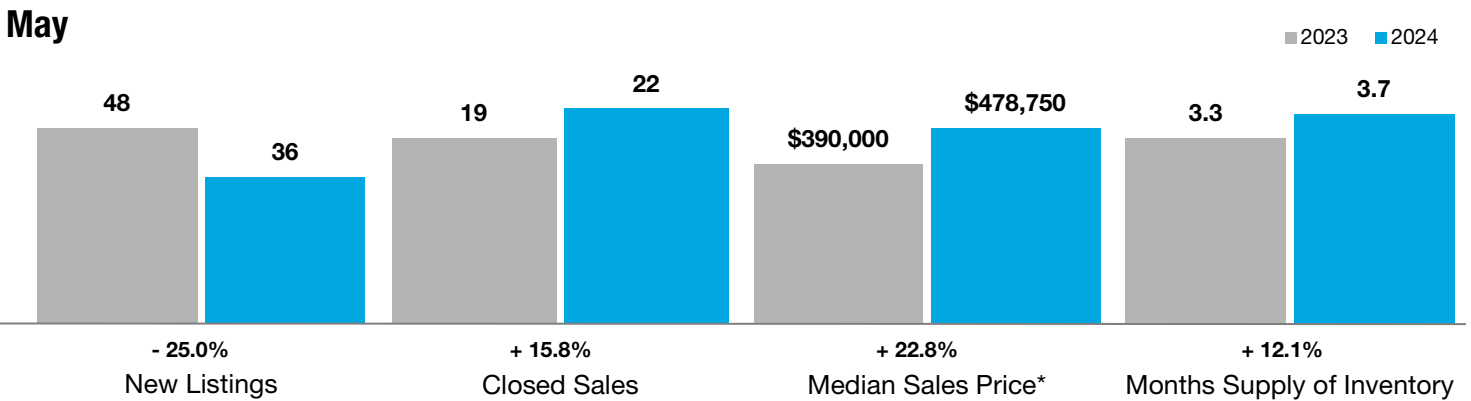


Madison County

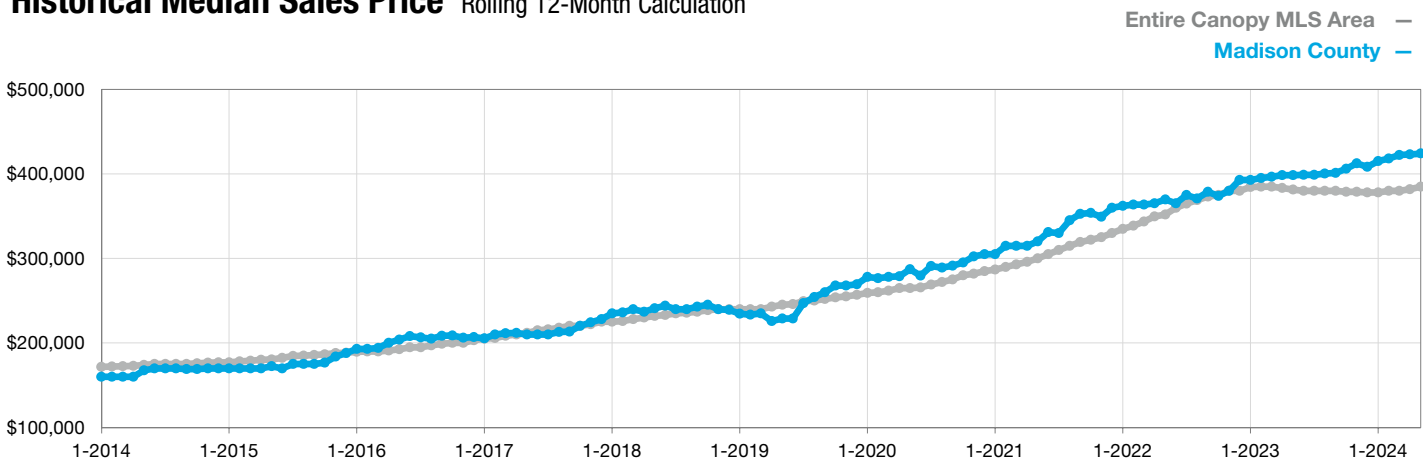
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	48	36	- 25.0%	157	133	- 15.3%
Pending Sales	34	23	- 32.4%	136	108	- 20.6%
Closed Sales	19	22	+ 15.8%	106	109	+ 2.8%
Median Sales Price*	\$390,000	\$478,750	+ 22.8%	\$362,000	\$427,665	+ 18.1%
Average Sales Price*	\$454,345	\$577,775	+ 27.2%	\$454,430	\$504,869	+ 11.1%
Percent of Original List Price Received*	93.8%	94.8%	+ 1.1%	92.2%	94.3%	+ 2.3%
List to Close	116	117	+ 0.9%	130	133	+ 2.3%
Days on Market Until Sale	69	70	+ 1.4%	70	75	+ 7.1%
Cumulative Days on Market Until Sale	100	75	- 25.0%	82	89	+ 8.5%
Average List Price	\$596,115	\$592,989	- 0.5%	\$545,834	\$549,138	+ 0.6%
Inventory of Homes for Sale	76	84	+ 10.5%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

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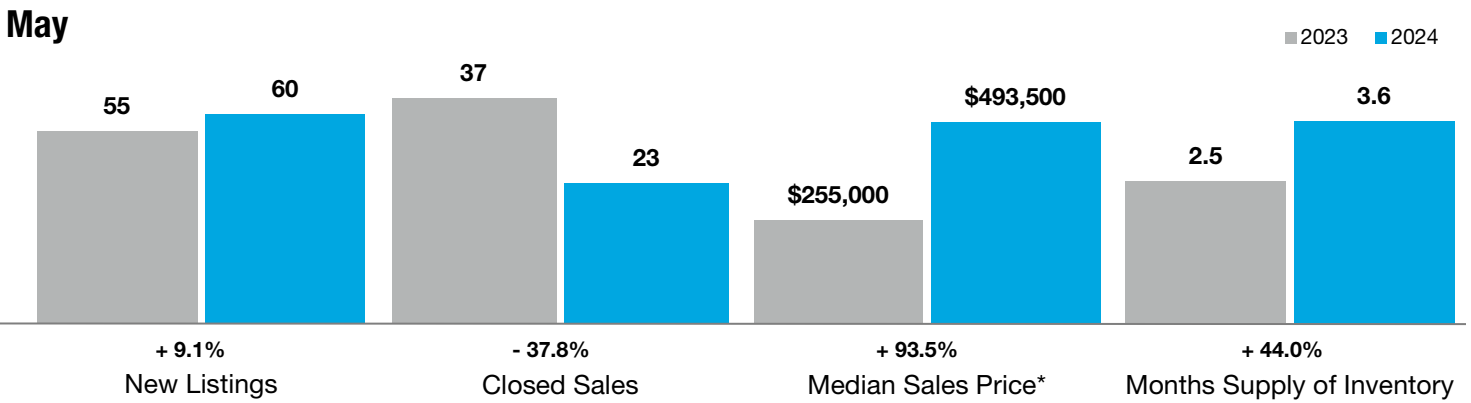


McDowell County

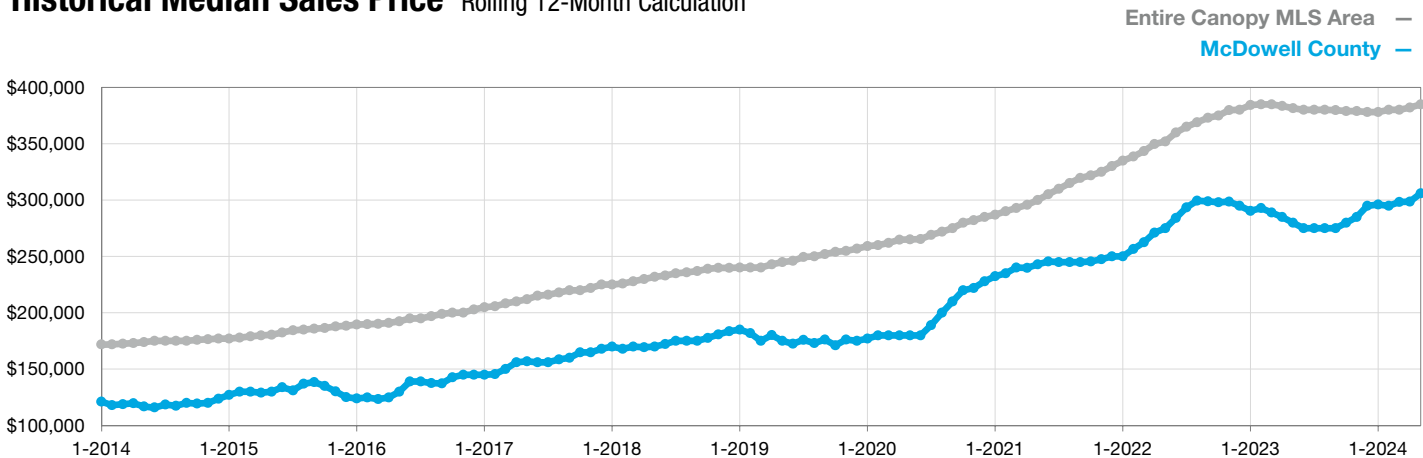
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	55	60	+ 9.1%	194	234	+ 20.6%
Pending Sales	39	41	+ 5.1%	163	173	+ 6.1%
Closed Sales	37	23	- 37.8%	148	165	+ 11.5%
Median Sales Price*	\$255,000	\$493,500	+ 93.5%	\$275,000	\$310,000	+ 12.7%
Average Sales Price*	\$307,659	\$548,813	+ 78.4%	\$325,031	\$439,901	+ 35.3%
Percent of Original List Price Received*	96.2%	91.9%	- 4.5%	94.2%	91.7%	- 2.7%
List to Close	66	134	+ 103.0%	88	121	+ 37.5%
Days on Market Until Sale	24	104	+ 333.3%	40	67	+ 67.5%
Cumulative Days on Market Until Sale	35	120	+ 242.9%	45	73	+ 62.2%
Average List Price	\$550,983	\$531,692	- 3.5%	\$444,498	\$453,171	+ 2.0%
Inventory of Homes for Sale	80	121	+ 51.3%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

