

# Local Market Update for July 2024

A research tool provided by the Canopy Realtor® Association  
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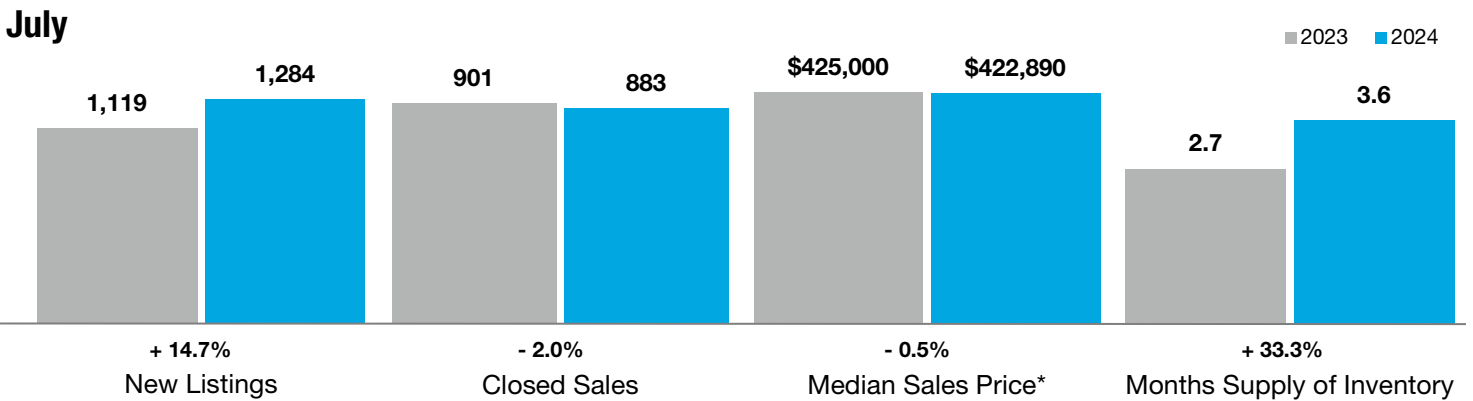


## Asheville Region

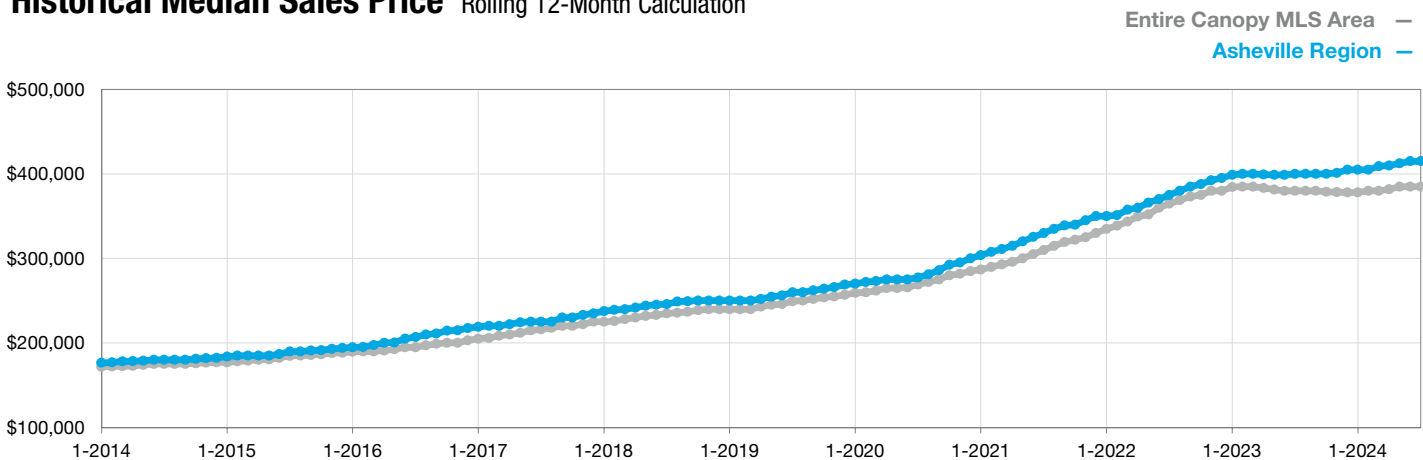
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1,119	<b>1,284</b>	+ 14.7%	7,436	<b>8,384</b>	+ 12.7%
Pending Sales	905	<b>1,013</b>	+ 11.9%	6,076	<b>6,179</b>	+ 1.7%
Closed Sales	901	<b>883</b>	- 2.0%	5,683	<b>5,654</b>	- 0.5%
Median Sales Price*	\$425,000	<b>\$422,890</b>	- 0.5%	\$400,000	<b>\$415,000</b>	+ 3.8%
Average Sales Price*	\$525,905	<b>\$531,944</b>	+ 1.1%	\$482,730	<b>\$518,118</b>	+ 7.3%
Percent of Original List Price Received*	97.3%	<b>95.3%</b>	- 2.1%	96.3%	<b>95.0%</b>	- 1.3%
List to Close	88	<b>87</b>	- 1.1%	94	<b>95</b>	+ 1.1%
Days on Market Until Sale	35	<b>43</b>	+ 22.9%	42	<b>48</b>	+ 14.3%
Cumulative Days on Market Until Sale	40	<b>48</b>	+ 20.0%	46	<b>54</b>	+ 17.4%
Average List Price	\$542,892	<b>\$643,482</b>	+ 18.5%	\$556,561	<b>\$616,065</b>	+ 10.7%
Inventory of Homes for Sale	2,272	<b>3,016</b>	+ 32.7%	--	--	--
Months Supply of Inventory	2.7	<b>3.6</b>	+ 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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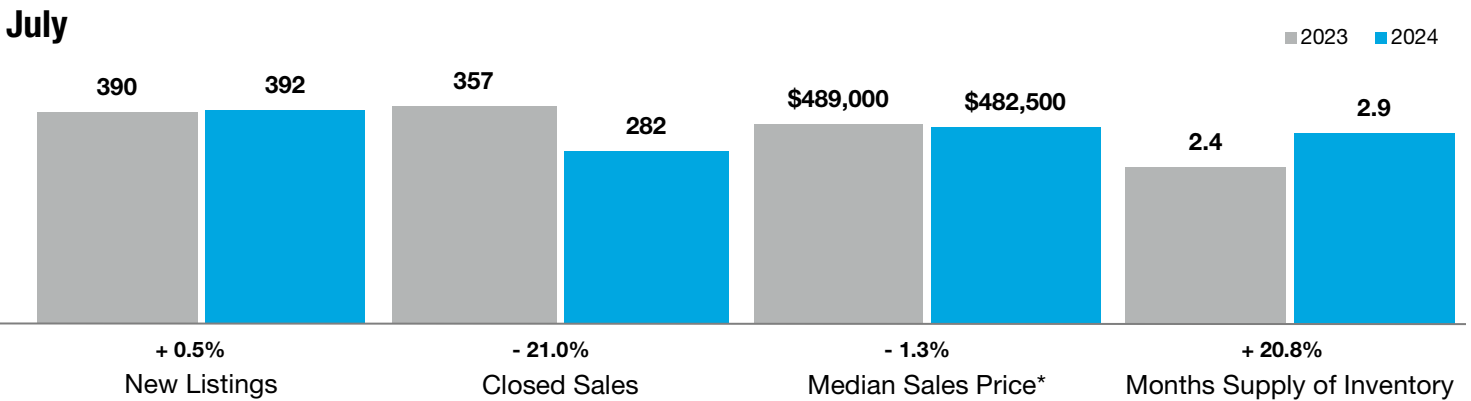


