

# Local Market Update for June 2024

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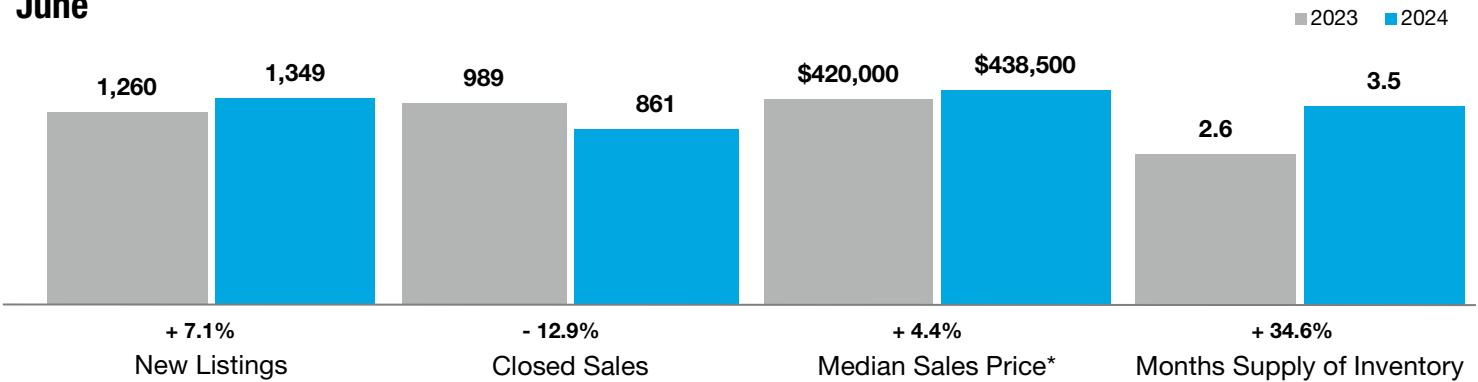
## Asheville Region

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

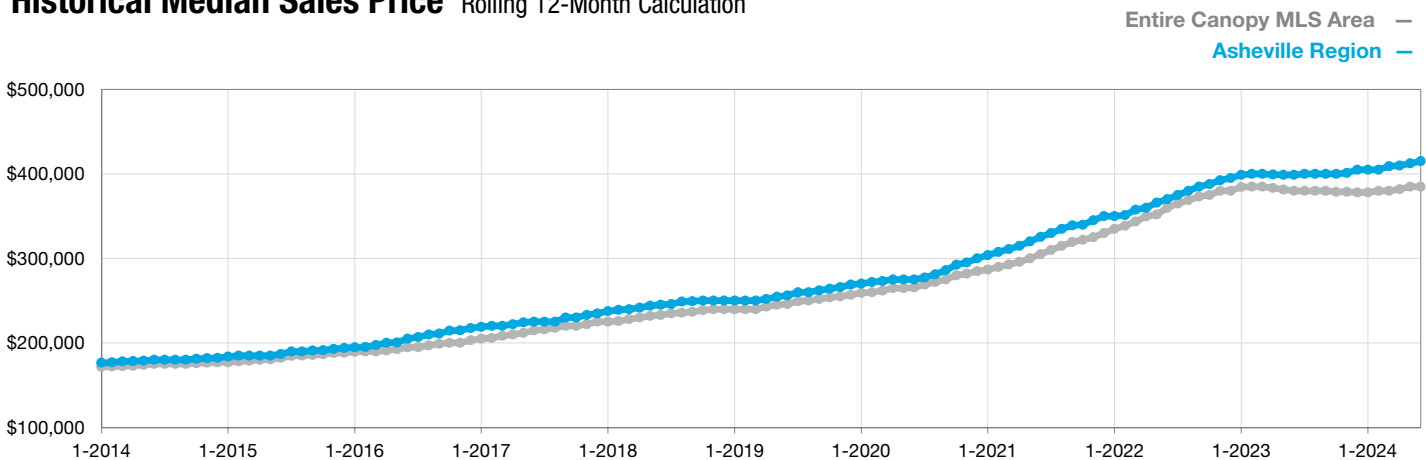
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	1,260	<b>1,349</b>	+ 7.1%	6,317	<b>7,084</b>	+ 12.1%
Pending Sales	902	<b>973</b>	+ 7.9%	5,171	<b>5,229</b>	+ 1.1%
Closed Sales	989	<b>861</b>	- 12.9%	4,782	<b>4,736</b>	- 1.0%
Median Sales Price*	\$420,000	<b>\$438,500</b>	+ 4.4%	\$395,000	<b>\$415,000</b>	+ 5.1%
Average Sales Price*	\$494,136	<b>\$531,400</b>	+ 7.5%	\$474,587	<b>\$516,064</b>	+ 8.7%
Percent of Original List Price Received*	97.6%	<b>95.9%</b>	- 1.7%	96.1%	<b>95.0%</b>	- 1.1%
List to Close	84	<b>85</b>	+ 1.2%	95	<b>97</b>	+ 2.1%
Days on Market Until Sale	34	<b>41</b>	+ 20.6%	43	<b>49</b>	+ 14.0%
Cumulative Days on Market Until Sale	39	<b>48</b>	+ 23.1%	47	<b>56</b>	+ 19.1%
Average List Price	\$582,223	<b>\$631,907</b>	+ 8.5%	\$559,085	<b>\$614,994</b>	+ 10.0%
Inventory of Homes for Sale	2,227	<b>2,929</b>	+ 31.5%	--	--	--
Months Supply of Inventory	2.6	<b>3.5</b>	+ 34.6%	--	--	--

\* 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.

### June



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



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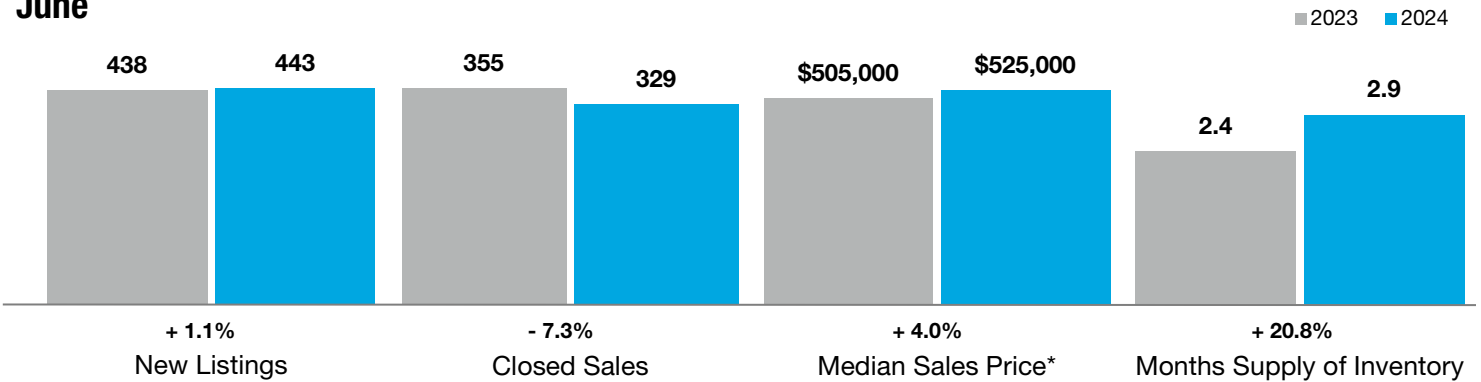
## Buncombe County

North Carolina

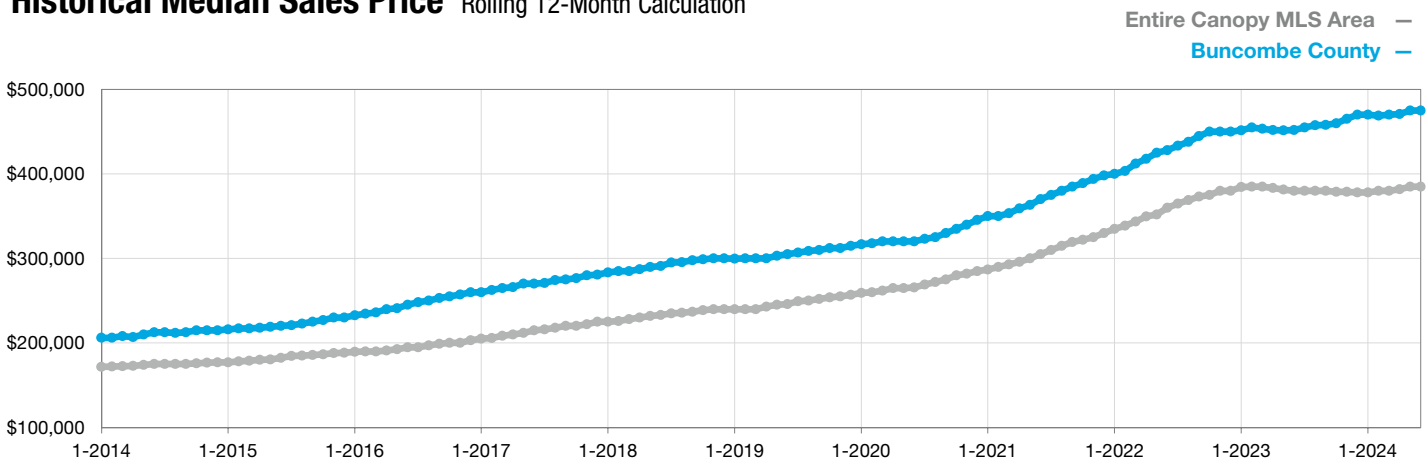
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	438	443	+ 1.1%	2,215	2,381	+ 7.5%
Pending Sales	322	332	+ 3.1%	1,839	1,854	+ 0.8%
Closed Sales	355	329	- 7.3%	1,704	1,720	+ 0.9%
Median Sales Price*	\$505,000	\$525,000	+ 4.0%	\$460,000	\$475,000	+ 3.3%
Average Sales Price*	\$595,735	\$645,328	+ 8.3%	\$573,966	\$616,150	+ 7.3%
Percent of Original List Price Received*	98.5%	96.9%	- 1.6%	97.3%	96.1%	- 1.2%
List to Close	82	78	- 4.9%	98	93	- 5.1%
Days on Market Until Sale	27	38	+ 40.7%	40	44	+ 10.0%
Cumulative Days on Market Until Sale	32	44	+ 37.5%	41	49	+ 19.5%
Average List Price	\$688,066	\$772,321	+ 12.2%	\$655,116	\$733,676	+ 12.0%
Inventory of Homes for Sale	711	860	+ 21.0%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

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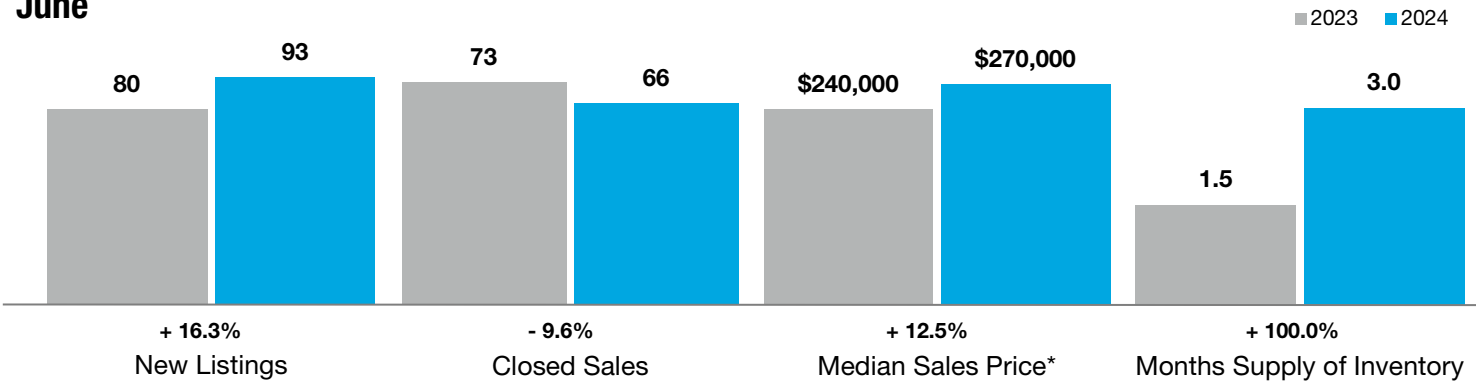
## Burke County