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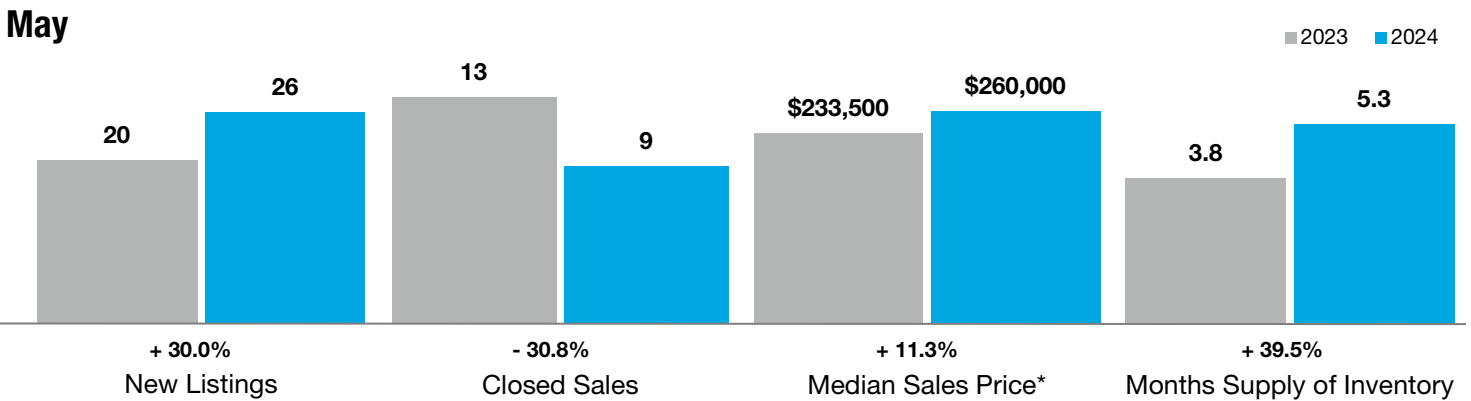


Mitchell County

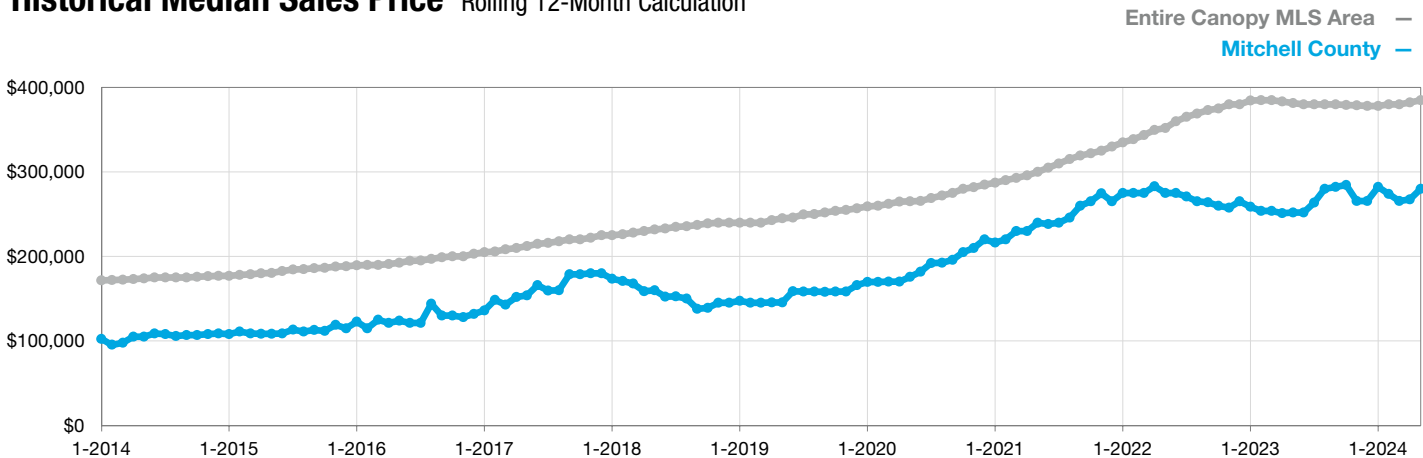
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	20	26	+ 30.0%	92	86	- 6.5%
Pending Sales	14	20	+ 42.9%	73	56	- 23.3%
Closed Sales	13	9	- 30.8%	59	38	- 35.6%
Median Sales Price*	\$233,500	\$260,000	+ 11.3%	\$250,000	\$235,000	- 6.0%
Average Sales Price*	\$268,167	\$307,667	+ 14.7%	\$289,934	\$340,182	+ 17.3%
Percent of Original List Price Received*	92.6%	90.1%	- 2.7%	89.5%	88.0%	- 1.7%
List to Close	111	109	- 1.8%	113	124	+ 9.7%
Days on Market Until Sale	61	69	+ 13.1%	68	80	+ 17.6%
Cumulative Days on Market Until Sale	61	70	+ 14.8%	81	102	+ 25.9%
Average List Price	\$409,560	\$575,849	+ 40.6%	\$435,505	\$461,991	+ 6.1%
Inventory of Homes for Sale	55	58	+ 5.5%	--	--	--
Months Supply of Inventory	3.8	5.3	+ 39.5%	--	--	--

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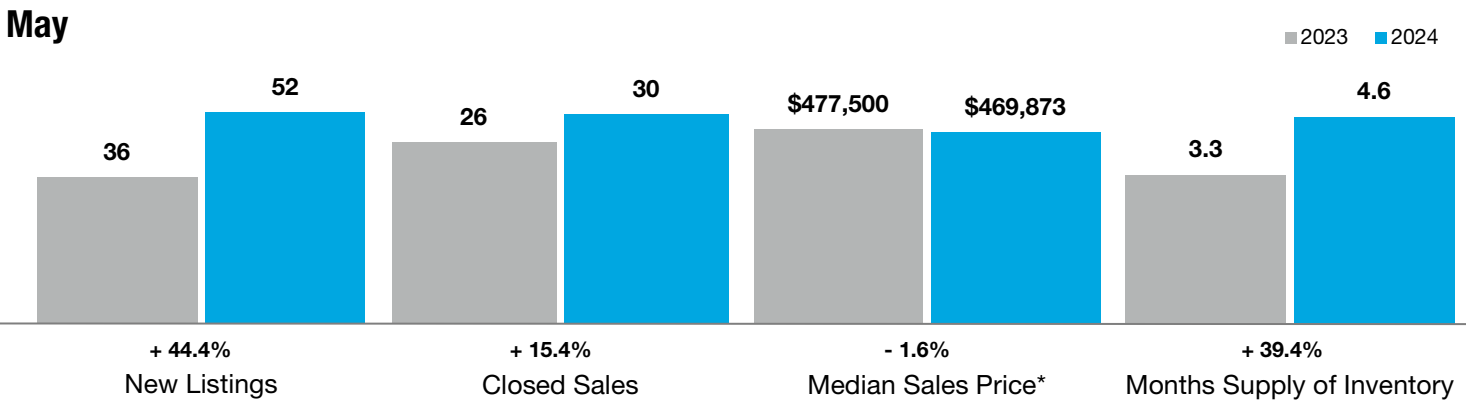