## Buncombe County

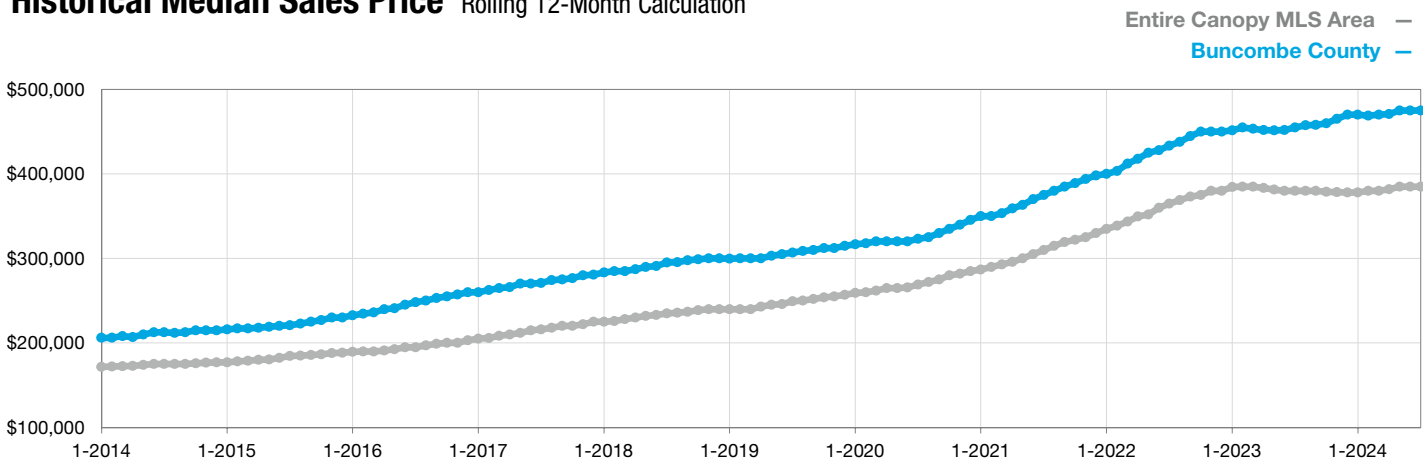
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	390	392	+ 0.5%	2,605	2,781	+ 6.8%
Pending Sales	328	318	- 3.0%	2,167	2,161	- 0.3%
Closed Sales	357	282	- 21.0%	2,061	2,010	- 2.5%
Median Sales Price*	\$489,000	\$482,500	- 1.3%	\$465,000	\$475,000	+ 2.2%
Average Sales Price*	\$628,169	\$659,012	+ 4.9%	\$583,355	\$621,806	+ 6.6%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	97.4%	96.2%	- 1.2%
List to Close	89	79	- 11.2%	96	91	- 5.2%
Days on Market Until Sale	32	37	+ 15.6%	39	43	+ 10.3%
Cumulative Days on Market Until Sale	35	40	+ 14.3%	40	48	+ 20.0%
Average List Price	\$632,434	\$706,757	+ 11.8%	\$651,543	\$726,015	+ 11.4%
Inventory of Homes for Sale	718	857	+ 19.4%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

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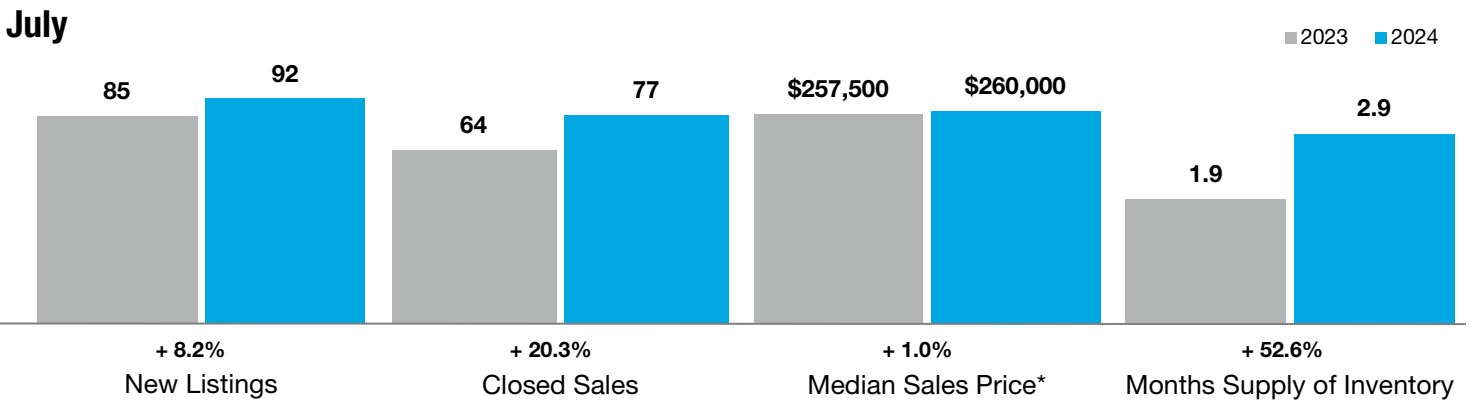


## Burke County

North Carolina

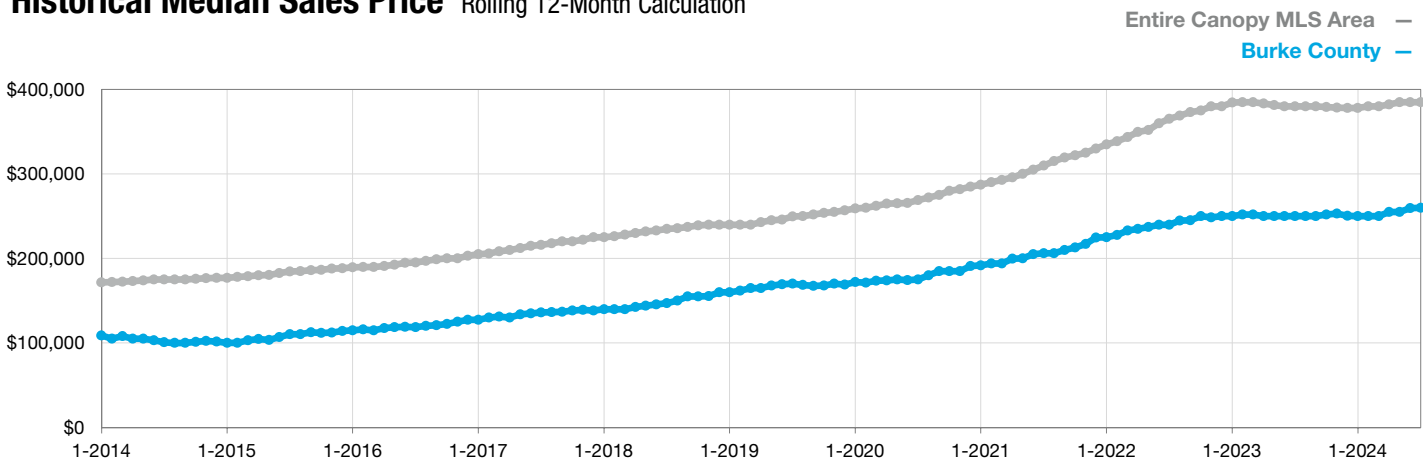
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	85	92	+ 8.2%	537	676	+ 25.9%
Pending Sales	55	83	+ 50.9%	476	511	+ 7.4%
Closed Sales	64	77	+ 20.3%	455	463	+ 1.8%
Median Sales Price*	\$257,500	\$260,000	+ 1.0%	\$247,199	\$256,000	+ 3.6%
Average Sales Price*	\$266,215	\$277,024	+ 4.1%	\$294,795	\$307,528	+ 4.3%
Percent of Original List Price Received*	94.9%	92.0%	- 3.1%	96.0%	94.5%	- 1.6%
List to Close	80	88	+ 10.0%	79	78	- 1.3%
Days on Market Until Sale	32	48	+ 50.0%	34	38	+ 11.8%
Cumulative Days on Market Until Sale	32	54	+ 68.8%	38	41	+ 7.9%
Average List Price	\$320,726	\$398,152	+ 24.1%	\$326,592	\$389,810	+ 19.4%
Inventory of Homes for Sale	120	197	+ 64.2%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--