North Carolina

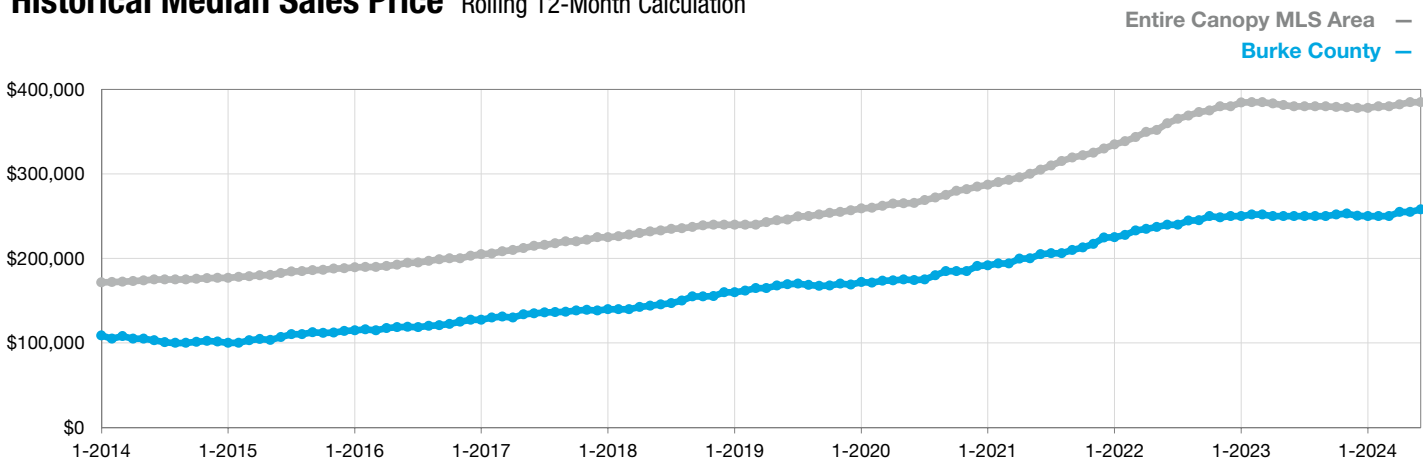
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	80	93	+ 16.3%	452	583	+ 29.0%
Pending Sales	71	76	+ 7.0%	421	435	+ 3.3%
Closed Sales	73	66	- 9.6%	391	384	- 1.8%
Median Sales Price*	\$240,000	\$270,000	+ 12.5%	\$245,000	\$253,000	+ 3.3%
Average Sales Price*	\$290,592	\$372,588	+ 28.2%	\$299,473	\$311,807	+ 4.1%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	96.2%	95.0%	- 1.2%
List to Close	74	77	+ 4.1%	79	76	- 3.8%
Days on Market Until Sale	27	37	+ 37.0%	34	36	+ 5.9%
Cumulative Days on Market Until Sale	30	34	+ 13.3%	39	38	- 2.6%
Average List Price	\$317,783	\$475,367	+ 49.6%	\$327,915	\$391,331	+ 19.3%
Inventory of Homes for Sale	98	199	+ 103.1%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

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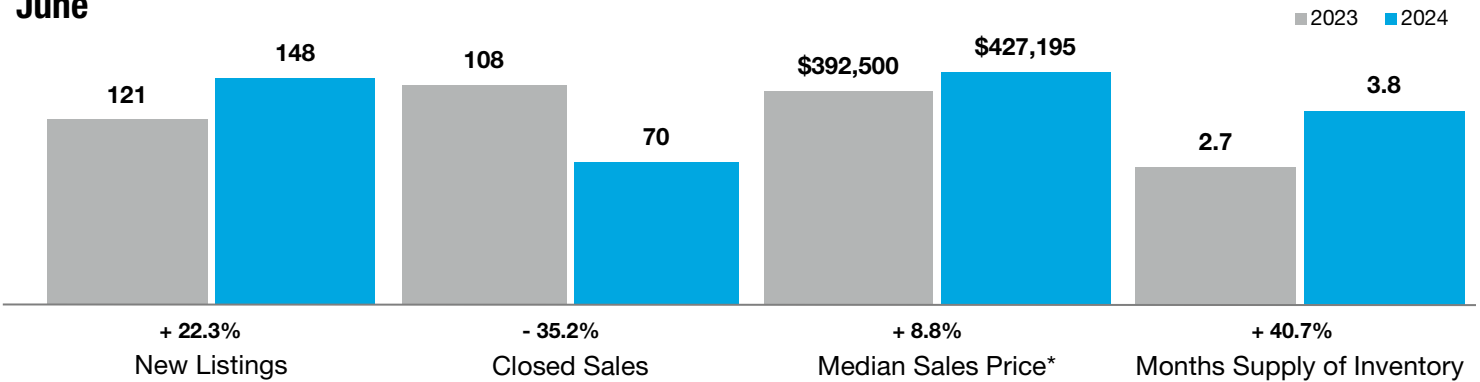
## Haywood County

North Carolina

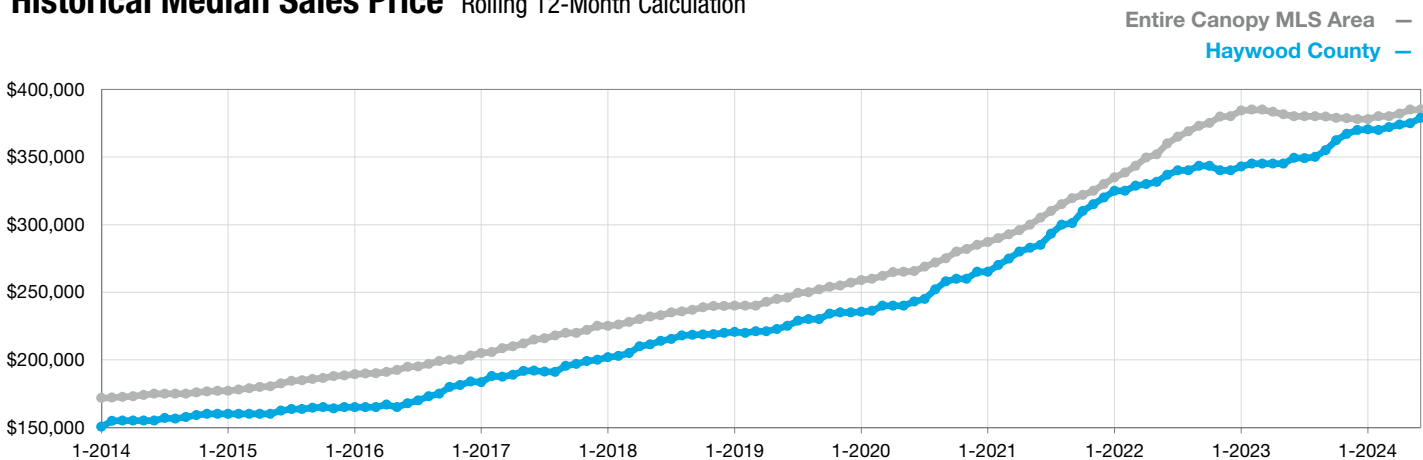
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	121	148	+ 22.3%	657	674	+ 2.6%
Pending Sales	82	102	+ 24.4%	536	480	- 10.4%
Closed Sales	108	70	- 35.2%	499	428	- 14.2%
Median Sales Price*	\$392,500	\$427,195	+ 8.8%	\$350,500	\$375,000	+ 7.0%
Average Sales Price*	\$475,901	\$482,510	+ 1.4%	\$411,052	\$424,700	+ 3.3%
Percent of Original List Price Received*	96.5%	96.2%	- 0.3%	94.6%	93.9%	- 0.7%
List to Close	81	85	+ 4.9%	91	96	+ 5.5%
Days on Market Until Sale	39	43	+ 10.3%	47	50	+ 6.4%
Cumulative Days on Market Until Sale	42	47	+ 11.9%	51	58	+ 13.7%
Average List Price	\$468,769	\$503,213	+ 7.3%	\$470,917	\$504,041	+ 7.0%
Inventory of Homes for Sale	242	317	+ 31.0%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--

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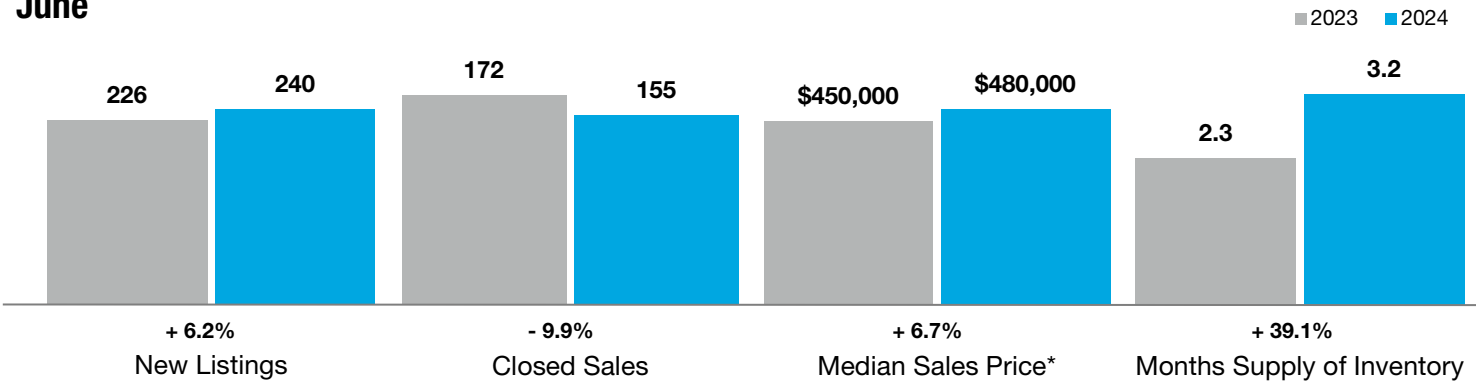
## Henderson County

North Carolina

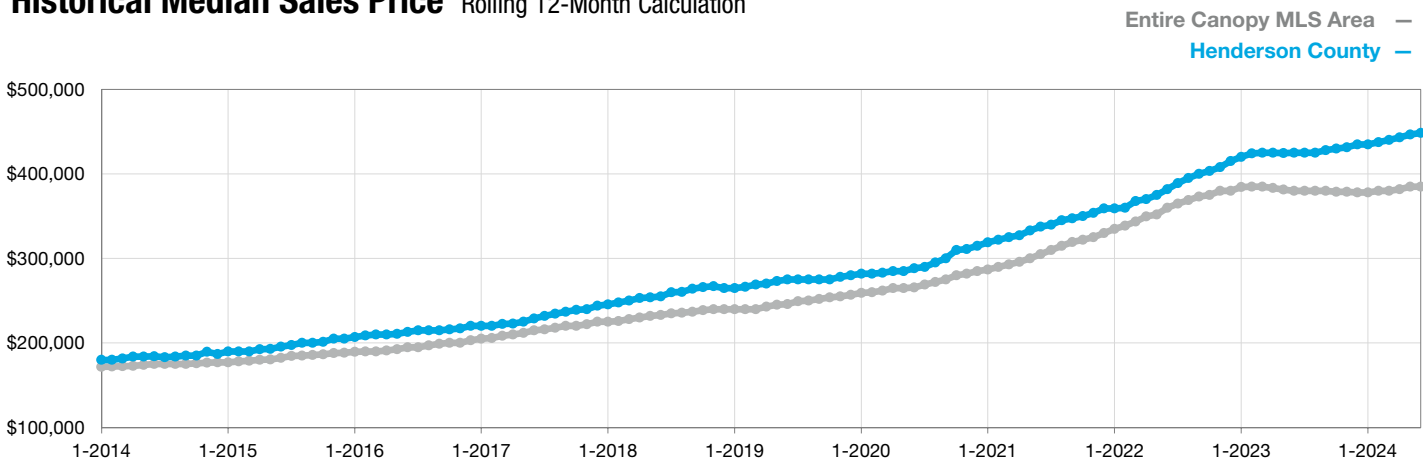
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	226	240	+ 6.2%	1,101	1,246	+ 13.2%
Pending Sales	174	162	- 6.9%	936	938	+ 0.2%
Closed Sales	172	155	- 9.9%	844	818	- 3.1%
Median Sales Price*	\$450,000	\$480,000	+ 6.7%	\$425,000	\$450,000	+ 5.9%
Average Sales Price*	\$506,645	\$520,990	+ 2.8%	\$484,990	\$517,439	+ 6.7%
Percent of Original List Price Received*	98.5%	96.6%	- 1.9%	97.6%	96.5%	- 1.1%
List to Close	86	96	+ 11.6%	91	98	+ 7.7%
Days on Market Until Sale	32	41	+ 28.1%	40	46	+ 15.0%
Cumulative Days on Market Until Sale	37	46	+ 24.3%	43	50	+ 16.3%
Average List Price	\$582,557	\$602,061	+ 3.3%	\$556,671	\$591,964	+ 6.3%
Inventory of Homes for Sale	332	485	+ 46.1%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