Polk County

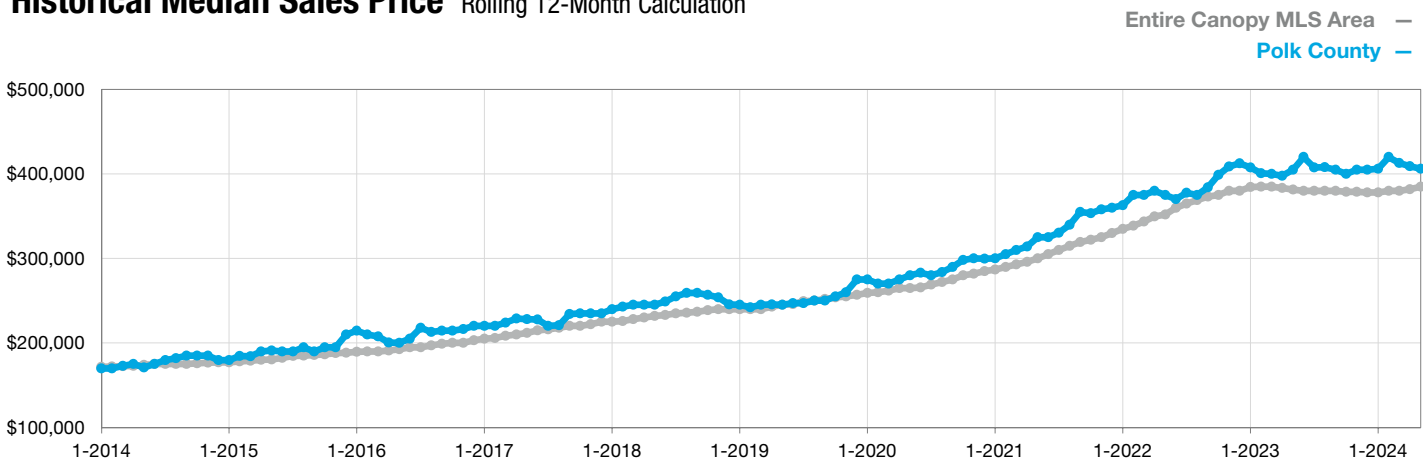
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	36	52	+ 44.4%	158	163	+ 3.2%
Pending Sales	22	29	+ 31.8%	123	117	- 4.9%
Closed Sales	26	30	+ 15.4%	116	114	- 1.7%
Median Sales Price*	\$477,500	\$469,873	- 1.6%	\$398,925	\$409,000	+ 2.5%
Average Sales Price*	\$567,519	\$589,205	+ 3.8%	\$483,000	\$498,042	+ 3.1%
Percent of Original List Price Received*	95.1%	91.2%	- 4.1%	94.1%	92.4%	- 1.8%
List to Close	68	113	+ 66.2%	93	107	+ 15.1%
Days on Market Until Sale	27	99	+ 266.7%	46	71	+ 54.3%
Cumulative Days on Market Until Sale	39	132	+ 238.5%	61	91	+ 49.2%
Average List Price	\$663,929	\$740,726	+ 11.6%	\$600,456	\$743,565	+ 23.8%
Inventory of Homes for Sale	80	110	+ 37.5%	--	--	--
Months Supply of Inventory	3.3	4.6	+ 39.4%	--	--	--

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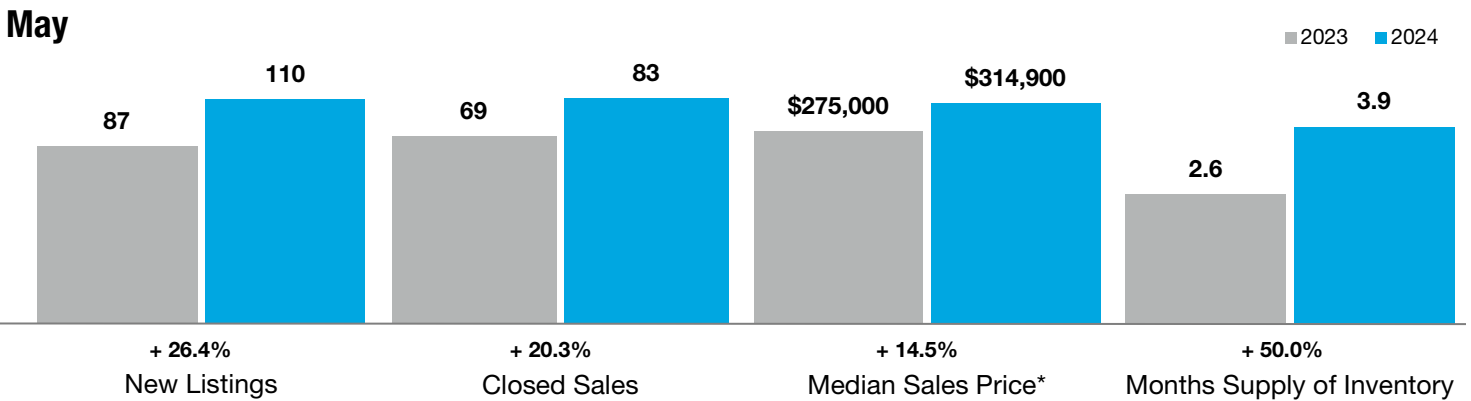


Rutherford County

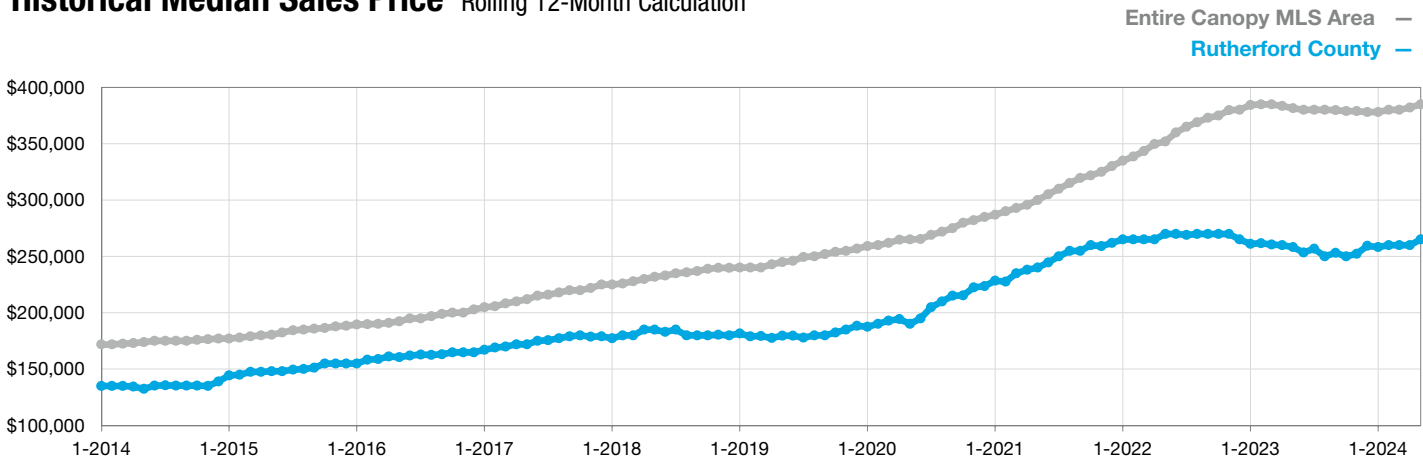
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	87	110	+ 26.4%	379	491	+ 29.6%
Pending Sales	65	82	+ 26.2%	312	329	+ 5.4%
Closed Sales	69	83	+ 20.3%	281	302	+ 7.5%
Median Sales Price*	\$275,000	\$314,900	+ 14.5%	\$251,875	\$272,500	+ 8.2%
Average Sales Price*	\$322,497	\$398,319	+ 23.5%	\$308,690	\$381,298	+ 23.5%
Percent of Original List Price Received*	95.4%	93.5%	- 2.0%	93.8%	92.7%	- 1.2%
List to Close	78	99	+ 26.9%	94	103	+ 9.6%
Days on Market Until Sale	41	55	+ 34.1%	49	57	+ 16.3%
Cumulative Days on Market Until Sale	45	71	+ 57.8%	54	67	+ 24.1%
Average List Price	\$441,168	\$443,530	+ 0.5%	\$383,030	\$424,389	+ 10.8%
Inventory of Homes for Sale	161	248	+ 54.0%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

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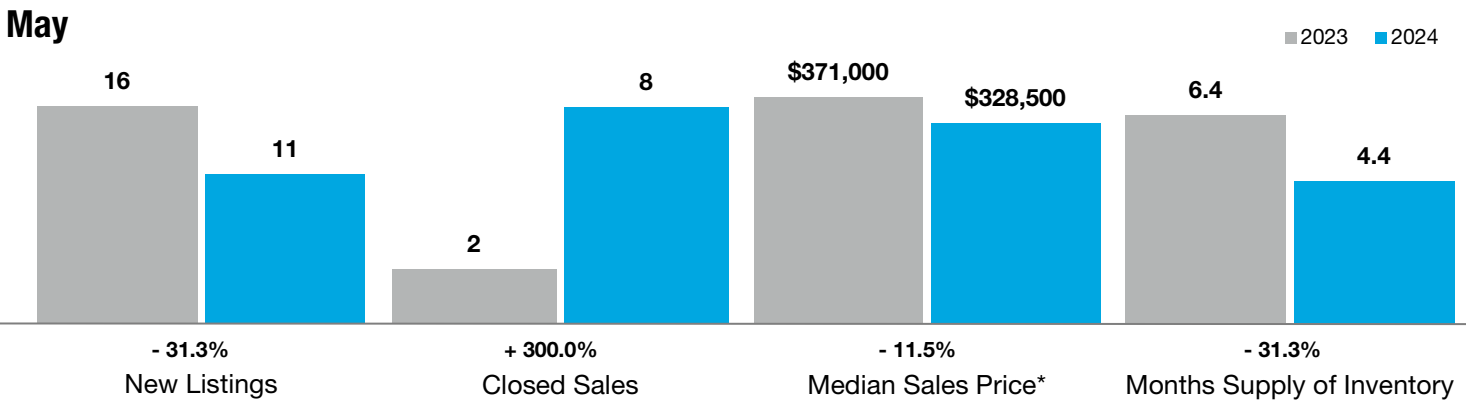