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### Historical Median Sales Price

Rolling 12-Month Calculation



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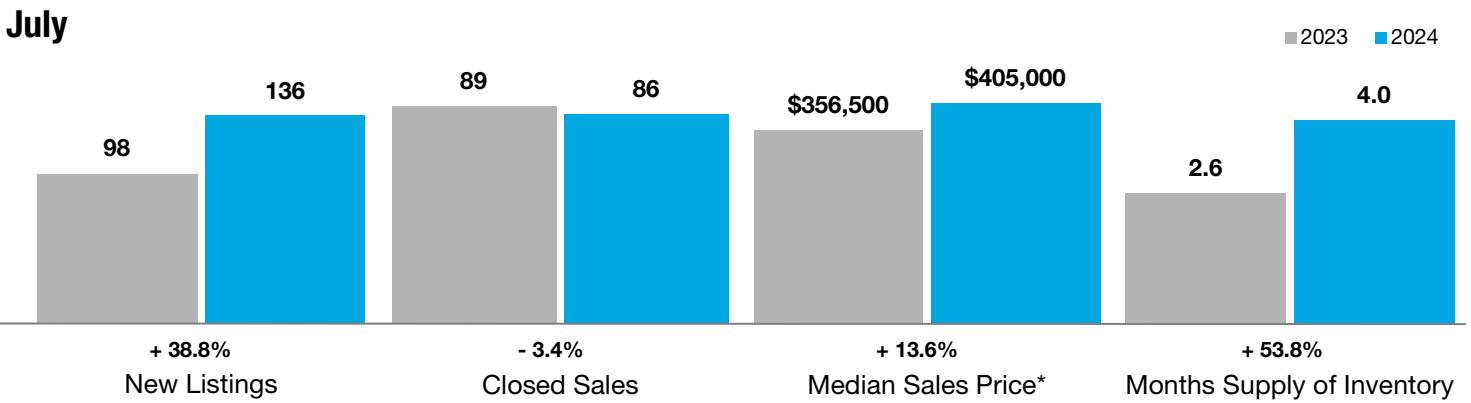


## Haywood County

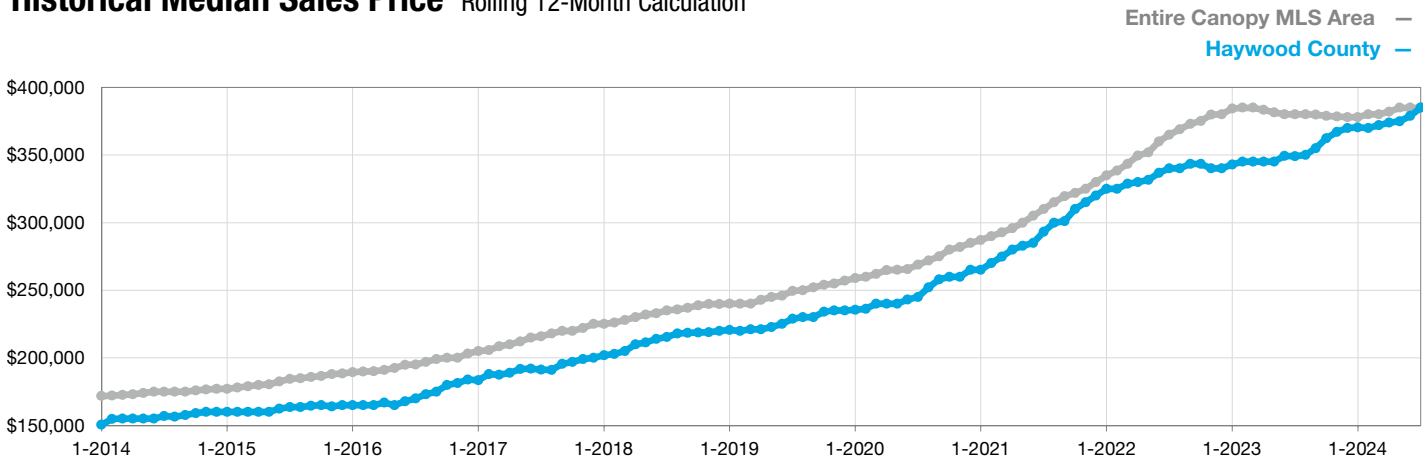
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	98	136	+ 38.8%	755	810	+ 7.3%
Pending Sales	92	93	+ 1.1%	628	570	- 9.2%
Closed Sales	89	86	- 3.4%	588	523	- 11.1%
Median Sales Price*	\$356,500	\$405,000	+ 13.6%	\$352,000	\$385,000	+ 9.4%
Average Sales Price*	\$401,158	\$506,365	+ 26.2%	\$409,554	\$437,188	+ 6.7%
Percent of Original List Price Received*	94.8%	94.7%	- 0.1%	94.6%	94.1%	- 0.5%
List to Close	94	104	+ 10.6%	92	98	+ 6.5%
Days on Market Until Sale	42	49	+ 16.7%	46	50	+ 8.7%
Cumulative Days on Market Until Sale	46	50	+ 8.7%	50	56	+ 12.0%
Average List Price	\$535,048	\$526,995	- 1.5%	\$479,312	\$504,843	+ 5.3%
Inventory of Homes for Sale	224	332	+ 48.2%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--

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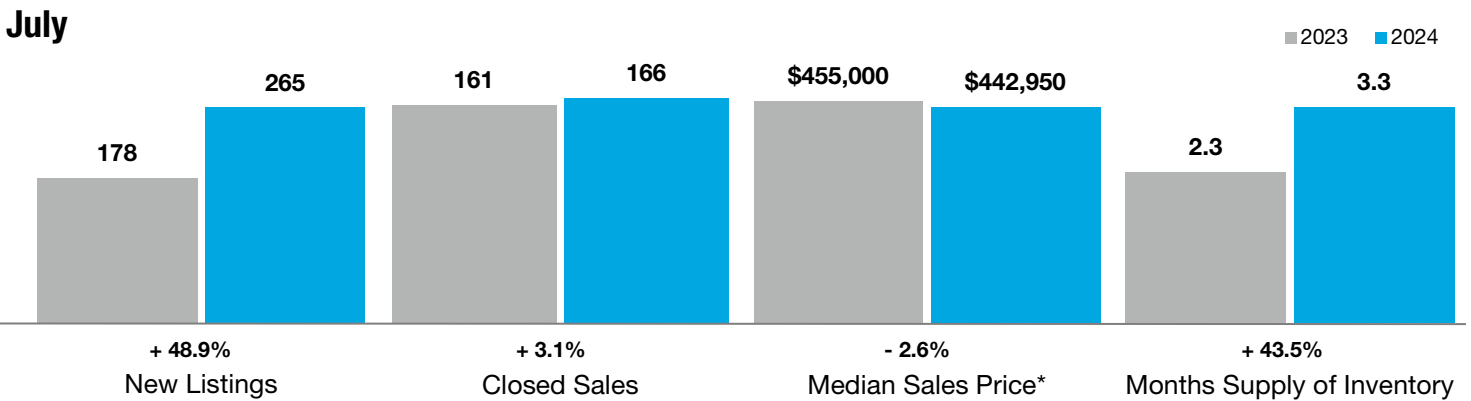