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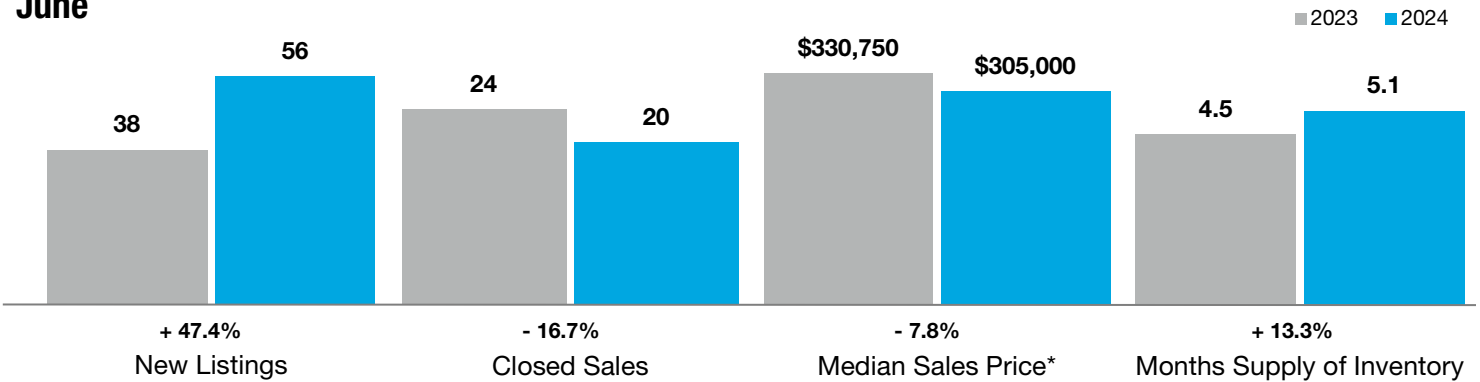
## Jackson County

North Carolina

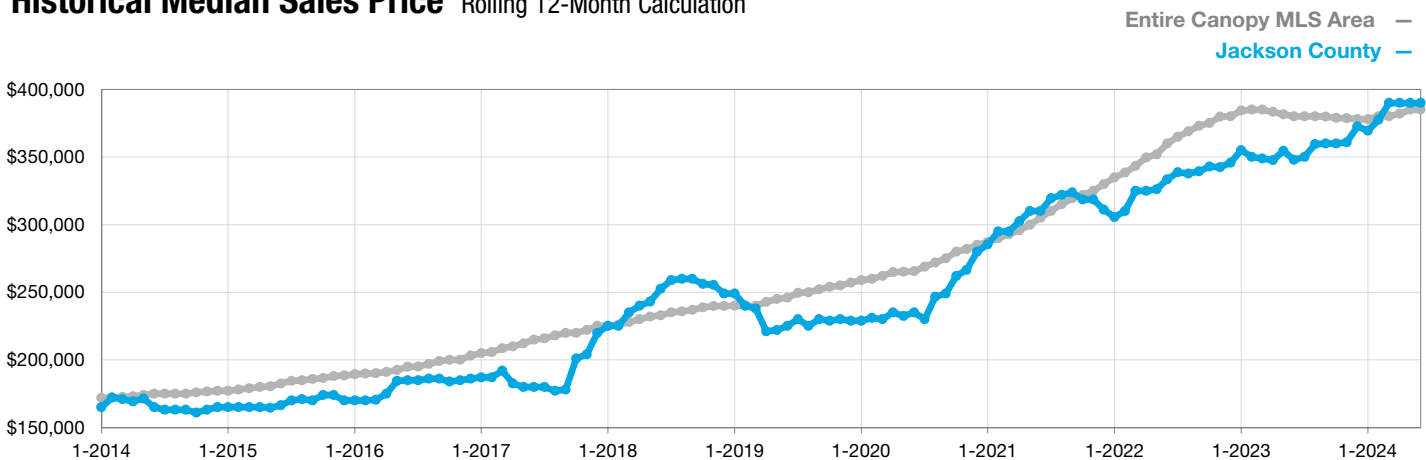
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	38	56	+ 47.4%	175	203	+ 16.0%
Pending Sales	26	31	+ 19.2%	122	131	+ 7.4%
Closed Sales	24	20	- 16.7%	111	107	- 3.6%
Median Sales Price*	\$330,750	\$305,000	- 7.8%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$340,083	\$374,450	+ 10.1%	\$475,561	\$488,415	+ 2.7%
Percent of Original List Price Received*	92.2%	92.5%	+ 0.3%	94.6%	93.0%	- 1.7%
List to Close	83	101	+ 21.7%	107	113	+ 5.6%
Days on Market Until Sale	45	58	+ 28.9%	56	65	+ 16.1%
Cumulative Days on Market Until Sale	48	69	+ 43.8%	66	72	+ 9.1%
Average List Price	\$850,021	\$755,193	- 11.2%	\$698,895	\$803,247	+ 14.9%
Inventory of Homes for Sale	88	102	+ 15.9%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--

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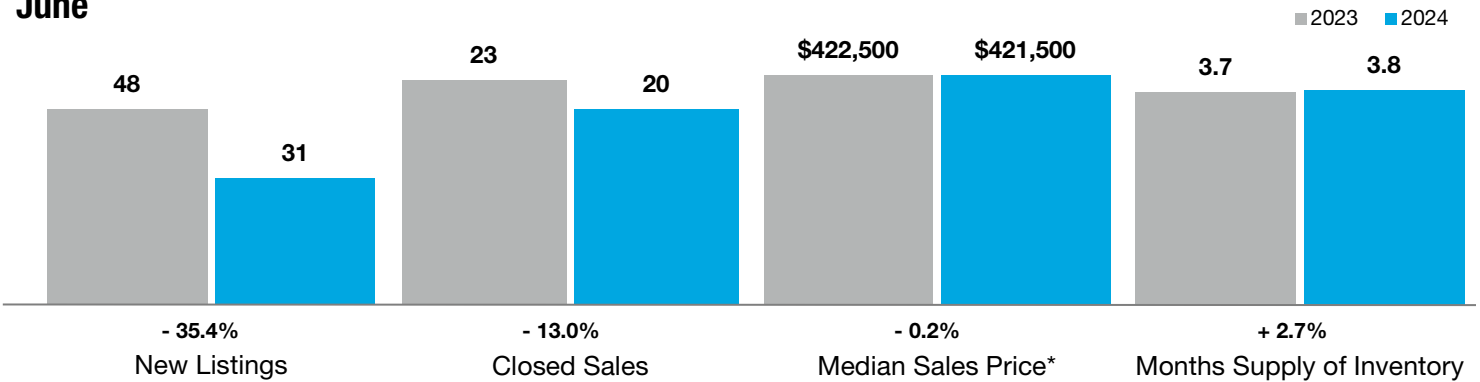
## Madison County

North Carolina

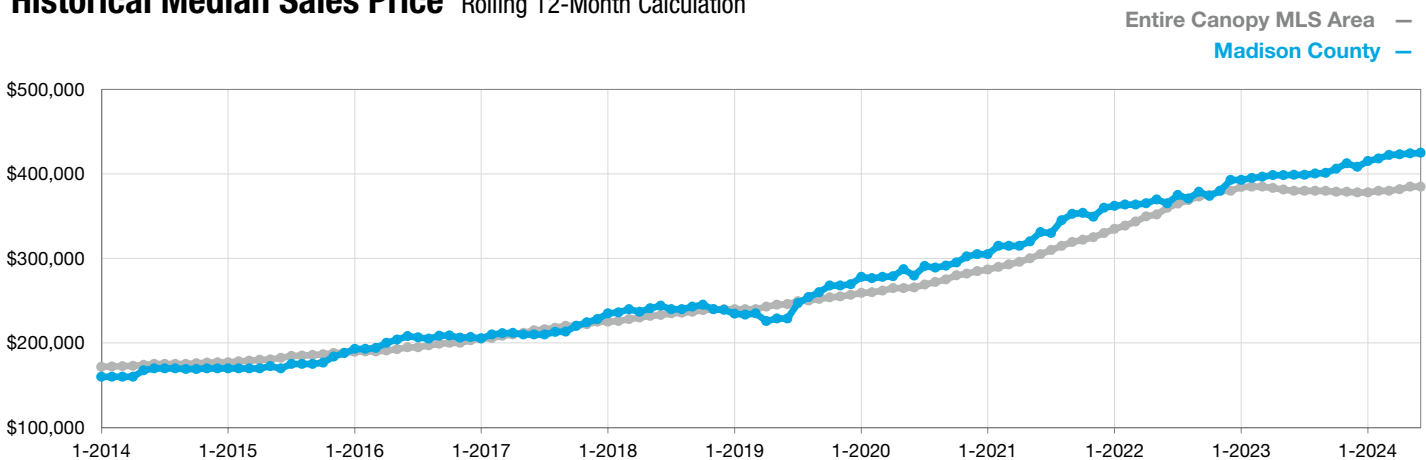
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	48	31	- 35.4%	205	164	- 20.0%
Pending Sales	31	22	- 29.0%	167	130	- 22.2%
Closed Sales	23	20	- 13.0%	129	129	0.0%
Median Sales Price*	\$422,500	\$421,500	- 0.2%	\$375,000	\$425,000	+ 13.3%
Average Sales Price*	\$470,279	\$484,334	+ 3.0%	\$457,256	\$501,685	+ 9.7%
Percent of Original List Price Received*	100.5%	97.4%	- 3.1%	93.5%	94.8%	+ 1.4%
List to Close	86	124	+ 44.2%	122	132	+ 8.2%
Days on Market Until Sale	37	55	+ 48.6%	64	72	+ 12.5%
Cumulative Days on Market Until Sale	42	76	+ 81.0%	76	87	+ 14.5%
Average List Price	\$517,559	\$728,745	+ 40.8%	\$538,890	\$580,568	+ 7.7%
Inventory of Homes for Sale	90	83	- 7.8%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

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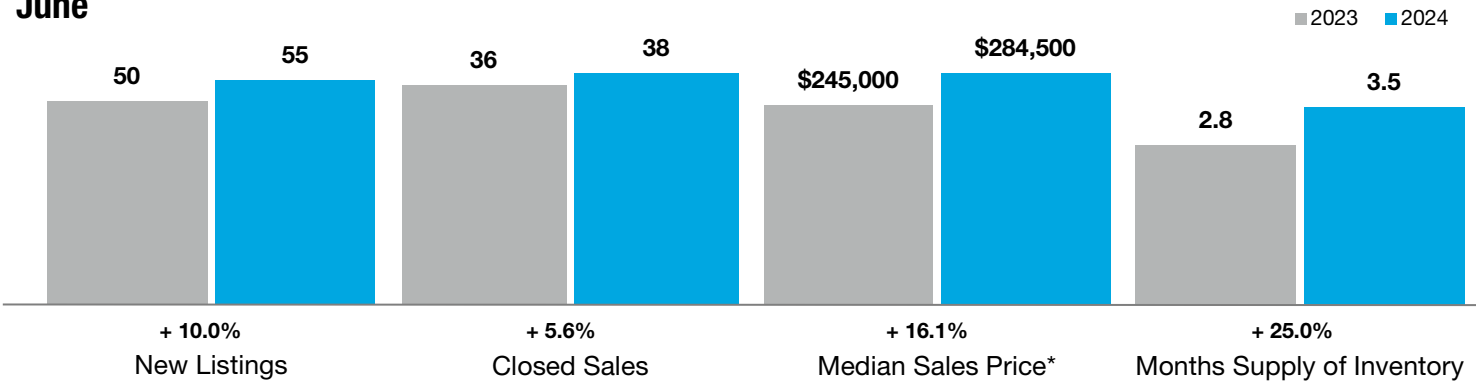
## McDowell County

North Carolina

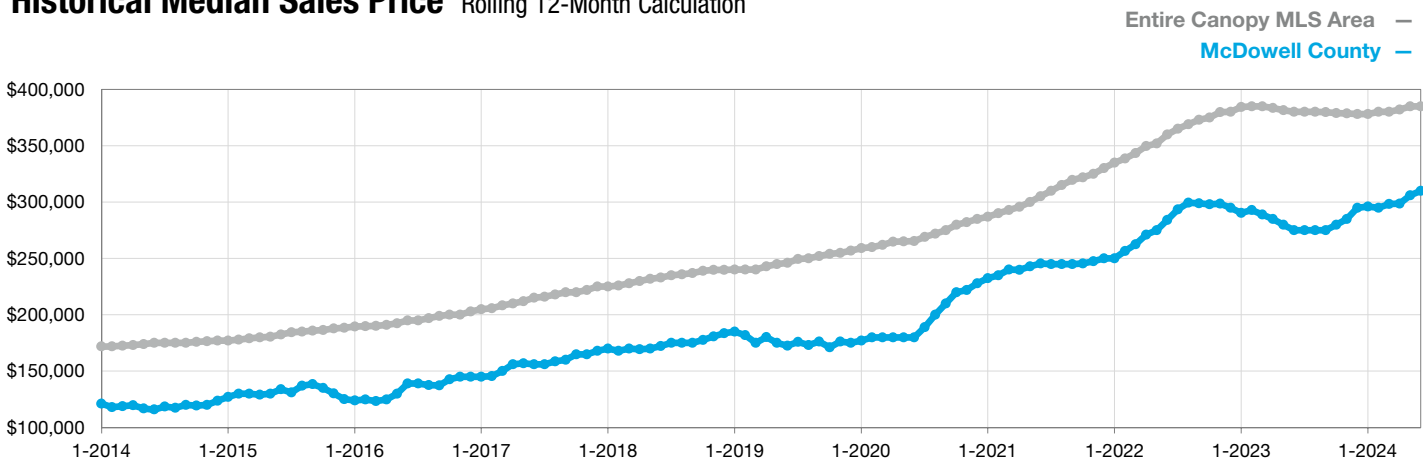
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	50	55	+ 10.0%	244	289	+ 18.4%
Pending Sales	33	45	+ 36.4%	196	216	+ 10.2%
Closed Sales	36	38	+ 5.6%	184	205	+ 11.4%
Median Sales Price*	\$245,000	\$284,500	+ 16.1%	\$268,250	\$306,000	+ 14.1%
Average Sales Price*	\$327,755	\$381,983	+ 16.5%	\$325,555	\$427,341	+ 31.3%
Percent of Original List Price Received*	99.3%	93.5%	- 5.8%	95.2%	92.0%	- 3.4%
List to Close	66	83	+ 25.8%	84	113	+ 34.5%
Days on Market Until Sale	23	41	+ 78.3%	37	62	+ 67.6%
Cumulative Days on Market Until Sale	33	54	+ 63.6%	43	69	+ 60.5%
Average List Price	\$399,202	\$442,153	+ 10.8%	\$435,401	\$449,755	+ 3.3%
Inventory of Homes for Sale	90	121	+ 34.4%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