Swain County

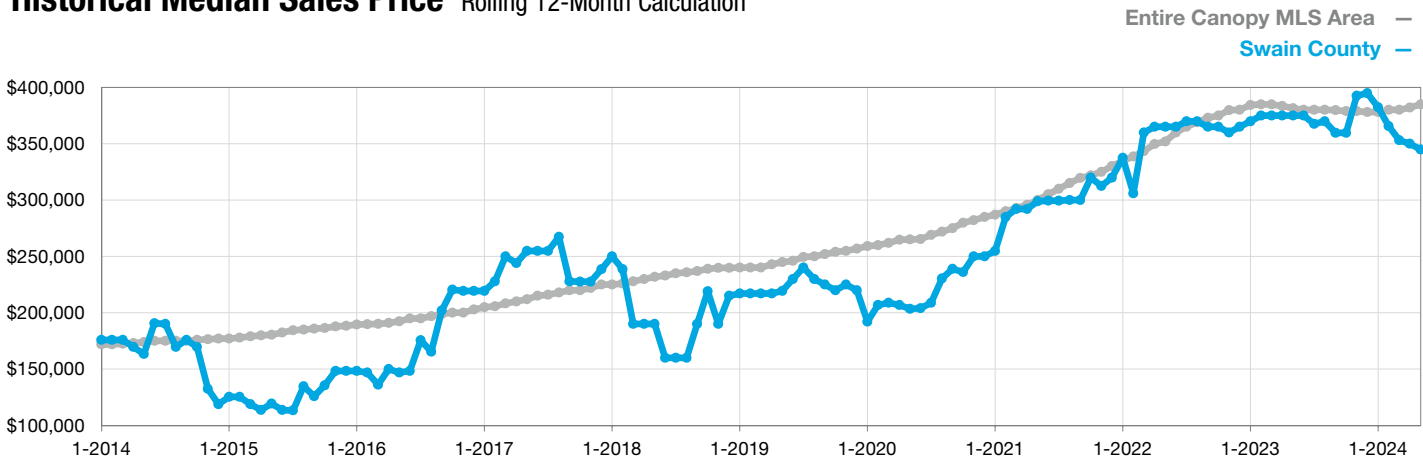
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	16	11	- 31.3%	35	58	+ 65.7%
Pending Sales	2	11	+ 450.0%	15	36	+ 140.0%
Closed Sales	2	8	+ 300.0%	18	30	+ 66.7%
Median Sales Price*	\$371,000	\$328,500	- 11.5%	\$464,000	\$332,200	- 28.4%
Average Sales Price*	\$371,000	\$399,000	+ 7.5%	\$488,444	\$516,747	+ 5.8%
Percent of Original List Price Received*	98.0%	89.0%	- 9.2%	92.6%	93.2%	+ 0.6%
List to Close	63	79	+ 25.4%	133	104	- 21.8%
Days on Market Until Sale	33	41	+ 24.2%	71	57	- 19.7%
Cumulative Days on Market Until Sale	17	41	+ 141.2%	81	65	- 19.8%
Average List Price	\$416,560	\$436,973	+ 4.9%	\$646,682	\$508,237	- 21.4%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	6.4	4.4	- 31.3%	--	--	--

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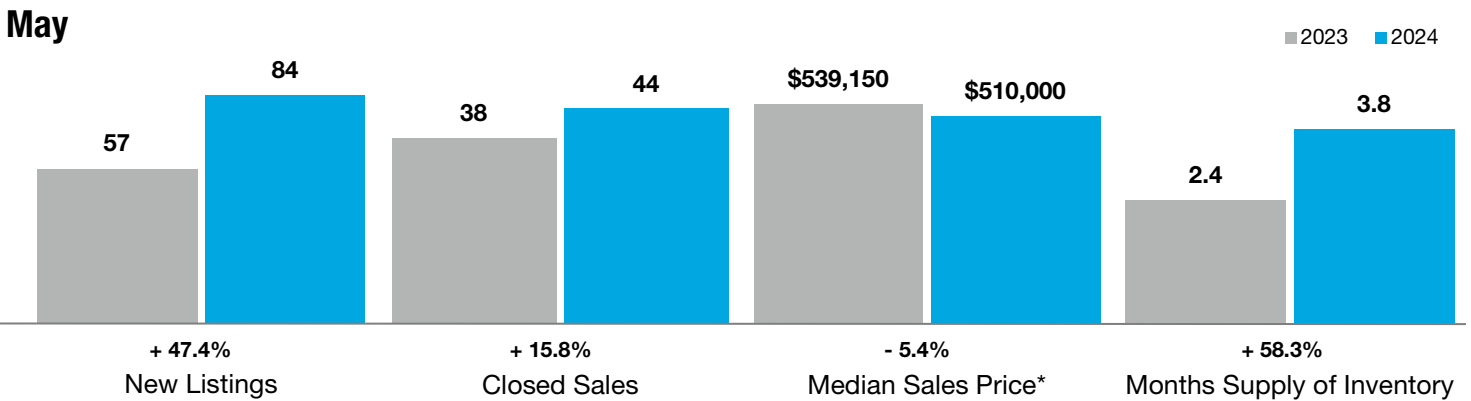


Transylvania County

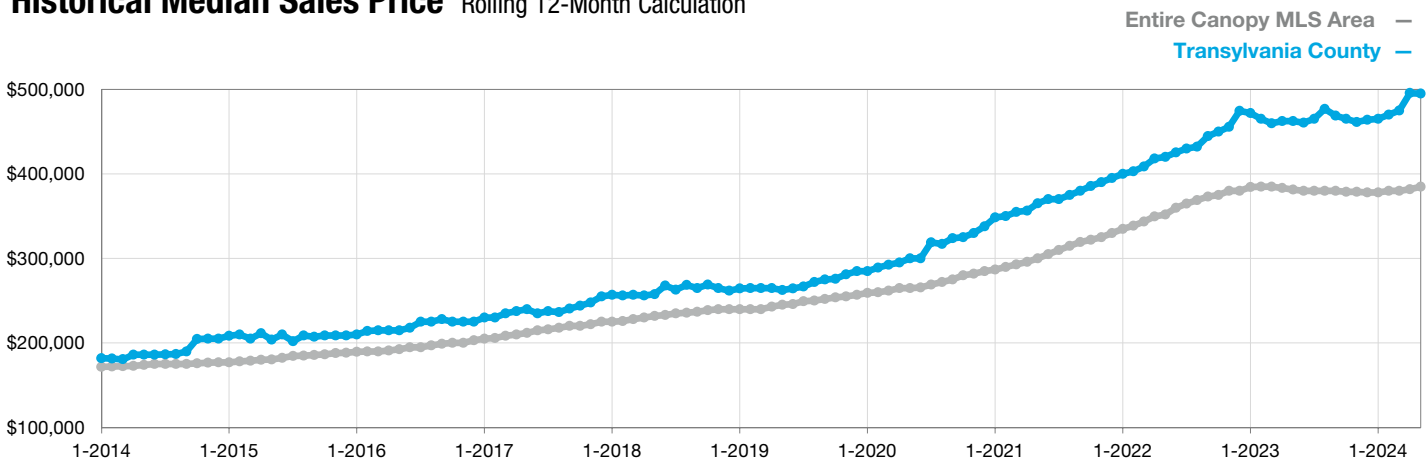
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	57	84	+ 47.4%	244	327	+ 34.0%
Pending Sales	51	53	+ 3.9%	196	231	+ 17.9%
Closed Sales	38	44	+ 15.8%	174	213	+ 22.4%
Median Sales Price*	\$539,150	\$510,000	- 5.4%	\$432,500	\$520,000	+ 20.2%
Average Sales Price*	\$697,752	\$605,802	- 13.2%	\$596,590	\$664,687	+ 11.4%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	94.4%	93.5%	- 1.0%
List to Close	75	91	+ 21.3%	93	100	+ 7.5%
Days on Market Until Sale	25	44	+ 76.0%	44	58	+ 31.8%
Cumulative Days on Market Until Sale	35	50	+ 42.9%	48	61	+ 27.1%
Average List Price	\$661,467	\$1,090,569	+ 64.9%	\$698,100	\$871,805	+ 24.9%
Inventory of Homes for Sale	107	168	+ 57.0%	--	--	--
Months Supply of Inventory	2.4	3.8	+ 58.3%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2024

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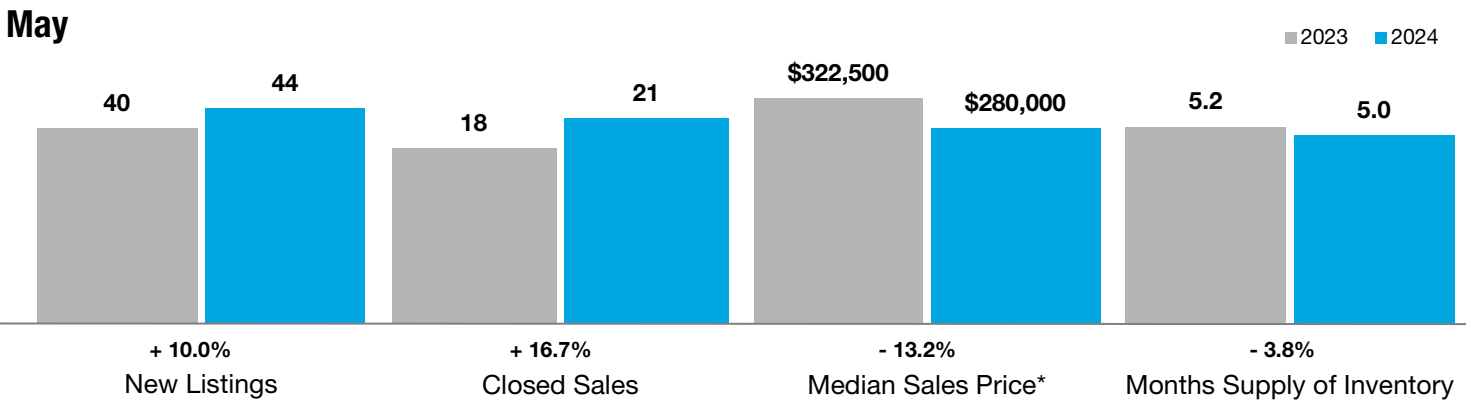