## Henderson County

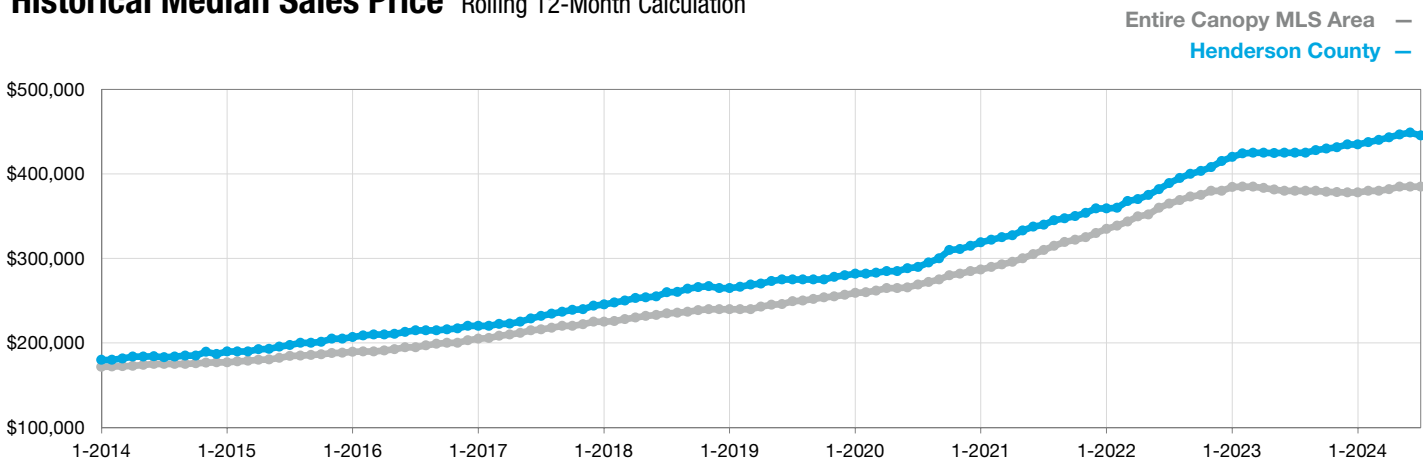
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	178	265	+ 48.9%	1,279	1,510	+ 18.1%
Pending Sales	153	218	+ 42.5%	1,089	1,140	+ 4.7%
Closed Sales	161	166	+ 3.1%	1,005	991	- 1.4%
Median Sales Price*	\$455,000	\$442,950	- 2.6%	\$426,000	\$449,490	+ 5.5%
Average Sales Price*	\$528,744	\$501,805	- 5.1%	\$491,999	\$514,441	+ 4.6%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	97.8%	96.6%	- 1.2%
List to Close	87	87	0.0%	91	97	+ 6.6%
Days on Market Until Sale	34	38	+ 11.8%	39	44	+ 12.8%
Cumulative Days on Market Until Sale	38	45	+ 18.4%	42	49	+ 16.7%
Average List Price	\$526,533	\$666,233	+ 26.5%	\$552,473	\$602,678	+ 9.1%
Inventory of Homes for Sale	339	511	+ 50.7%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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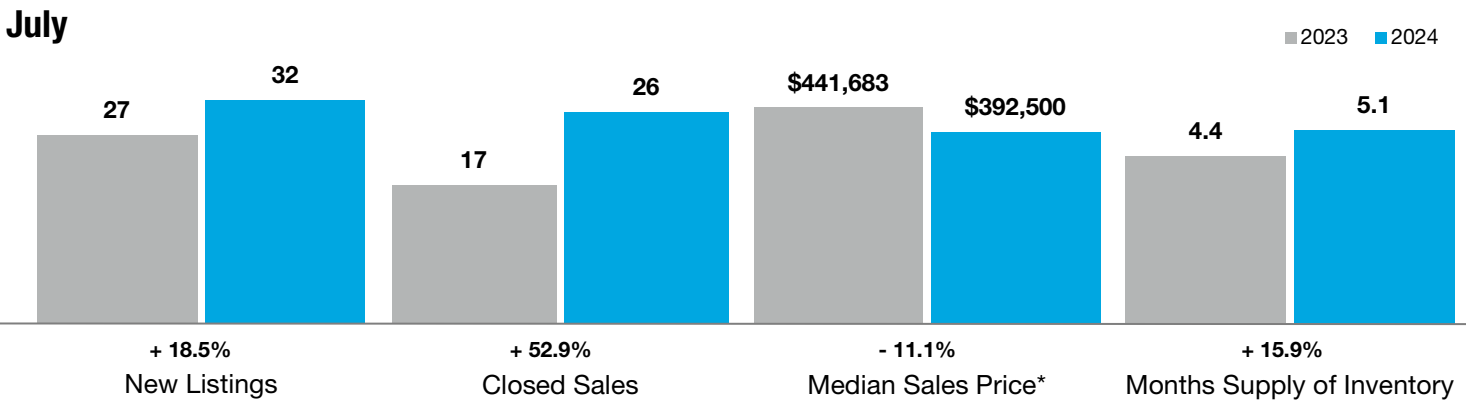


## Jackson County

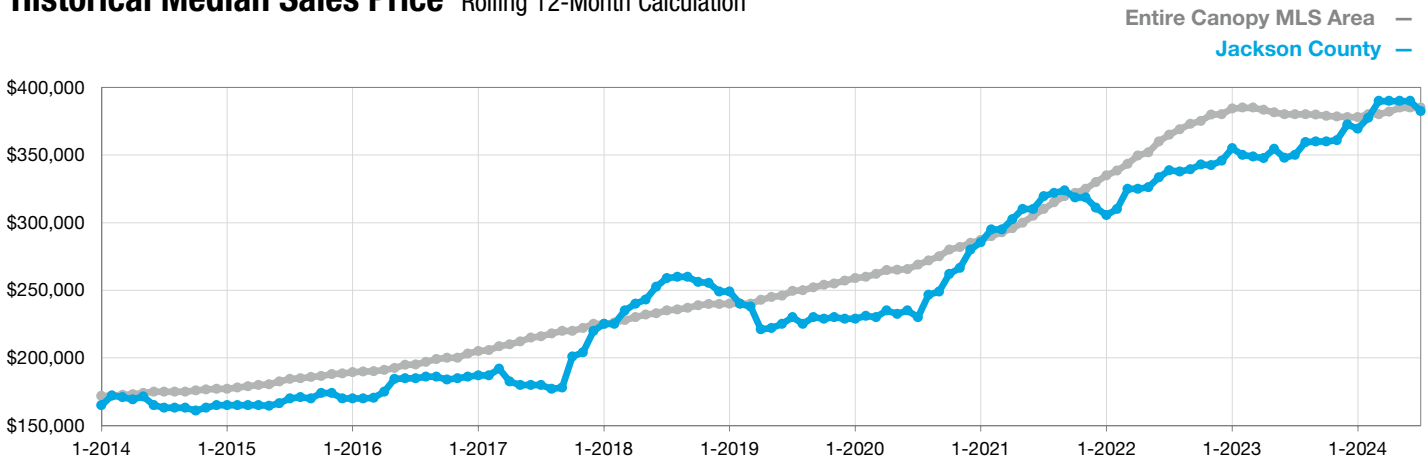
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	27	32	+ 18.5%	202	240	+ 18.8%
Pending Sales	23	27	+ 17.4%	145	159	+ 9.7%
Closed Sales	17	26	+ 52.9%	128	135	+ 5.5%
Median Sales Price*	\$441,683	\$392,500	- 11.1%	\$352,573	\$375,000	+ 6.4%
Average Sales Price*	\$534,587	\$737,750	+ 38.0%	\$483,400	\$535,577	+ 10.8%
Percent of Original List Price Received*	92.3%	94.1%	+ 2.0%	94.3%	93.3%	- 1.1%
List to Close	84	73	- 13.1%	104	105	+ 1.0%
Days on Market Until Sale	31	38	+ 22.6%	53	60	+ 13.2%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	62	67	+ 8.1%
Average List Price	\$431,681	\$751,909	+ 74.2%	\$662,710	\$792,157	+ 19.5%
Inventory of Homes for Sale	86	104	+ 20.9%	--	--	--
Months Supply of Inventory	4.4	5.1	+ 15.9%	--	--	--