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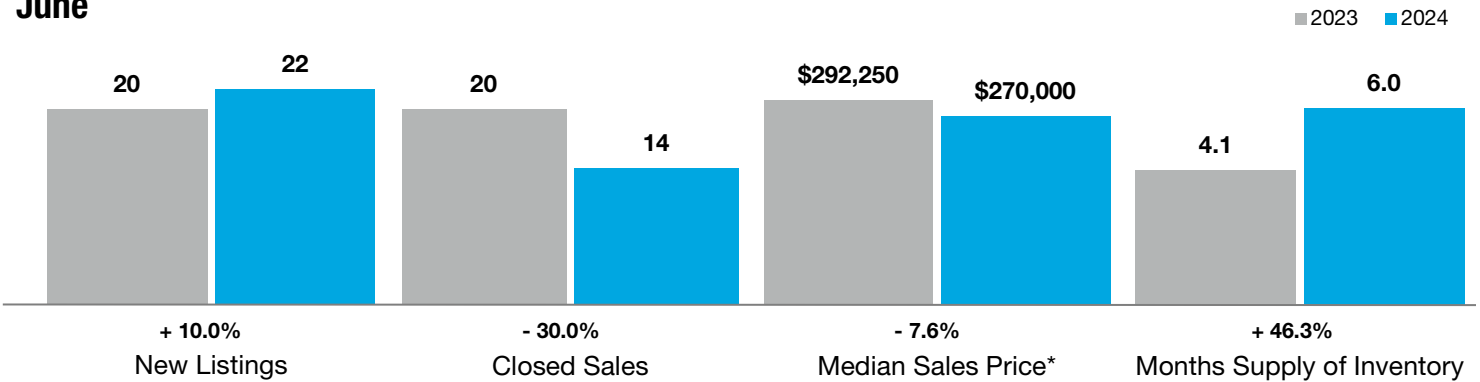
## Mitchell County

North Carolina

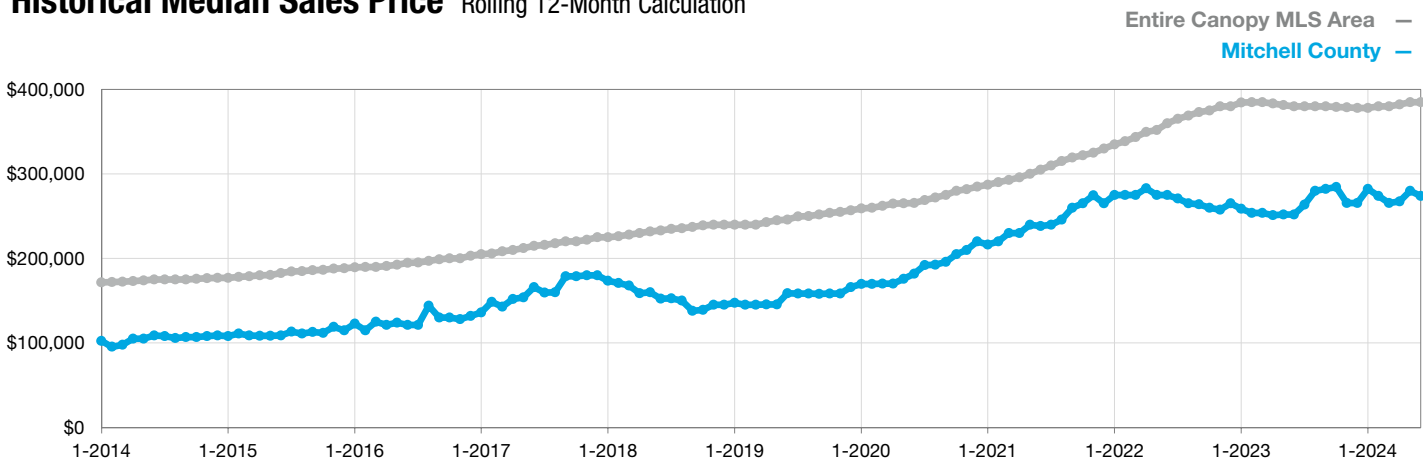
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	20	22	+ 10.0%	112	108	- 3.6%
Pending Sales	13	12	- 7.7%	86	68	- 20.9%
Closed Sales	20	14	- 30.0%	79	52	- 34.2%
Median Sales Price*	\$292,250	\$270,000	- 7.6%	\$250,000	\$237,500	- 5.0%
Average Sales Price*	\$348,213	\$330,559	- 5.1%	\$304,878	\$337,591	+ 10.7%
Percent of Original List Price Received*	96.9%	90.4%	- 6.7%	91.5%	88.6%	- 3.2%
List to Close	120	159	+ 32.5%	115	133	+ 15.7%
Days on Market Until Sale	59	104	+ 76.3%	66	87	+ 31.8%
Cumulative Days on Market Until Sale	83	158	+ 90.4%	81	117	+ 44.4%
Average List Price	\$407,311	\$445,805	+ 9.5%	\$430,635	\$451,643	+ 4.9%
Inventory of Homes for Sale	58	66	+ 13.8%	--	--	--
Months Supply of Inventory	4.1	6.0	+ 46.3%	--	--	--

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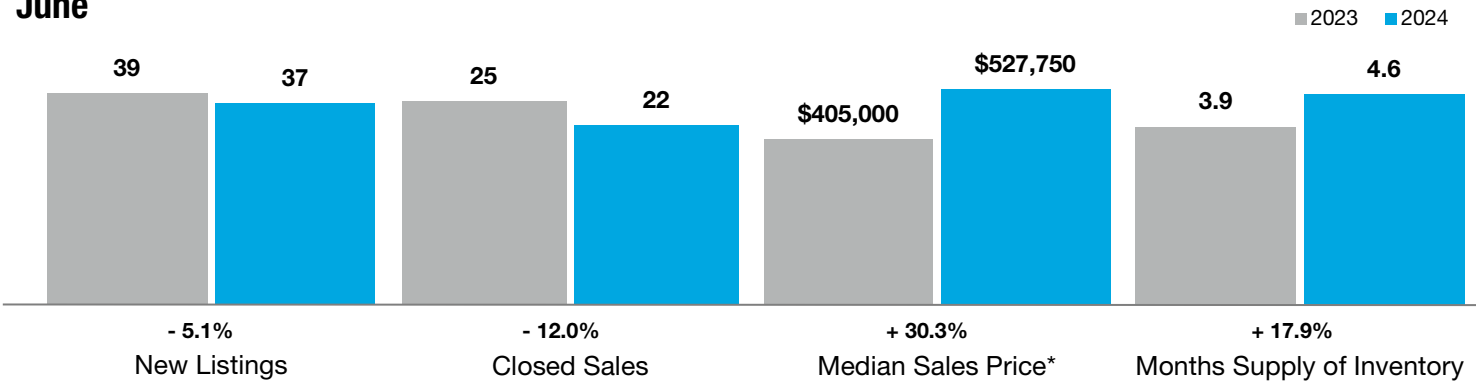
## Polk County

North Carolina

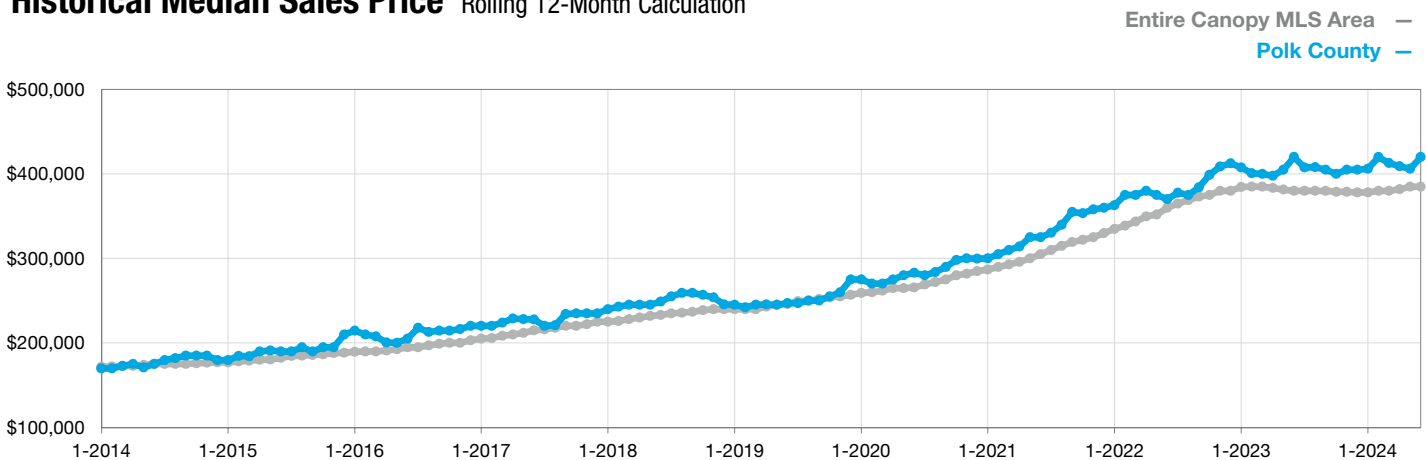
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	39	37	- 5.1%	197	200	+ 1.5%
Pending Sales	23	31	+ 34.8%	146	143	- 2.1%
Closed Sales	25	22	- 12.0%	141	136	- 3.5%
Median Sales Price*	\$405,000	\$527,750	+ 30.3%	\$400,000	\$437,500	+ 9.4%
Average Sales Price*	\$512,654	\$630,182	+ 22.9%	\$488,258	\$519,417	+ 6.4%
Percent of Original List Price Received*	96.3%	95.3%	- 1.0%	94.5%	92.9%	- 1.7%
List to Close	90	81	- 10.0%	93	103	+ 10.8%
Days on Market Until Sale	46	42	- 8.7%	46	66	+ 43.5%
Cumulative Days on Market Until Sale	46	42	- 8.7%	58	83	+ 43.1%
Average List Price	\$686,447	\$781,631	+ 13.9%	\$617,654	\$748,002	+ 21.1%
Inventory of Homes for Sale	90	113	+ 25.6%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--

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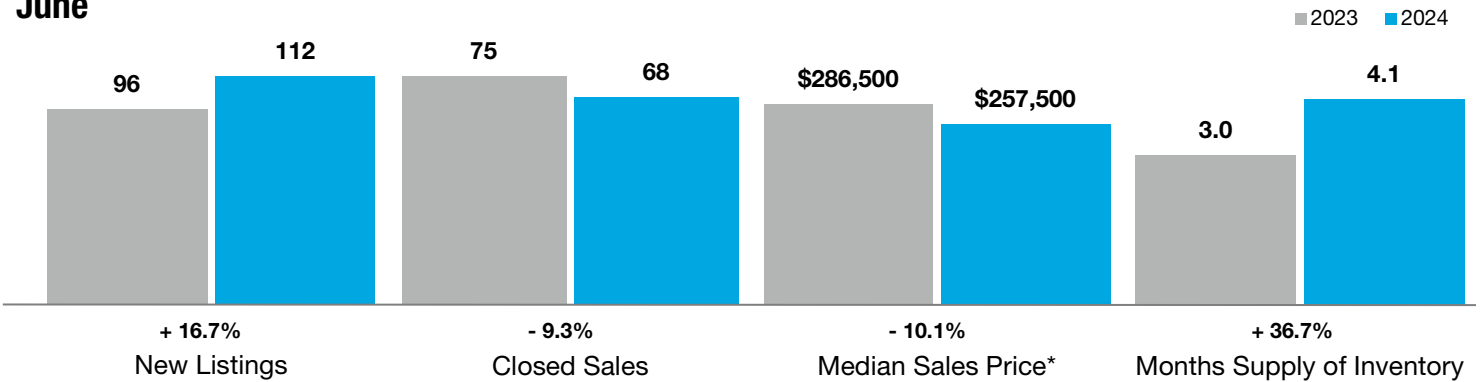
## Rutherford County