Yancey County

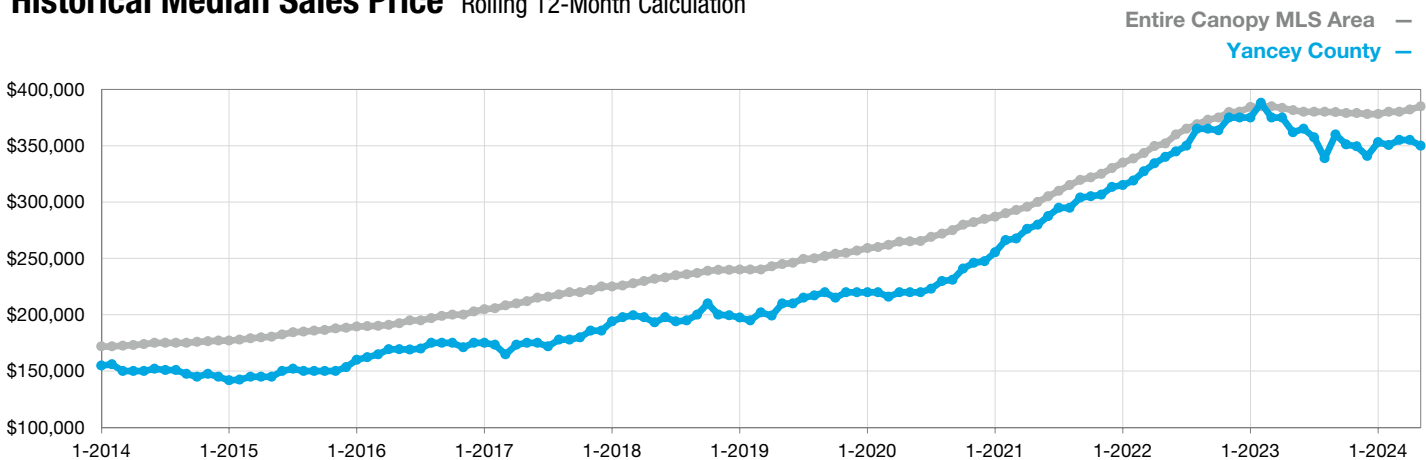
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	40	44	+ 10.0%	101	135	+ 33.7%
Pending Sales	9	24	+ 166.7%	72	90	+ 25.0%
Closed Sales	18	21	+ 16.7%	74	83	+ 12.2%
Median Sales Price*	\$322,500	\$280,000	- 13.2%	\$323,089	\$326,000	+ 0.9%
Average Sales Price*	\$381,667	\$358,350	- 6.1%	\$386,502	\$453,208	+ 17.3%
Percent of Original List Price Received*	92.1%	97.7%	+ 6.1%	90.6%	93.1%	+ 2.8%
List to Close	118	93	- 21.2%	123	125	+ 1.6%
Days on Market Until Sale	69	45	- 34.8%	73	73	0.0%
Cumulative Days on Market Until Sale	75	55	- 26.7%	87	85	- 2.3%
Average List Price	\$705,125	\$675,958	- 4.1%	\$587,537	\$609,198	+ 3.7%
Inventory of Homes for Sale	94	97	+ 3.2%	--	--	--
Months Supply of Inventory	5.2	5.0	- 3.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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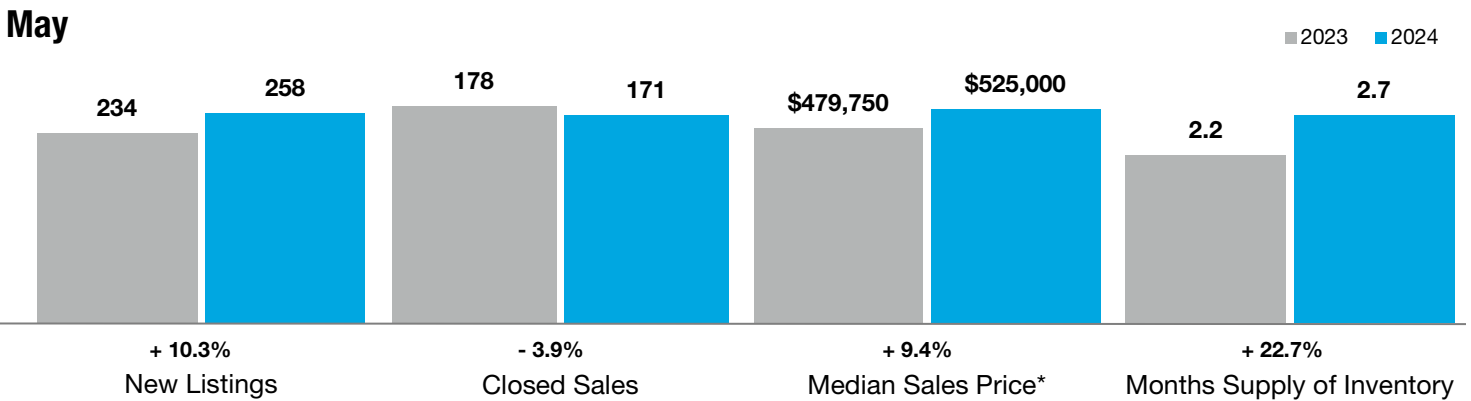


City of Asheville

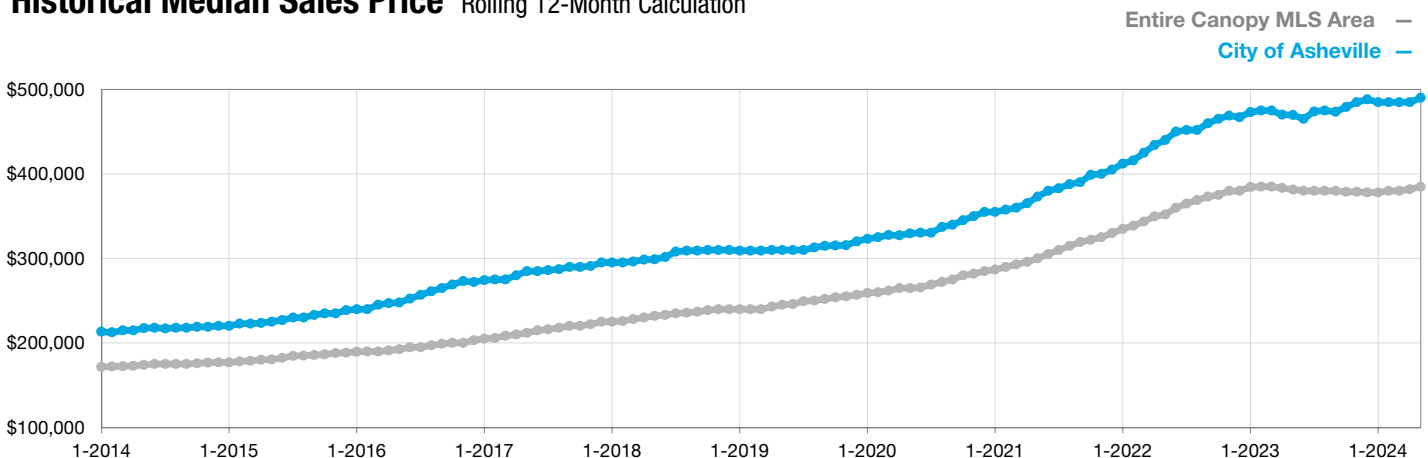
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	234	258	+ 10.3%	896	961	+ 7.3%
Pending Sales	180	162	- 10.0%	736	752	+ 2.2%
Closed Sales	178	171	- 3.9%	652	711	+ 9.0%
Median Sales Price*	\$479,750	\$525,000	+ 9.4%	\$467,500	\$475,000	+ 1.6%
Average Sales Price*	\$631,754	\$748,392	+ 18.5%	\$590,331	\$641,485	+ 8.7%
Percent of Original List Price Received*	98.5%	97.5%	- 1.0%	97.0%	95.8%	- 1.2%
List to Close	80	75	- 6.3%	93	97	+ 4.3%
Days on Market Until Sale	36	34	- 5.6%	48	45	- 6.3%
Cumulative Days on Market Until Sale	35	35	0.0%	41	49	+ 19.5%
Average List Price	\$723,459	\$903,733	+ 24.9%	\$708,098	\$784,702	+ 10.8%
Inventory of Homes for Sale	340	411	+ 20.9%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2024