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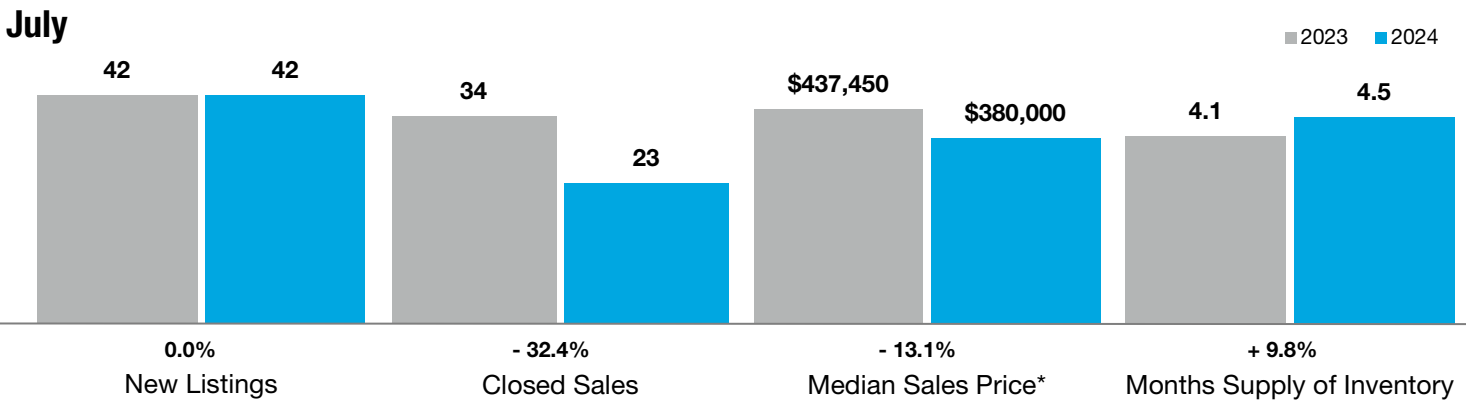


## Madison County

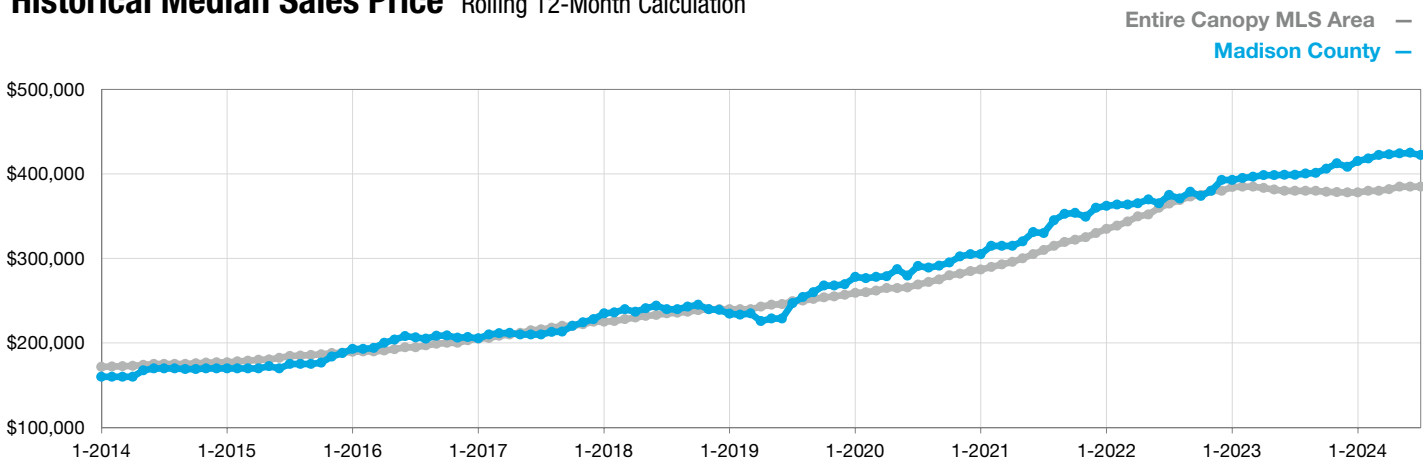
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	42	42	0.0%	247	206	- 16.6%
Pending Sales	23	20	- 13.0%	190	148	- 22.1%
Closed Sales	34	23	- 32.4%	163	152	- 6.7%
Median Sales Price*	\$437,450	\$380,000	- 13.1%	\$395,000	\$422,940	+ 7.1%
Average Sales Price*	\$473,360	\$432,259	- 8.7%	\$460,615	\$491,180	+ 6.6%
Percent of Original List Price Received*	99.5%	96.1%	- 3.4%	94.8%	95.0%	+ 0.2%
List to Close	82	80	- 2.4%	114	124	+ 8.8%
Days on Market Until Sale	30	28	- 6.7%	57	65	+ 14.0%
Cumulative Days on Market Until Sale	30	32	+ 6.7%	66	78	+ 18.2%
Average List Price	\$422,807	\$569,337	+ 34.7%	\$518,494	\$575,911	+ 11.1%
Inventory of Homes for Sale	101	98	- 3.0%	--	--	--
Months Supply of Inventory	4.1	4.5	+ 9.8%	--	--	--

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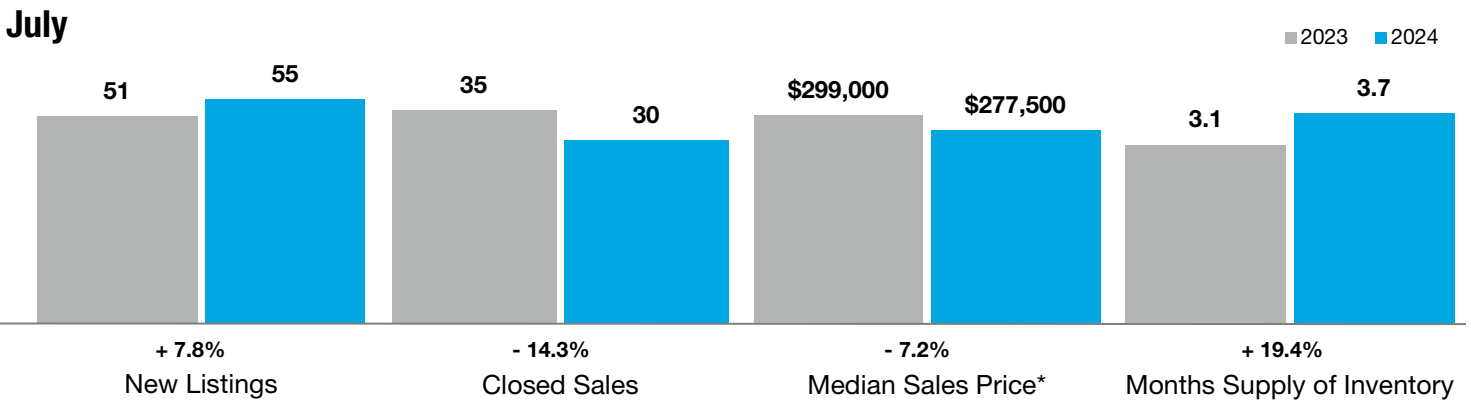