North Carolina

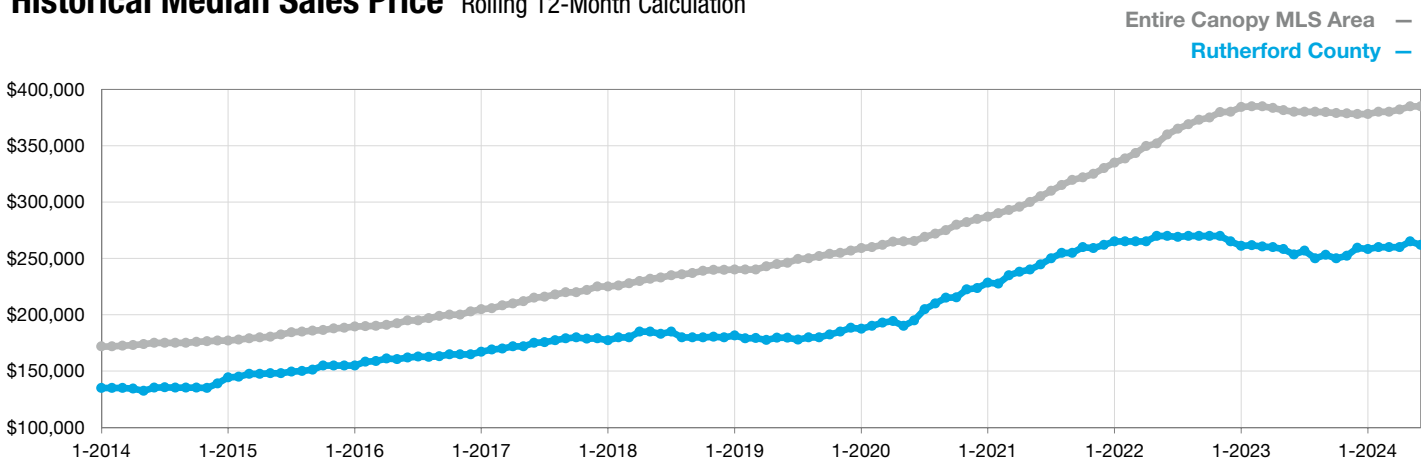
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	96	112	+ 16.7%	475	603	+ 26.9%
Pending Sales	58	83	+ 43.1%	370	406	+ 9.7%
Closed Sales	75	68	- 9.3%	356	371	+ 4.2%
Median Sales Price*	\$286,500	\$257,500	- 10.1%	\$254,500	\$270,000	+ 6.1%
Average Sales Price*	\$339,680	\$344,434	+ 1.4%	\$315,168	\$374,098	+ 18.7%
Percent of Original List Price Received*	97.2%	92.5%	- 4.8%	94.5%	92.7%	- 1.9%
List to Close	72	75	+ 4.2%	89	98	+ 10.1%
Days on Market Until Sale	28	34	+ 21.4%	45	53	+ 17.8%
Cumulative Days on Market Until Sale	37	48	+ 29.7%	50	63	+ 26.0%
Average List Price	\$439,872	\$411,299	- 6.5%	\$394,640	\$419,636	+ 6.3%
Inventory of Homes for Sale	182	264	+ 45.1%	--	--	--
Months Supply of Inventory	3.0	4.1	+ 36.7%	--	--	--

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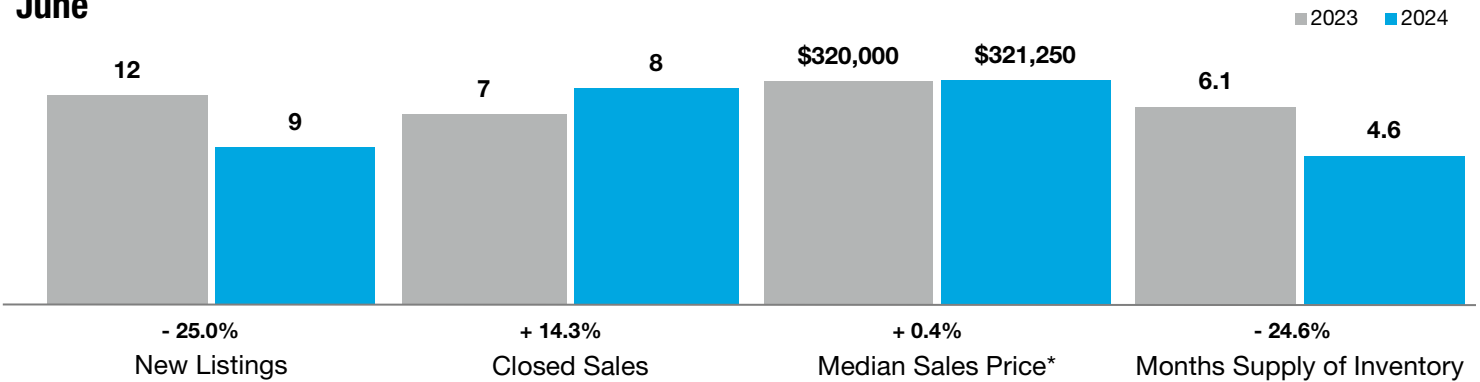
## Swain County

North Carolina

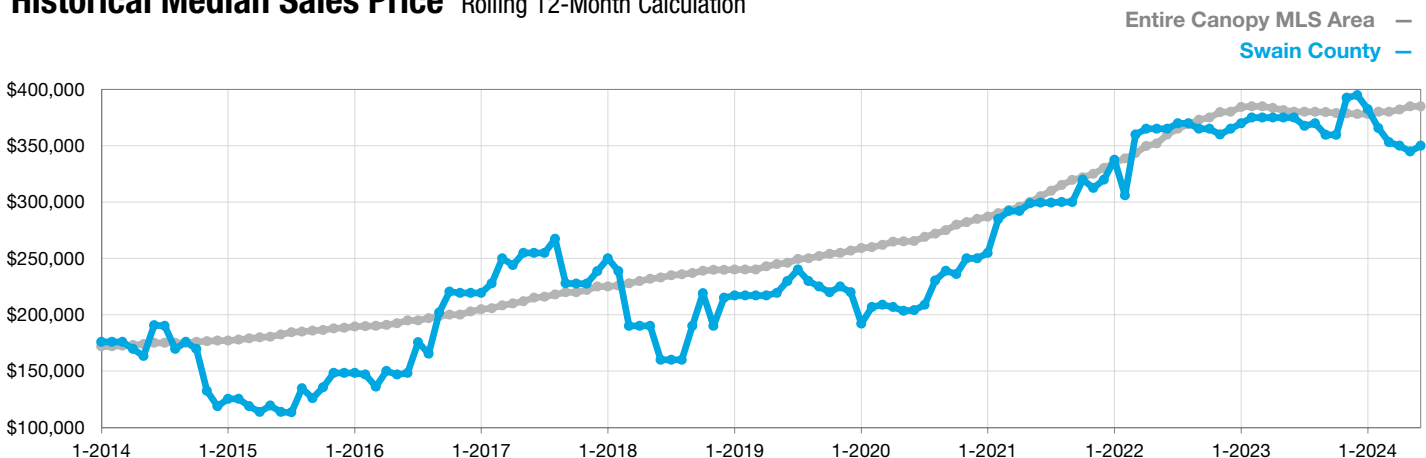
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	12	9	- 25.0%	47	67	+ 42.6%
Pending Sales	10	6	- 40.0%	25	42	+ 68.0%
Closed Sales	7	8	+ 14.3%	25	39	+ 56.0%
Median Sales Price*	\$320,000	\$321,250	+ 0.4%	\$395,000	\$327,500	- 17.1%
Average Sales Price*	\$332,129	\$325,313	- 2.1%	\$444,676	\$471,049	+ 5.9%
Percent of Original List Price Received*	92.1%	95.9%	+ 4.1%	92.5%	93.9%	+ 1.5%
List to Close	94	90	- 4.3%	122	100	- 18.0%
Days on Market Until Sale	49	49	0.0%	64	55	- 14.1%
Cumulative Days on Market Until Sale	51	50	- 2.0%	73	65	- 11.0%
Average List Price	\$520,150	\$467,667	- 10.1%	\$612,940	\$500,123	- 18.4%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	6.1	4.6	- 24.6%	--	--	--

\* 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.

### June



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



# Local Market Update for June 2024

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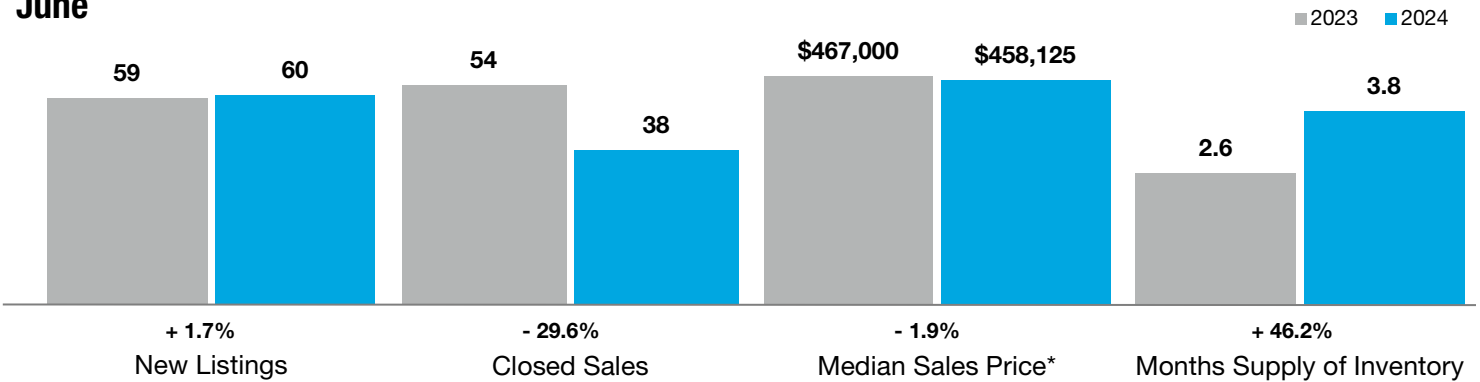
## Transylvania County

North Carolina

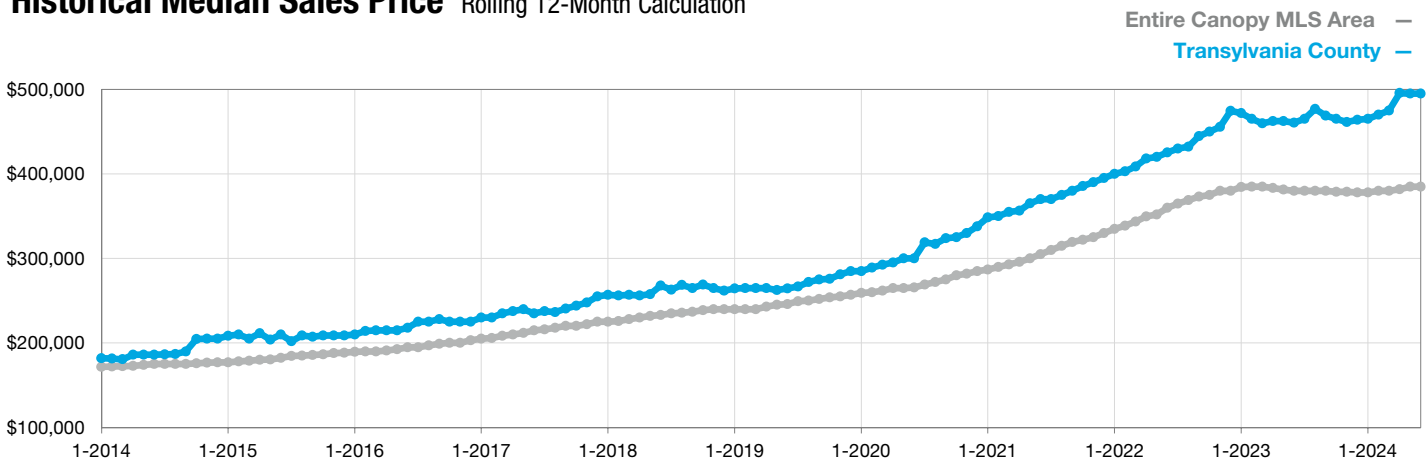
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	59	60	+ 1.7%	303	388	+ 28.1%
Pending Sales	38	46	+ 21.1%	234	274	+ 17.1%
Closed Sales	54	38	- 29.6%	228	251	+ 10.1%
Median Sales Price*	\$467,000	\$458,125	- 1.9%	\$440,000	\$500,000	+ 13.6%
Average Sales Price*	\$562,209	\$652,996	+ 16.1%	\$588,447	\$662,917	+ 12.7%
Percent of Original List Price Received*	95.4%	95.4%	0.0%	94.6%	93.8%	- 0.8%
List to Close	96	77	- 19.8%	94	97	+ 3.2%
Days on Market Until Sale	53	35	- 34.0%	46	55	+ 19.6%
Cumulative Days on Market Until Sale	55	44	- 20.0%	50	58	+ 16.0%
Average List Price	\$743,923	\$678,400	- 8.8%	\$707,458	\$837,871	+ 18.4%
Inventory of Homes for Sale	111	169	+ 52.3%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