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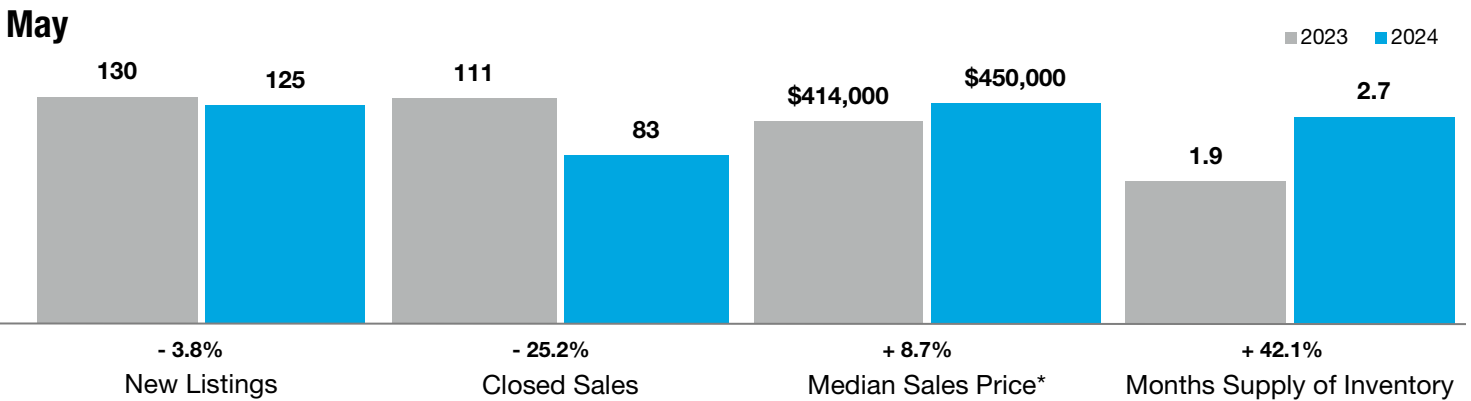


City of Hendersonville

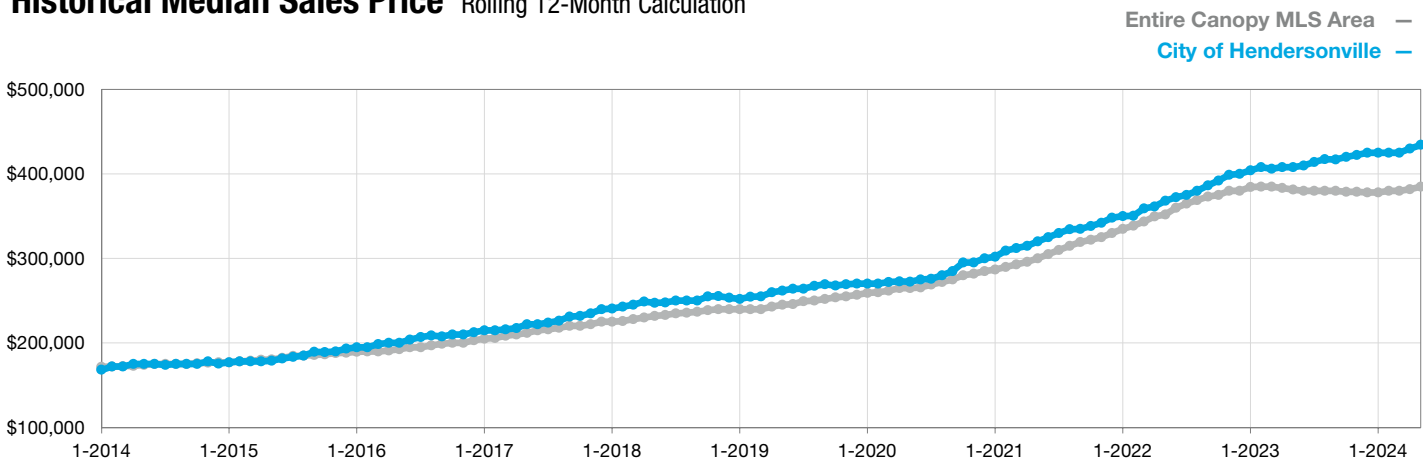
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	130	125	- 3.8%	510	563	+ 10.4%
Pending Sales	96	115	+ 19.8%	460	453	- 1.5%
Closed Sales	111	83	- 25.2%	415	389	- 6.3%
Median Sales Price*	\$414,000	\$450,000	+ 8.7%	\$408,000	\$425,000	+ 4.2%
Average Sales Price*	\$475,021	\$505,144	+ 6.3%	\$455,539	\$497,271	+ 9.2%
Percent of Original List Price Received*	100.0%	96.3%	- 3.7%	97.7%	96.6%	- 1.1%
List to Close	95	93	- 2.1%	96	103	+ 7.3%
Days on Market Until Sale	46	44	- 4.3%	41	49	+ 19.5%
Cumulative Days on Market Until Sale	50	45	- 10.0%	46	56	+ 21.7%
Average List Price	\$525,153	\$690,595	+ 31.5%	\$506,838	\$586,840	+ 15.8%
Inventory of Homes for Sale	167	239	+ 43.1%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2024

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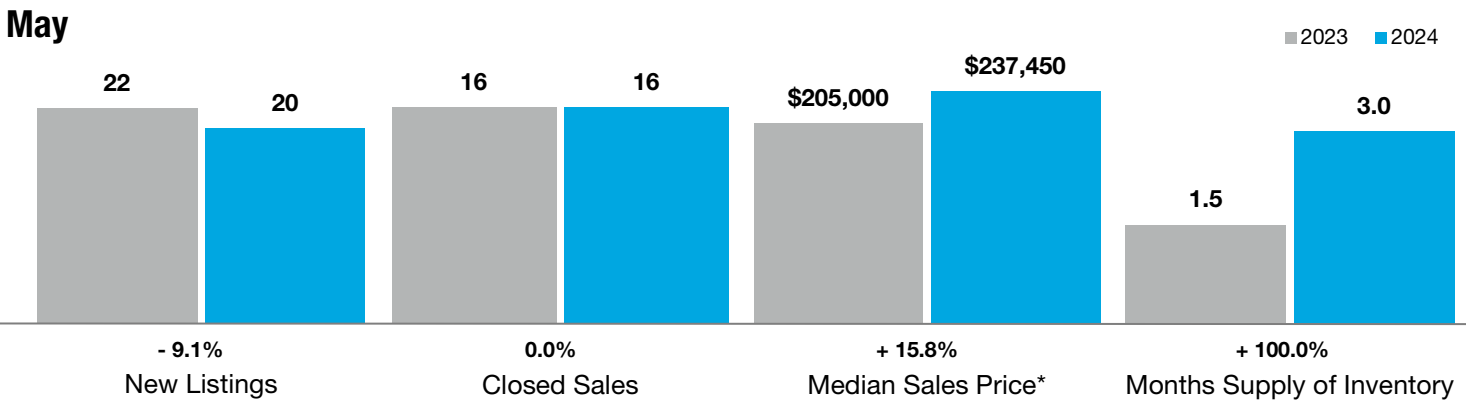


Forest City

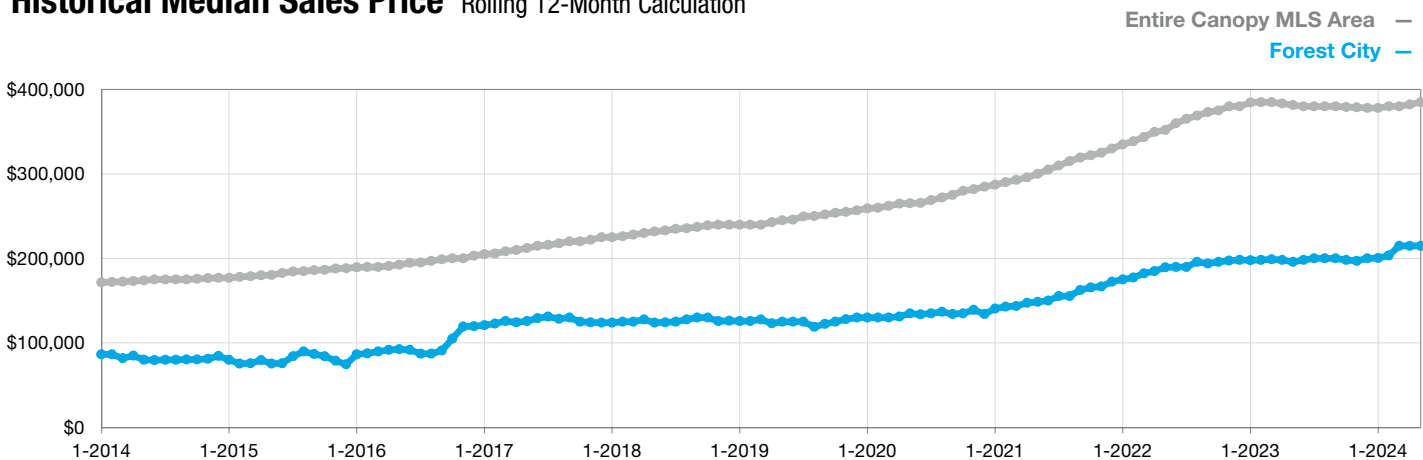
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	22	20	- 9.1%	80	96	+ 20.0%
Pending Sales	14	17	+ 21.4%	68	65	- 4.4%
Closed Sales	16	16	0.0%	58	62	+ 6.9%
Median Sales Price*	\$205,000	\$237,450	+ 15.8%	\$185,000	\$218,500	+ 18.1%
Average Sales Price*	\$227,484	\$259,456	+ 14.1%	\$213,058	\$236,634	+ 11.1%
Percent of Original List Price Received*	97.2%	93.9%	- 3.4%	95.3%	92.4%	- 3.0%
List to Close	66	87	+ 31.8%	86	102	+ 18.6%
Days on Market Until Sale	31	44	+ 41.9%	41	55	+ 34.1%
Cumulative Days on Market Until Sale	32	56	+ 75.0%	47	59	+ 25.5%
Average List Price	\$246,982	\$257,929	+ 4.4%	\$260,452	\$243,437	- 6.5%
Inventory of Homes for Sale	24	41	+ 70.8%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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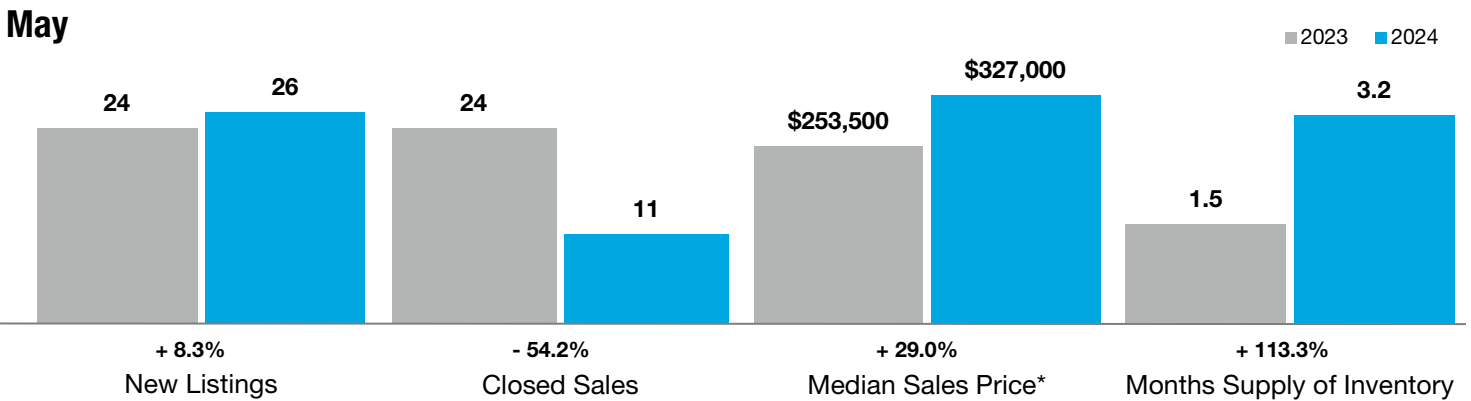