## McDowell County

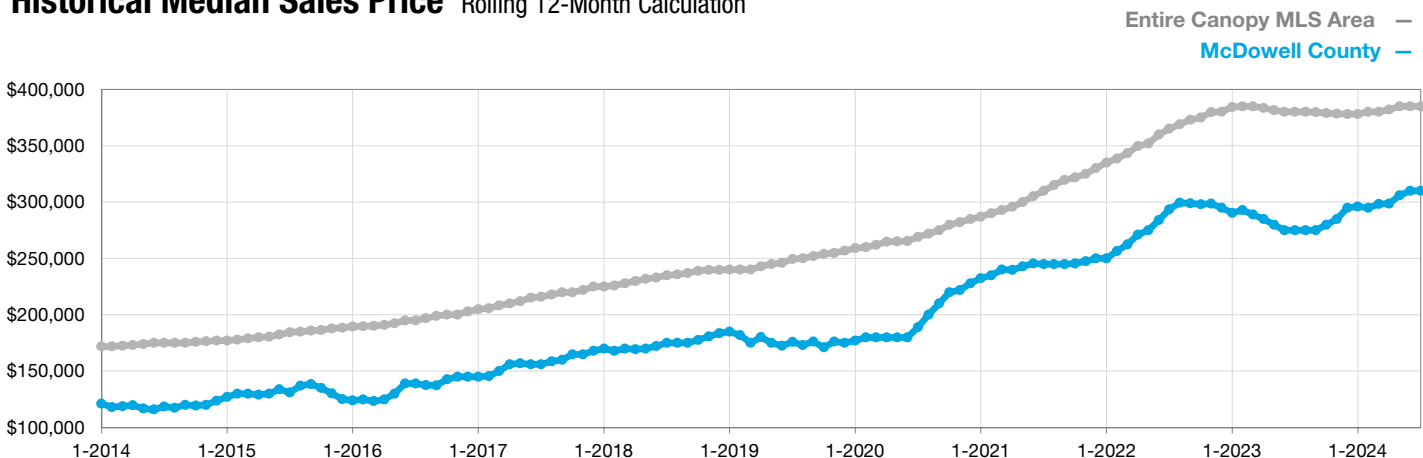
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	51	55	+ 7.8%	295	345	+ 16.9%
Pending Sales	37	41	+ 10.8%	233	256	+ 9.9%
Closed Sales	35	30	- 14.3%	219	238	+ 8.7%
Median Sales Price*	\$299,000	\$277,500	- 7.2%	\$275,000	\$297,500	+ 8.2%
Average Sales Price*	\$467,459	\$426,387	- 8.8%	\$348,442	\$424,839	+ 21.9%
Percent of Original List Price Received*	97.1%	92.0%	- 5.3%	95.5%	92.1%	- 3.6%
List to Close	72	114	+ 58.3%	82	113	+ 37.8%
Days on Market Until Sale	36	75	+ 108.3%	37	63	+ 70.3%
Cumulative Days on Market Until Sale	37	90	+ 143.2%	42	71	+ 69.0%
Average List Price	\$436,134	\$465,483	+ 6.7%	\$435,528	\$448,413	+ 3.0%
Inventory of Homes for Sale	100	130	+ 30.0%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

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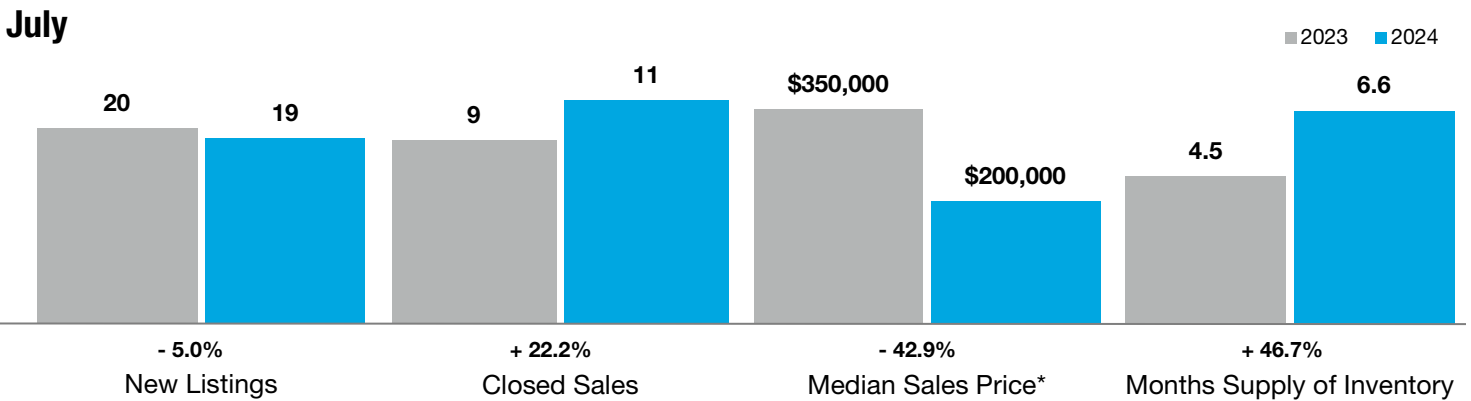


## Mitchell County

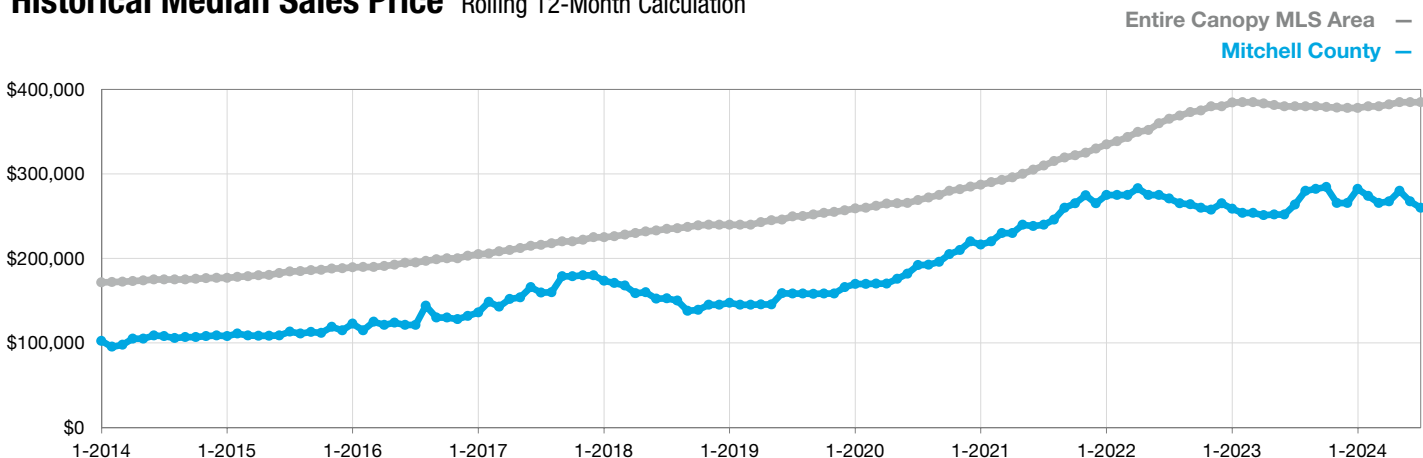
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	20	19	- 5.0%	132	127	- 3.8%
Pending Sales	10	13	+ 30.0%	96	78	- 18.8%
Closed Sales	9	11	+ 22.2%	88	64	- 27.3%
Median Sales Price*	\$350,000	\$200,000	- 42.9%	\$253,000	\$235,000	- 7.1%
Average Sales Price*	\$413,667	\$321,977	- 22.2%	\$316,132	\$331,148	+ 4.7%
Percent of Original List Price Received*	88.2%	92.6%	+ 5.0%	91.1%	89.1%	- 2.2%
List to Close	96	119	+ 24.0%	113	130	+ 15.0%
Days on Market Until Sale	49	72	+ 46.9%	64	83	+ 29.7%
Cumulative Days on Market Until Sale	73	72	- 1.4%	80	107	+ 33.8%
Average List Price	\$290,326	\$519,883	+ 79.1%	\$409,582	\$458,774	+ 12.0%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--
Months Supply of Inventory	4.5	6.6	+ 46.7%	--	--	--