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### June



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



# Local Market Update for June 2024

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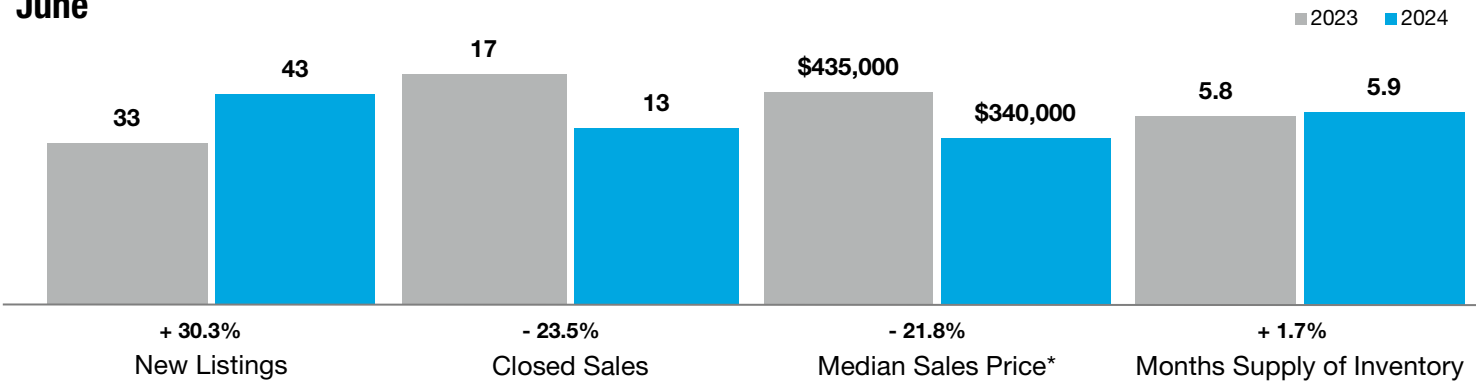
## Yancey County

North Carolina

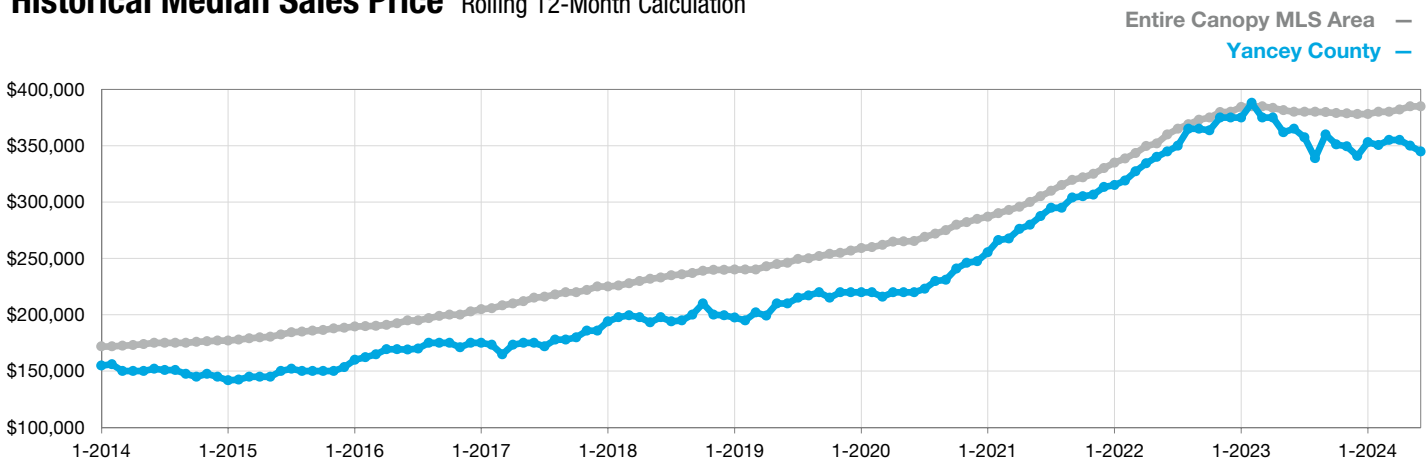
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	33	43	+ 30.3%	134	178	+ 32.8%
Pending Sales	21	25	+ 19.0%	93	112	+ 20.4%
Closed Sales	17	13	- 23.5%	91	96	+ 5.5%
Median Sales Price*	\$435,000	\$340,000	- 21.8%	\$325,000	\$327,749	+ 0.8%
Average Sales Price*	\$495,441	\$399,670	- 19.3%	\$406,853	\$445,958	+ 9.6%
Percent of Original List Price Received*	93.0%	97.3%	+ 4.6%	91.0%	93.7%	+ 3.0%
List to Close	142	83	- 41.5%	127	120	- 5.5%
Days on Market Until Sale	93	44	- 52.7%	77	69	- 10.4%
Cumulative Days on Market Until Sale	93	50	- 46.2%	88	80	- 9.1%
Average List Price	\$444,385	\$637,140	+ 43.4%	\$551,749	\$613,924	+ 11.3%
Inventory of Homes for Sale	103	116	+ 12.6%	--	--	--
Months Supply of Inventory	5.8	5.9	+ 1.7%	--	--	--

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### June



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



# Local Market Update for June 2024

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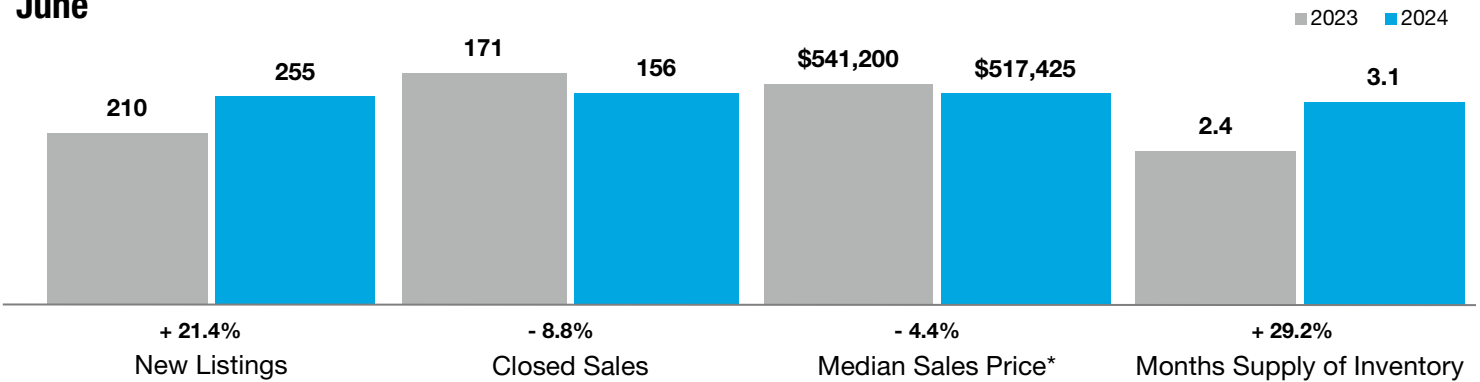
## City of Asheville

North Carolina

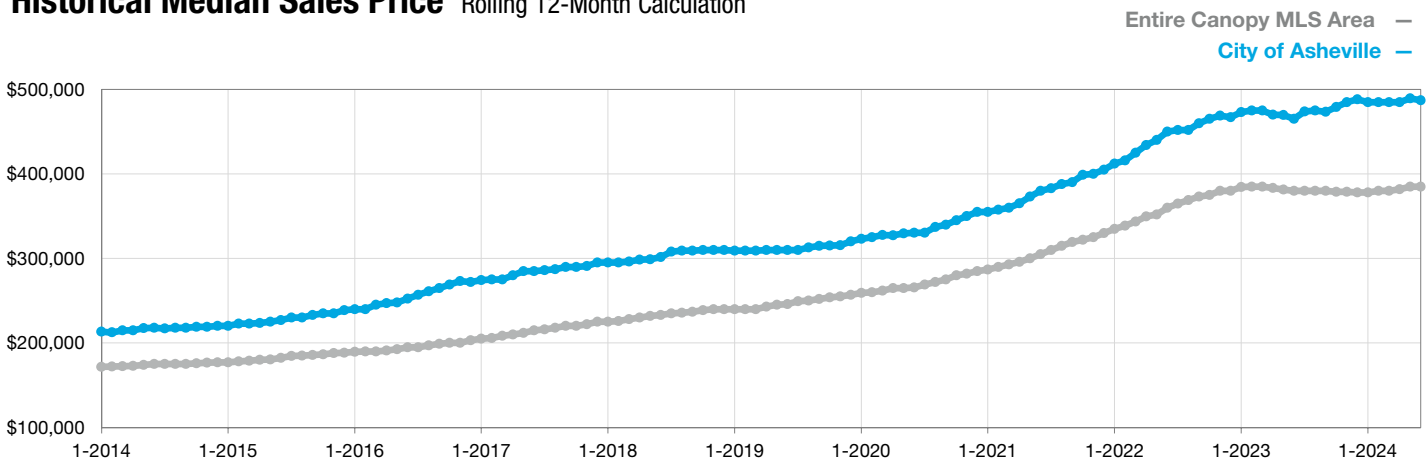
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	210	255	+ 21.4%	1,106	1,221	+ 10.4%
Pending Sales	163	163	0.0%	899	911	+ 1.3%
Closed Sales	171	156	- 8.8%	823	870	+ 5.7%
Median Sales Price*	\$541,200	\$517,425	- 4.4%	\$482,500	\$480,000	- 0.5%
Average Sales Price*	\$639,027	\$684,998	+ 7.2%	\$600,449	\$648,487	+ 8.0%
Percent of Original List Price Received*	98.6%	97.1%	- 1.5%	97.3%	96.0%	- 1.3%
List to Close	67	72	+ 7.5%	88	92	+ 4.5%
Days on Market Until Sale	24	33	+ 37.5%	43	42	- 2.3%
Cumulative Days on Market Until Sale	29	38	+ 31.0%	38	47	+ 23.7%
Average List Price	\$705,869	\$803,895	+ 13.9%	\$707,792	\$785,084	+ 10.9%
Inventory of Homes for Sale	358	466	+ 30.2%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

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### June



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



# Local Market Update for June 2024

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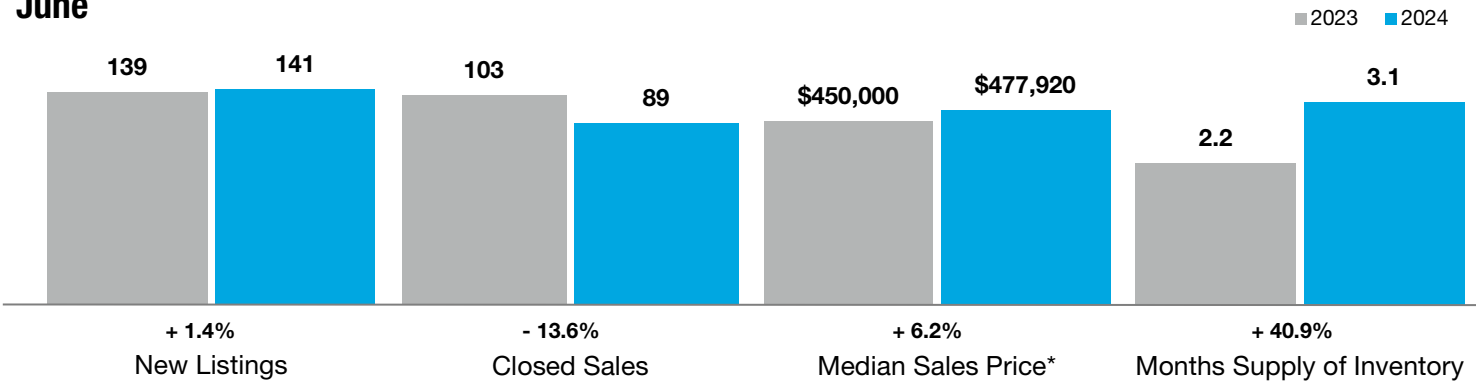
## City of Hendersonville