Marion

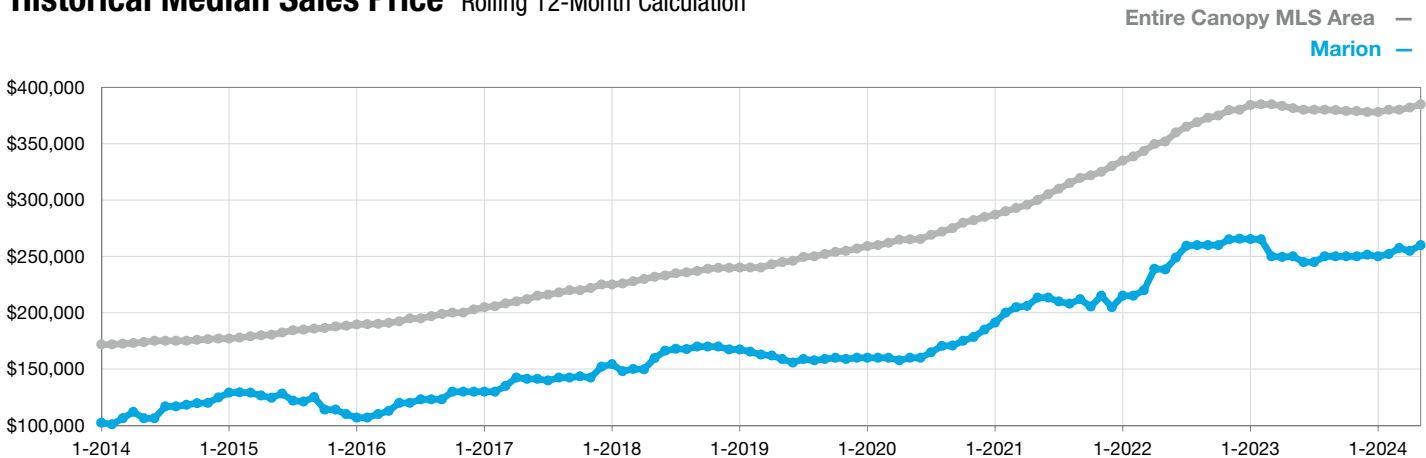
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	24	26	+ 8.3%	101	122	+ 20.8%
Pending Sales	19	25	+ 31.6%	136	102	- 25.0%
Closed Sales	24	11	- 54.2%	132	97	- 26.5%
Median Sales Price*	\$253,500	\$327,000	+ 29.0%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$307,996	\$370,539	+ 20.3%	\$283,003	\$314,391	+ 11.1%
Percent of Original List Price Received*	96.0%	92.8%	- 3.3%	95.0%	90.8%	- 4.4%
List to Close	65	164	+ 152.3%	84	135	+ 60.7%
Days on Market Until Sale	26	142	+ 446.2%	35	80	+ 128.6%
Cumulative Days on Market Until Sale	35	168	+ 380.0%	41	83	+ 102.4%
Average List Price	\$324,629	\$378,612	+ 16.6%	\$293,507	\$324,702	+ 10.6%
Inventory of Homes for Sale	36	62	+ 72.2%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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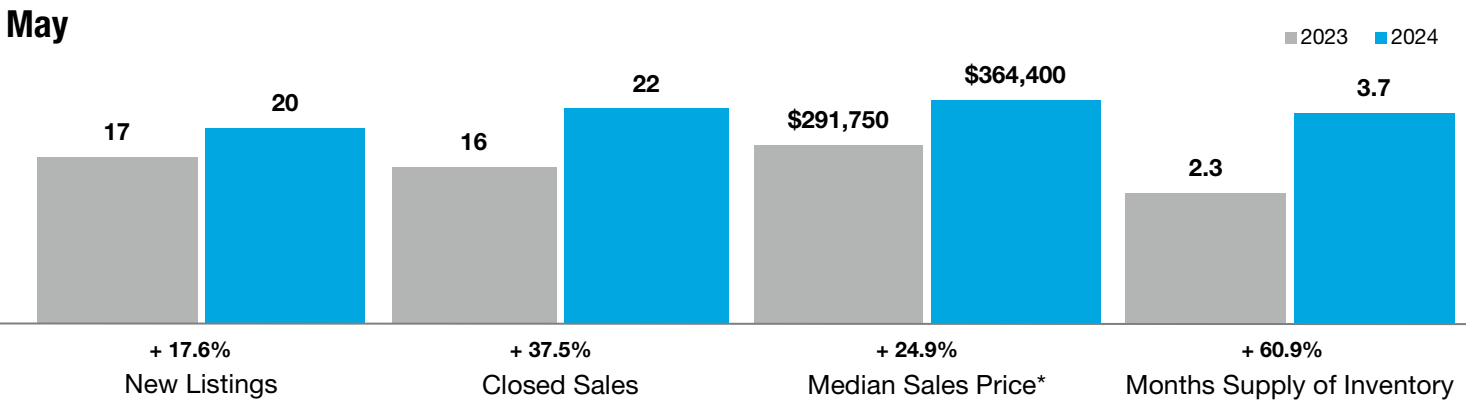


Rutherfordton

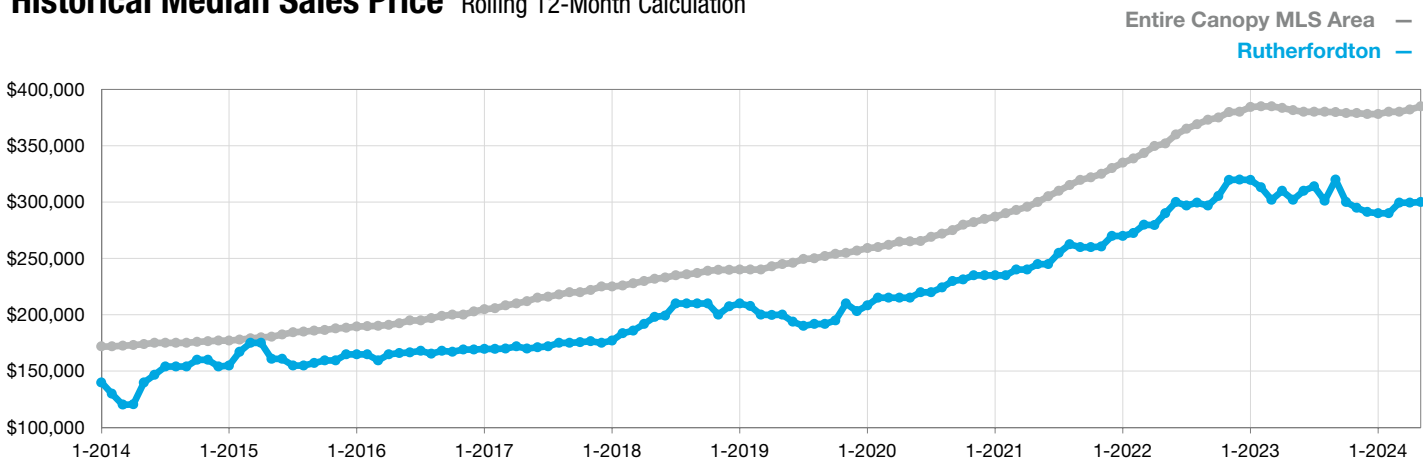
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	17	20	+ 17.6%	94	122	+ 29.8%
Pending Sales	16	13	- 18.8%	81	78	- 3.7%
Closed Sales	16	22	+ 37.5%	75	72	- 4.0%
Median Sales Price*	\$291,750	\$364,400	+ 24.9%	\$285,000	\$303,200	+ 6.4%
Average Sales Price*	\$337,688	\$378,377	+ 12.0%	\$333,822	\$342,371	+ 2.6%
Percent of Original List Price Received*	90.6%	92.5%	+ 2.1%	92.8%	94.5%	+ 1.8%
List to Close	90	78	- 13.3%	104	90	- 13.5%
Days on Market Until Sale	40	34	- 15.0%	55	47	- 14.5%
Cumulative Days on Market Until Sale	40	60	+ 50.0%	59	64	+ 8.5%
Average List Price	\$460,788	\$335,910	- 27.1%	\$368,618	\$395,511	+ 7.3%
Inventory of Homes for Sale	34	55	+ 61.8%	--	--	--
Months Supply of Inventory	2.3	3.7	+ 60.9%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2024