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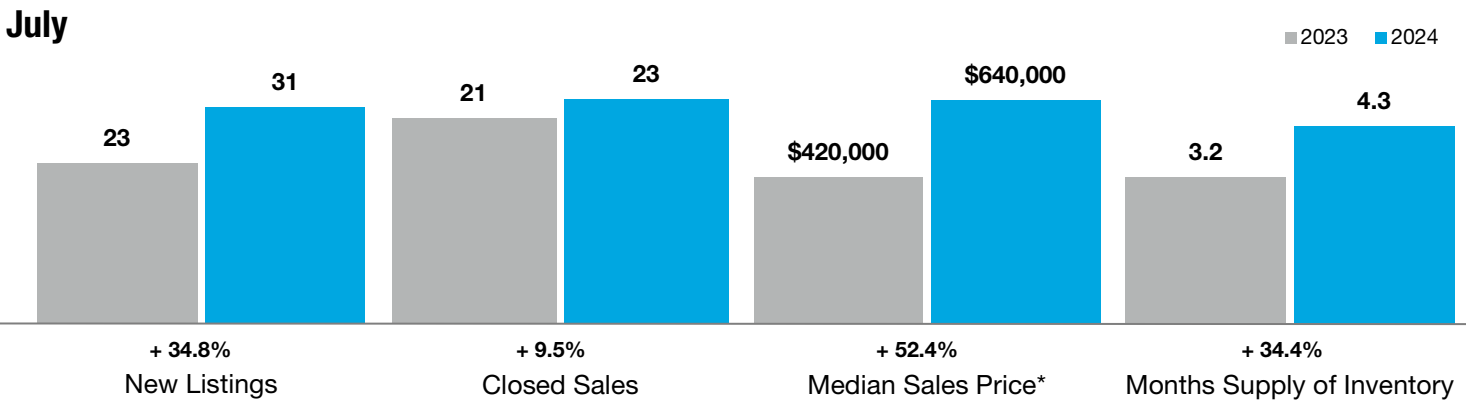


## Polk County

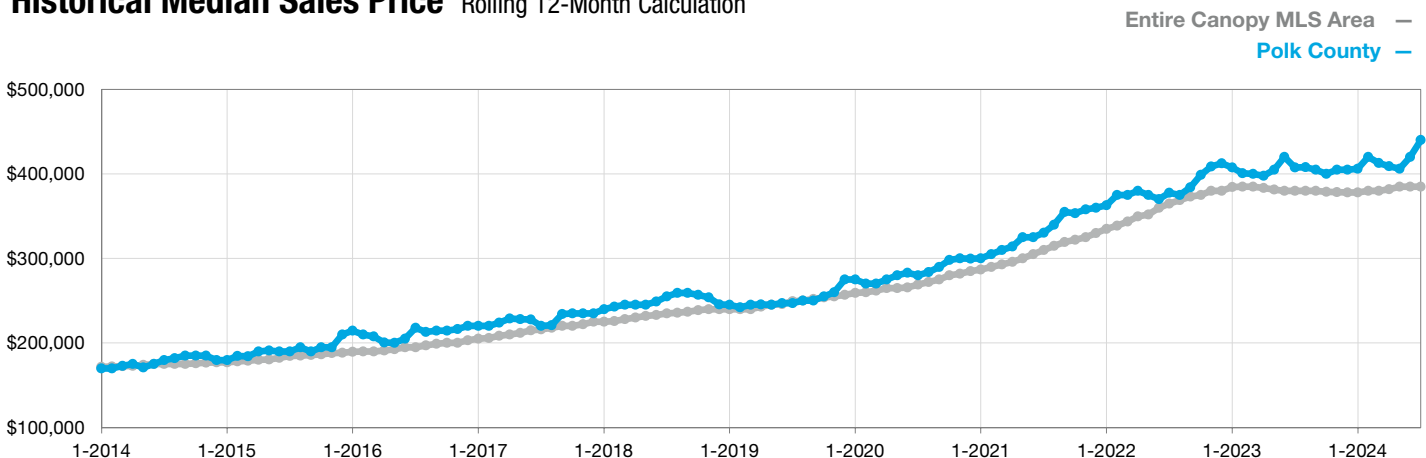
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	23	31	+ 34.8%	220	231	+ 5.0%
Pending Sales	30	35	+ 16.7%	176	173	- 1.7%
Closed Sales	21	23	+ 9.5%	162	159	- 1.9%
Median Sales Price*	\$420,000	\$640,000	+ 52.4%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$524,554	\$727,217	+ 38.6%	\$492,963	\$549,476	+ 11.5%
Percent of Original List Price Received*	98.3%	93.8%	- 4.6%	95.0%	93.0%	- 2.1%
List to Close	67	72	+ 7.5%	89	98	+ 10.1%
Days on Market Until Sale	22	30	+ 36.4%	43	61	+ 41.9%
Cumulative Days on Market Until Sale	23	54	+ 134.8%	54	79	+ 46.3%
Average List Price	\$549,817	\$610,271	+ 11.0%	\$610,497	\$726,246	+ 19.0%
Inventory of Homes for Sale	75	106	+ 41.3%	--	--	--
Months Supply of Inventory	3.2	4.3	+ 34.4%	--	--	--

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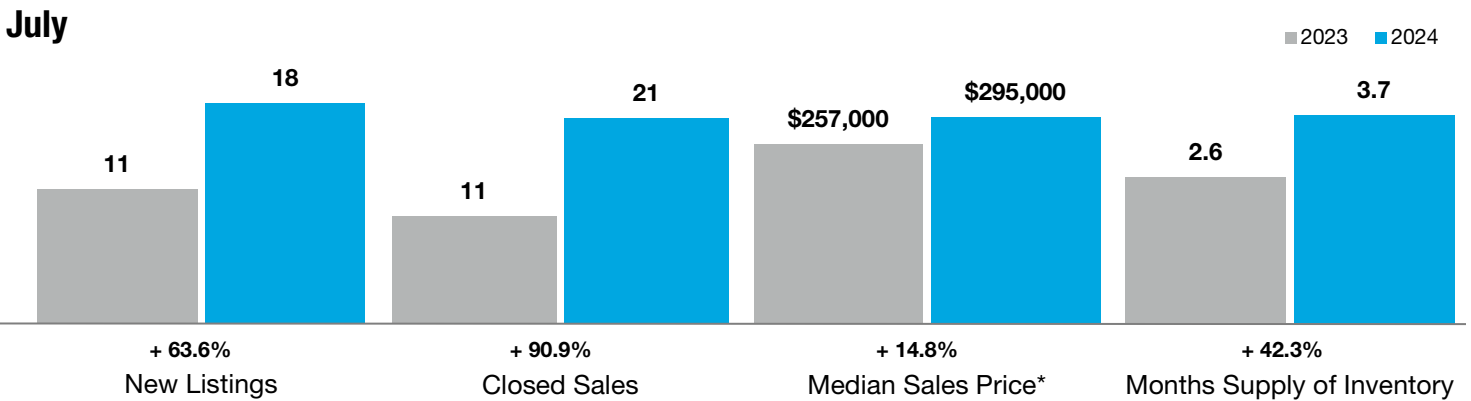