North Carolina

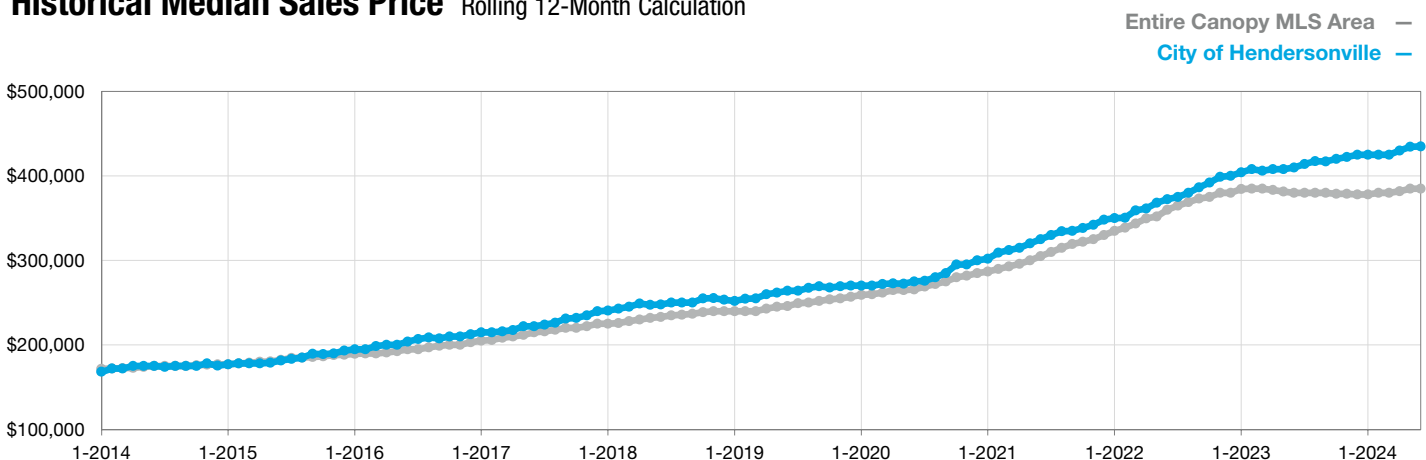
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	139	141	+ 1.4%	649	704	+ 8.5%
Pending Sales	100	94	- 6.0%	560	536	- 4.3%
Closed Sales	103	89	- 13.6%	518	480	- 7.3%
Median Sales Price*	\$450,000	\$477,920	+ 6.2%	\$418,500	\$435,000	+ 3.9%
Average Sales Price*	\$491,384	\$502,843	+ 2.3%	\$462,667	\$497,595	+ 7.5%
Percent of Original List Price Received*	99.0%	97.4%	- 1.6%	98.0%	96.7%	- 1.3%
List to Close	99	87	- 12.1%	97	101	+ 4.1%
Days on Market Until Sale	36	30	- 16.7%	40	45	+ 12.5%
Cumulative Days on Market Until Sale	41	38	- 7.3%	45	52	+ 15.6%
Average List Price	\$603,837	\$624,607	+ 3.4%	\$527,370	\$591,745	+ 12.2%
Inventory of Homes for Sale	194	268	+ 38.1%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

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### June



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





# Local Market Update for June 2024

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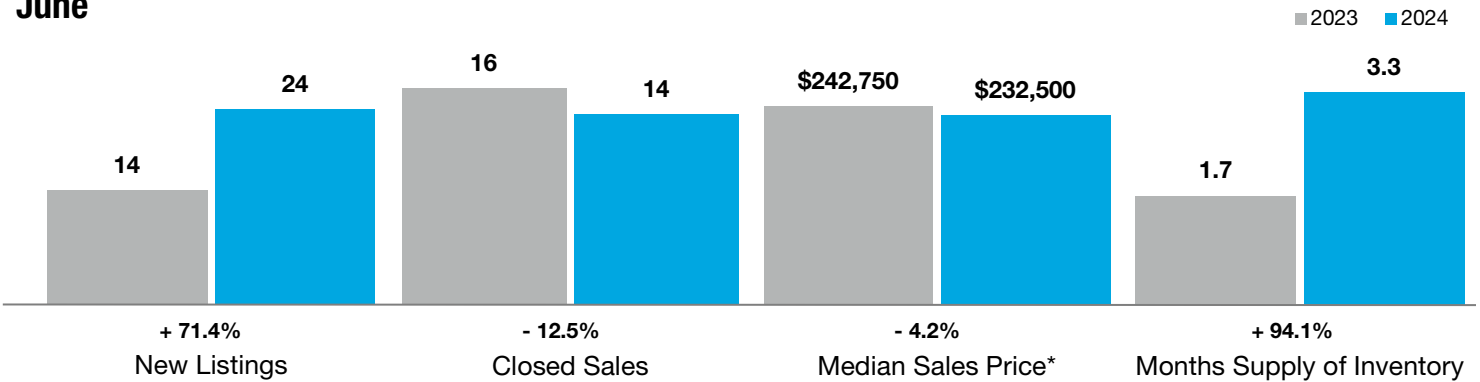
## Forest City

North Carolina

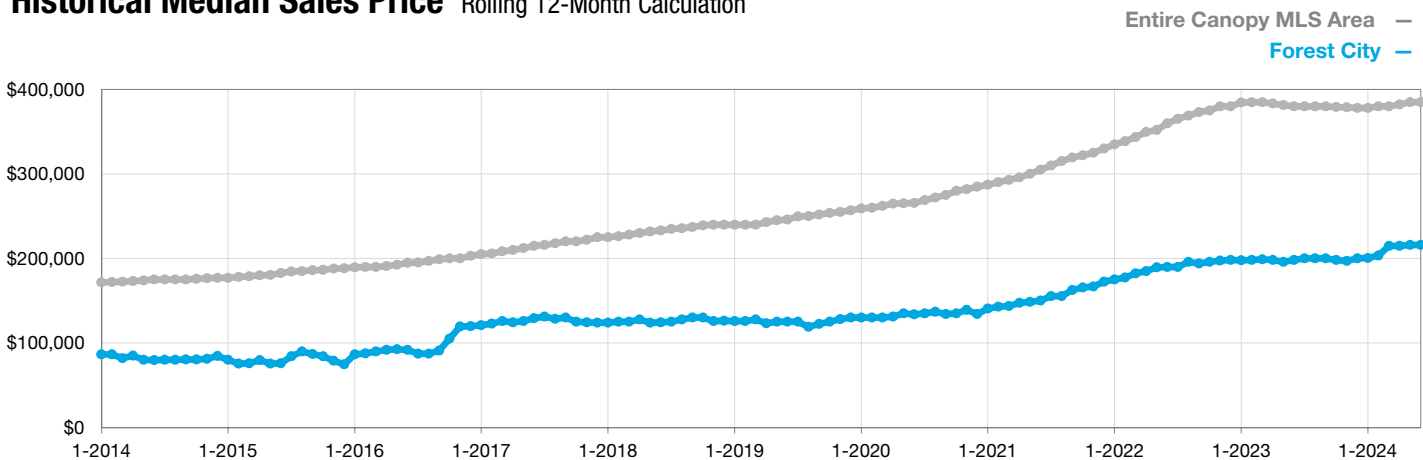
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	14	24	+ 71.4%	94	120	+ 27.7%
Pending Sales	11	17	+ 54.5%	79	80	+ 1.3%
Closed Sales	16	14	- 12.5%	74	77	+ 4.1%
Median Sales Price*	\$242,750	\$232,500	- 4.2%	\$192,750	\$225,000	+ 16.7%
Average Sales Price*	\$252,375	\$229,000	- 9.3%	\$221,559	\$235,179	+ 6.1%
Percent of Original List Price Received*	96.2%	89.6%	- 6.9%	95.5%	92.0%	- 3.7%
List to Close	57	77	+ 35.1%	80	97	+ 21.3%
Days on Market Until Sale	17	42	+ 147.1%	36	53	+ 47.2%
Cumulative Days on Market Until Sale	18	59	+ 227.8%	40	59	+ 47.5%
Average List Price	\$294,550	\$320,429	+ 8.8%	\$265,531	\$257,970	- 2.8%
Inventory of Homes for Sale	25	46	+ 84.0%	--	--	--
Months Supply of Inventory	1.7	3.3	+ 94.1%	--	--	--

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### June



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



# Local Market Update for June 2024

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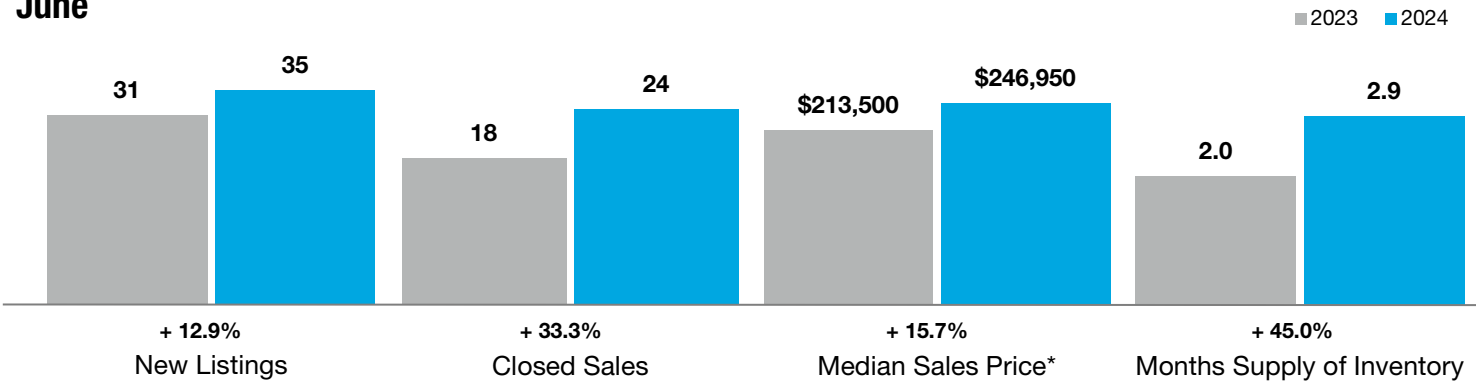
## Marion

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	31	35	+ 12.9%	132	156	+ 18.2%
Pending Sales	19	31	+ 63.2%	155	133	- 14.2%
Closed Sales	18	24	+ 33.3%	150	122	- 18.7%
Median Sales Price*	\$213,500	\$246,950	+ 15.7%	\$240,000	\$251,000	+ 4.6%
Average Sales Price*	\$251,364	\$317,321	+ 26.2%	\$277,928	\$313,751	+ 12.9%
Percent of Original List Price Received*	98.4%	93.8%	- 4.7%	95.6%	91.4%	- 4.4%
List to Close	68	81	+ 19.1%	81	124	+ 53.1%
Days on Market Until Sale	29	39	+ 34.5%	34	71	+ 108.8%
Cumulative Days on Market Until Sale	39	43	+ 10.3%	41	75	+ 82.9%
Average List Price	\$272,372	\$410,986	+ 50.9%	\$288,756	\$339,781	+ 17.7%
Inventory of Homes for Sale	46	59	+ 28.3%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--

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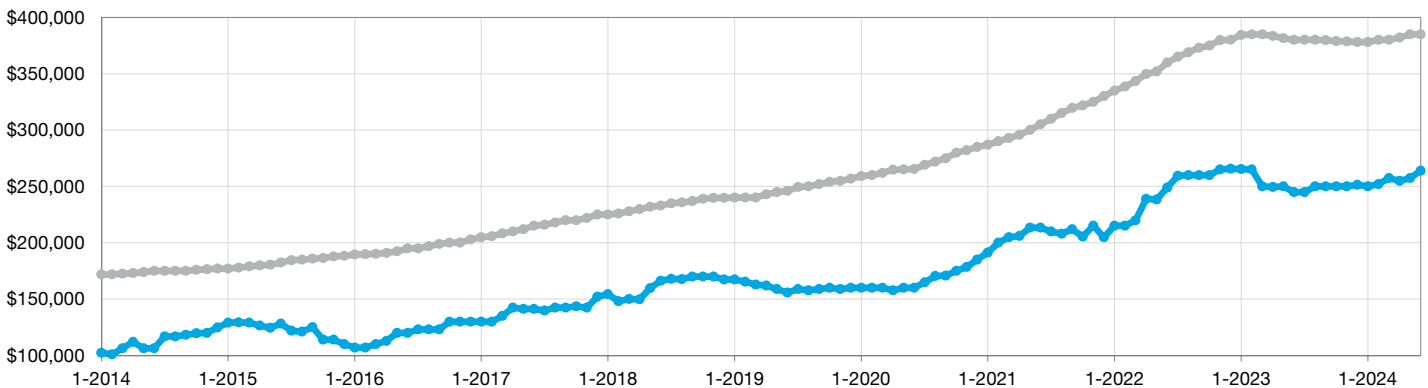
### June



### Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Marion —



# Local Market Update for June 2024

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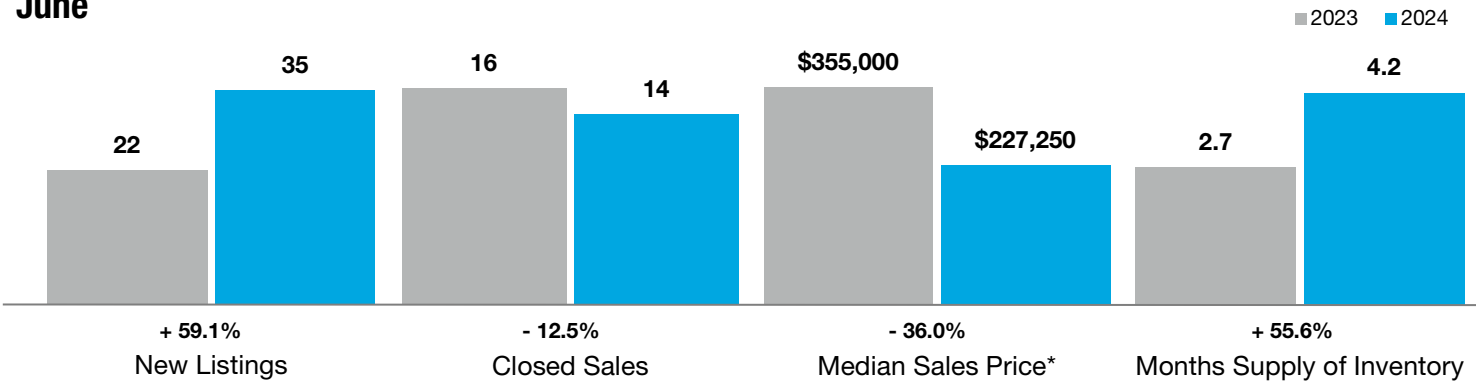
## Rutherfordton

North Carolina

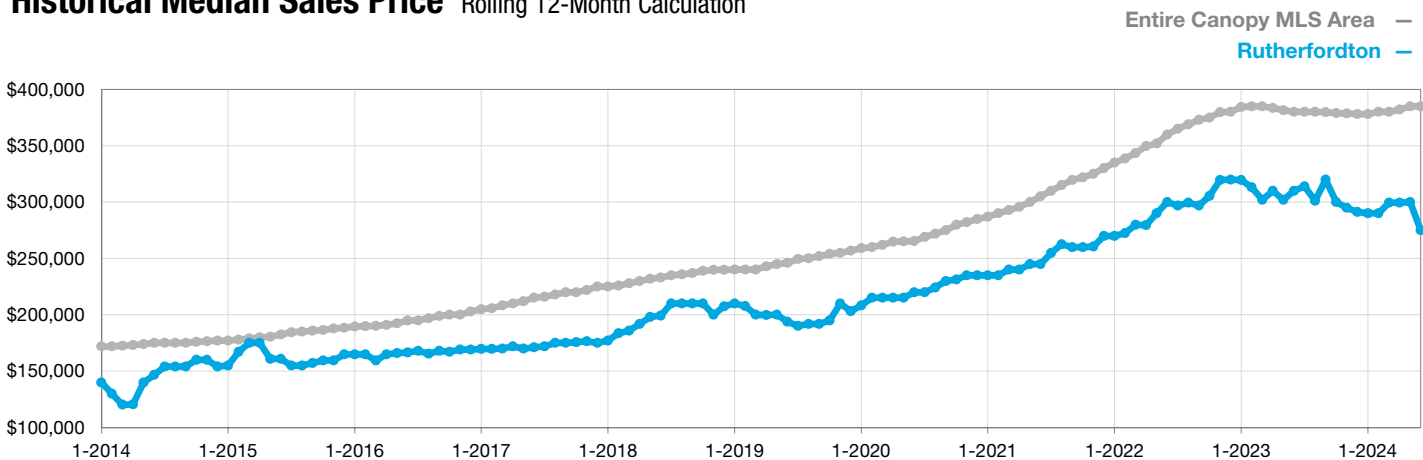
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	22	35	+ 59.1%	116	157	+ 35.3%
Pending Sales	15	23	+ 53.3%	96	101	+ 5.2%
Closed Sales	16	14	- 12.5%	91	86	- 5.5%
Median Sales Price*	\$355,000	\$227,250	- 36.0%	\$295,000	\$282,500	- 4.2%
Average Sales Price*	\$336,581	\$234,186	- 30.4%	\$334,307	\$324,760	- 2.9%
Percent of Original List Price Received*	92.0%	90.0%	- 2.2%	92.6%	93.8%	+ 1.3%
List to Close	93	83	- 10.8%	102	89	- 12.7%
Days on Market Until Sale	40	34	- 15.0%	52	45	- 13.5%
Cumulative Days on Market Until Sale	44	60	+ 36.4%	56	63	+ 12.5%
Average List Price	\$397,700	\$440,234	+ 10.7%	\$374,231	\$404,294	+ 8.0%
Inventory of Homes for Sale	40	65	+ 62.5%	--	--	--
Months Supply of Inventory	2.7	4.2	+ 55.6%	--	--	--

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### June



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



# Local Market Update for June 2024

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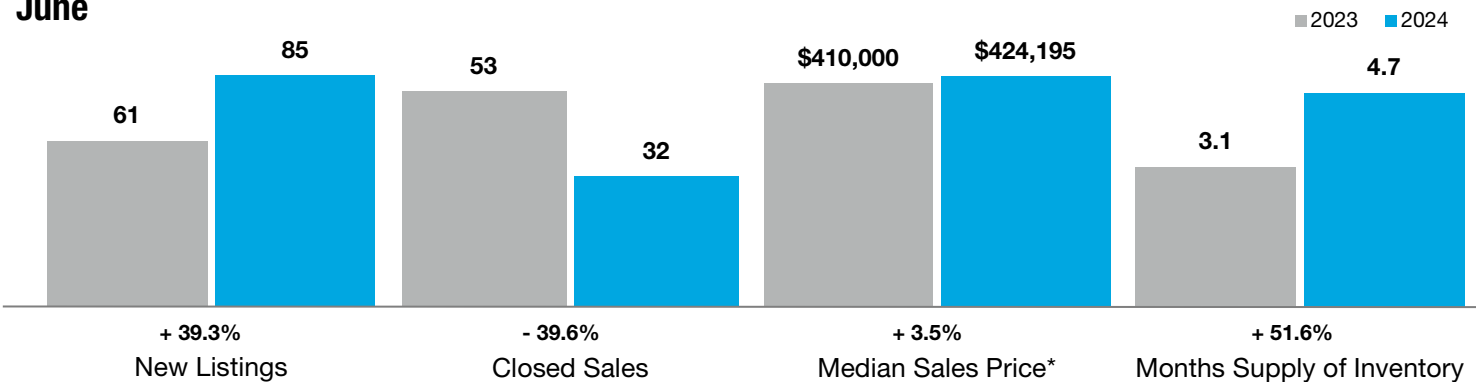
## Waynesville

North Carolina

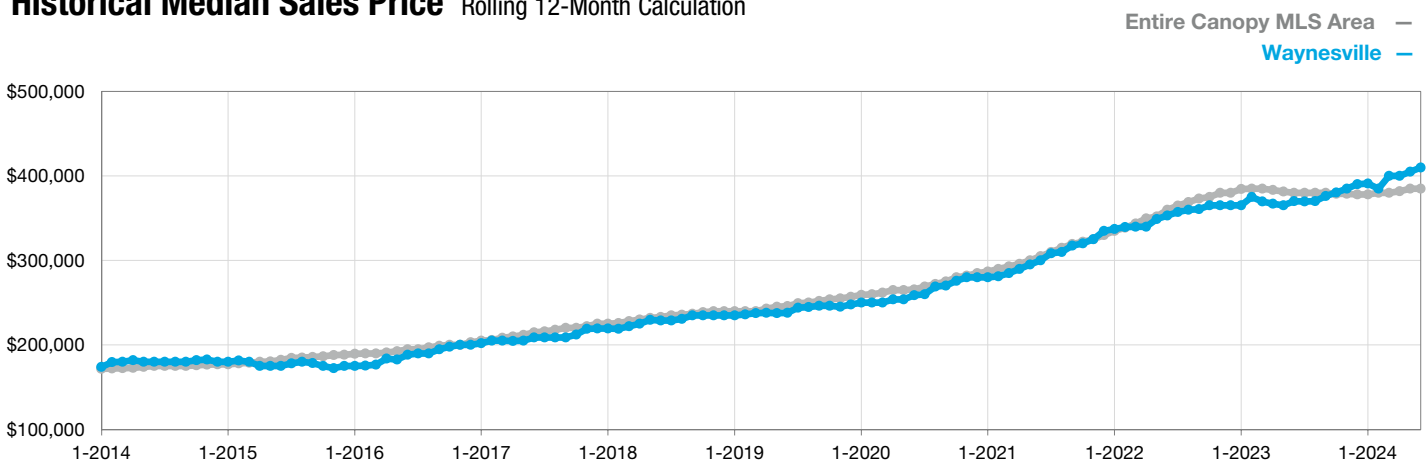
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	61	85	+ 39.3%	304	345	+ 13.5%
Pending Sales	31	49	+ 58.1%	236	217	- 8.1%
Closed Sales	53	32	- 39.6%	233	180	- 22.7%
Median Sales Price*	\$410,000	\$424,195	+ 3.5%	\$370,000	\$411,000	+ 11.1%
Average Sales Price*	\$403,728	\$481,224	+ 19.2%	\$398,635	\$463,290	+ 16.2%
Percent of Original List Price Received*	95.8%	95.6%	- 0.2%	93.9%	95.0%	+ 1.2%
List to Close	89	88	- 1.1%	94	89	- 5.3%
Days on Market Until Sale	48	41	- 14.6%	50	45	- 10.0%
Cumulative Days on Market Until Sale	38	42	+ 10.5%	51	51	0.0%
Average List Price	\$480,769	\$484,365	+ 0.7%	\$466,726	\$521,787	+ 11.8%
Inventory of Homes for Sale	121	178	+ 47.1%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

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### June



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



# Local Market Update for June 2024

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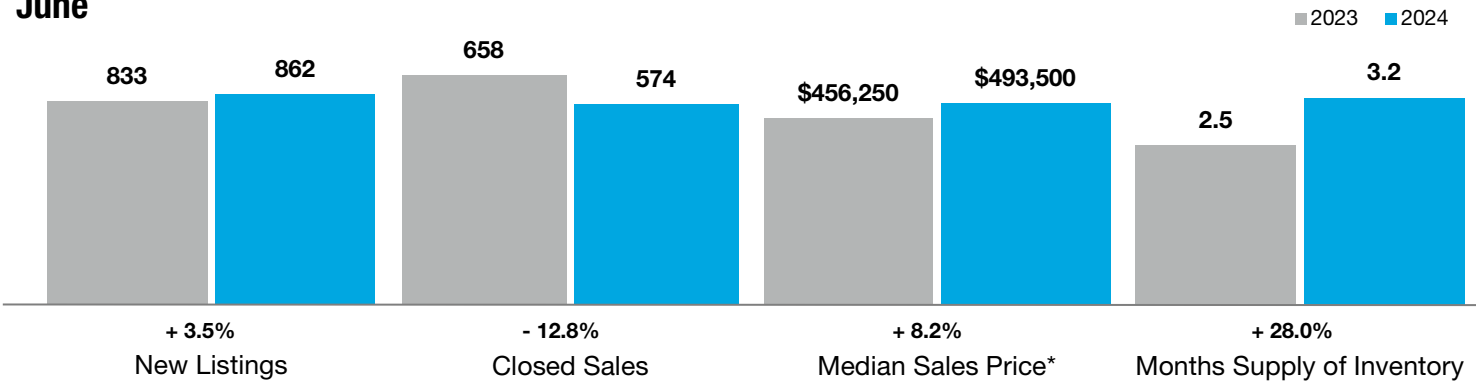
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	833	862	+ 3.5%	4,178	4,465	+ 6.9%
Pending Sales	609	618	+ 1.5%	3,478	3,402	- 2.2%
Closed Sales	658	574	- 12.8%	3,176	3,095	- 2.6%
Median Sales Price*	\$456,250	\$493,500	+ 8.2%	\$429,950	\$450,000	+ 4.7%
Average Sales Price*	\$548,393	\$586,184	+ 6.9%	\$519,984	\$558,796	+ 7.5%
Percent of Original List Price Received*	98.2%	96.7%	- 1.5%	96.8%	95.8%	- 1.0%
List to Close	83	85	+ 2.4%	96	96	0.0%
Days on Market Until Sale	31	40	+ 29.0%	42	47	+ 11.9%
Cumulative Days on Market Until Sale	35	46	+ 31.4%	44	52	+ 18.2%
Average List Price	\$617,679	\$677,145	+ 9.6%	\$594,509	\$653,592	+ 9.9%
Inventory of Homes for Sale	1,375	1,745	+ 26.9%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

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### June



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