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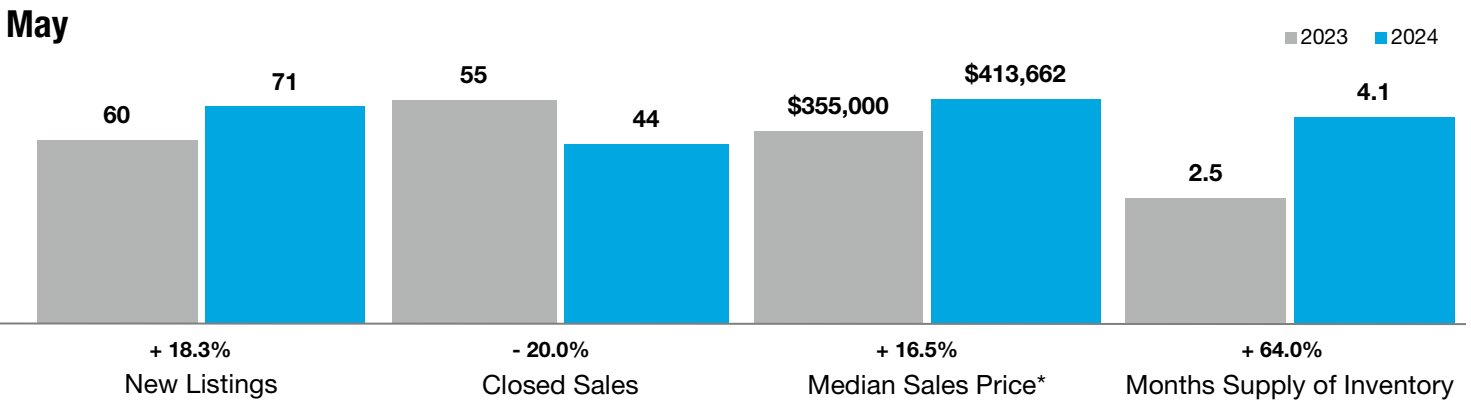


Waynesville

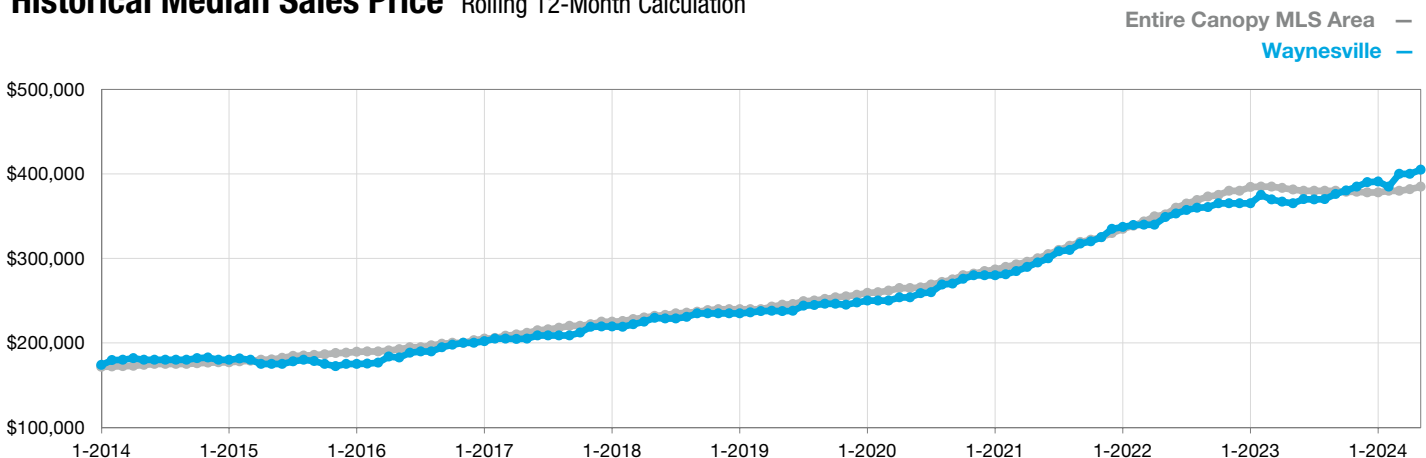
North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	60	71	+ 18.3%	243	260	+ 7.0%
Pending Sales	47	43	- 8.5%	205	171	- 16.6%
Closed Sales	55	44	- 20.0%	180	147	- 18.3%
Median Sales Price*	\$355,000	\$413,662	+ 16.5%	\$348,785	\$405,000	+ 16.1%
Average Sales Price*	\$398,289	\$482,027	+ 21.0%	\$397,135	\$460,157	+ 15.9%
Percent of Original List Price Received*	94.3%	96.9%	+ 2.8%	93.4%	94.9%	+ 1.6%
List to Close	78	87	+ 11.5%	95	89	- 6.3%
Days on Market Until Sale	40	36	- 10.0%	51	46	- 9.8%
Cumulative Days on Market Until Sale	41	42	+ 2.4%	54	53	- 1.9%
Average List Price	\$550,099	\$566,664	+ 3.0%	\$463,111	\$541,322	+ 16.9%
Inventory of Homes for Sale	101	150	+ 48.5%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 64.0%	--	--	--

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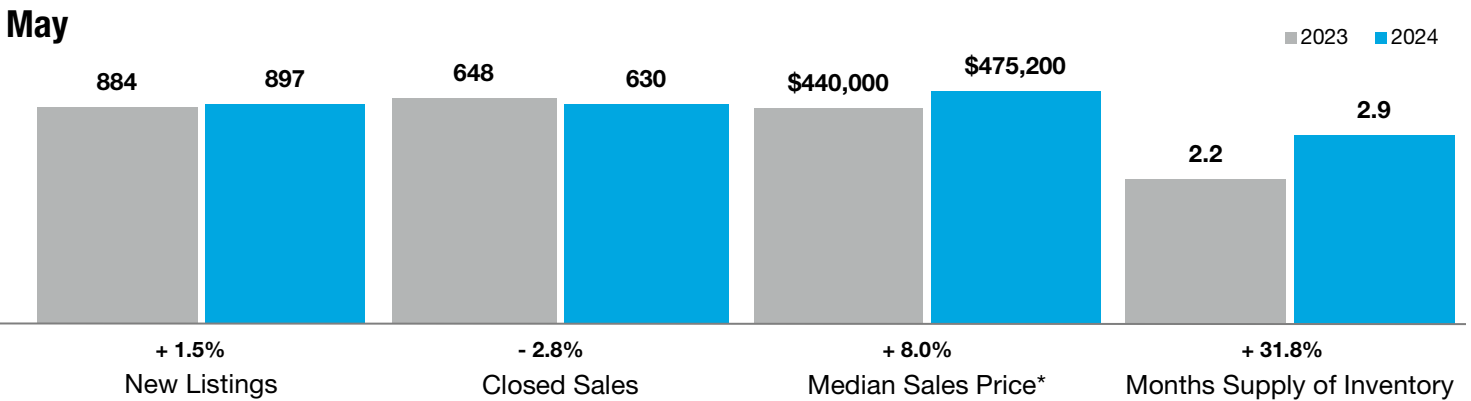


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	884	897	+ 1.5%	3,345	3,594	+ 7.4%
Pending Sales	679	655	- 3.5%	2,869	2,815	- 1.9%
Closed Sales	648	630	- 2.8%	2,518	2,507	- 0.4%
Median Sales Price*	\$440,000	\$475,200	+ 8.0%	\$423,492	\$442,890	+ 4.6%
Average Sales Price*	\$533,155	\$605,498	+ 13.6%	\$512,561	\$553,220	+ 7.9%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	96.5%	95.6%	- 0.9%
List to Close	85	84	- 1.2%	100	99	- 1.0%
Days on Market Until Sale	39	40	+ 2.6%	45	48	+ 6.7%
Cumulative Days on Market Until Sale	41	41	0.0%	47	54	+ 14.9%
Average List Price	\$614,047	\$725,449	+ 18.1%	\$588,666	\$652,004	+ 10.8%
Inventory of Homes for Sale	1,255	1,593	+ 26.9%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