## Rutherfordton

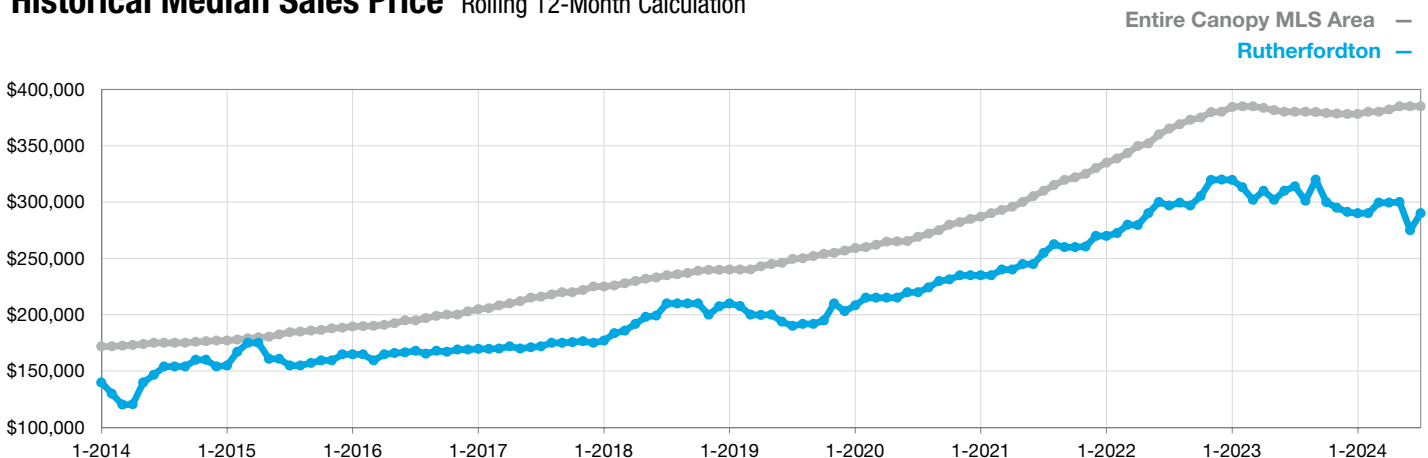
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	11	18	+ 63.6%	127	175	+ 37.8%
Pending Sales	11	21	+ 90.9%	107	119	+ 11.2%
Closed Sales	11	21	+ 90.9%	102	107	+ 4.9%
Median Sales Price*	\$257,000	\$295,000	+ 14.8%	\$295,000	\$290,000	- 1.7%
Average Sales Price*	\$310,455	\$328,871	+ 5.9%	\$331,735	\$325,567	- 1.9%
Percent of Original List Price Received*	95.0%	94.0%	- 1.1%	92.9%	93.8%	+ 1.0%
List to Close	80	66	- 17.5%	100	84	- 16.0%
Days on Market Until Sale	39	25	- 35.9%	51	41	- 19.6%
Cumulative Days on Market Until Sale	67	30	- 55.2%	58	56	- 3.4%
Average List Price	\$356,627	\$609,594	+ 70.9%	\$372,673	\$422,743	+ 13.4%
Inventory of Homes for Sale	38	59	+ 55.3%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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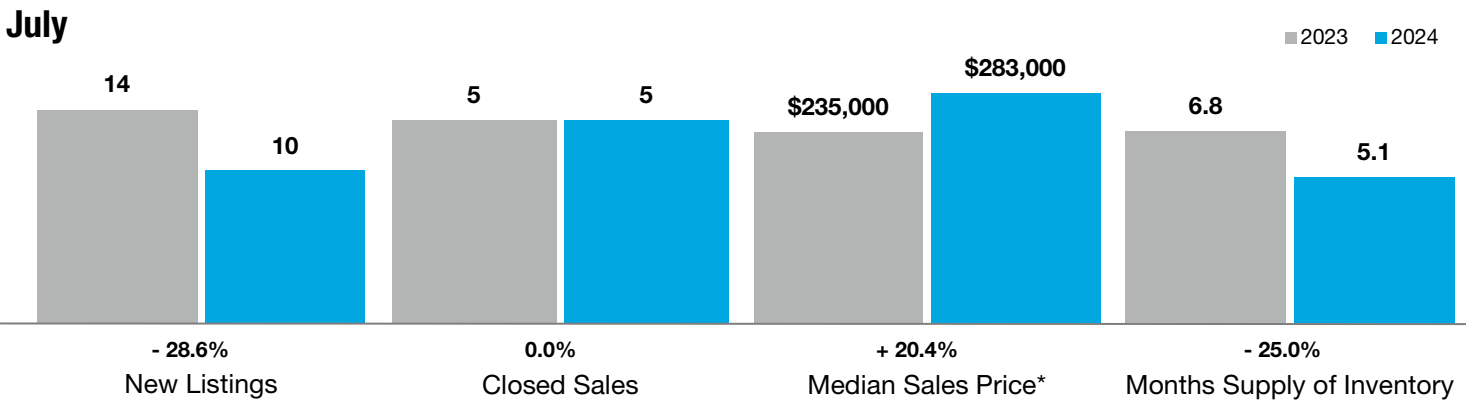


## Swain County

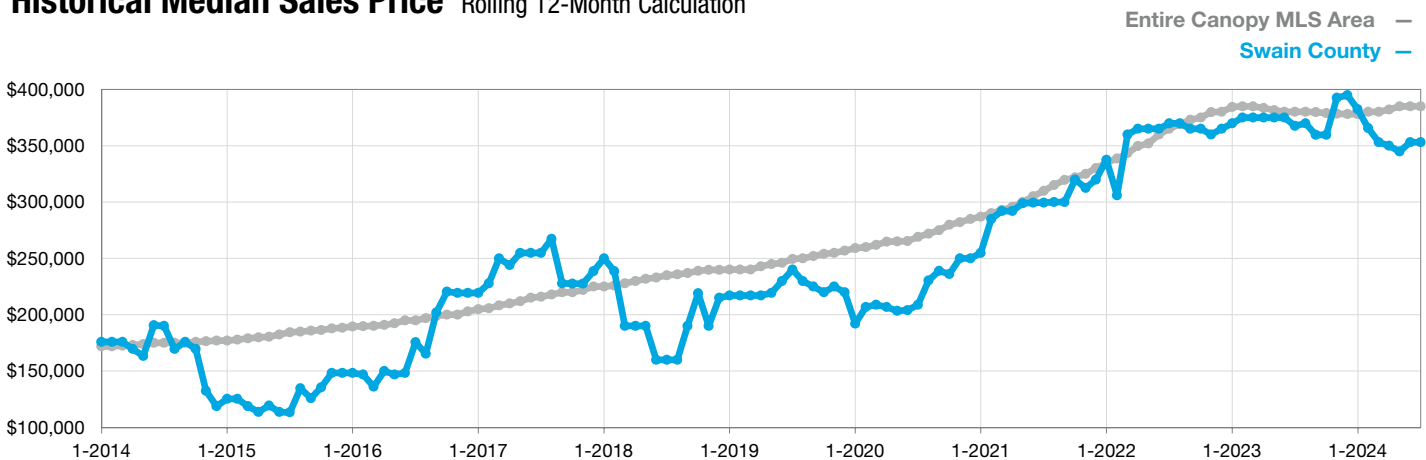
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	14	10	- 28.6%	61	77	+ 26.2%
Pending Sales	8	5	- 37.5%	33	45	+ 36.4%
Closed Sales	5	5	0.0%	30	45	+ 50.0%
Median Sales Price*	\$235,000	<b>\$283,000</b>	+ 20.4%	\$337,500	<b>\$325,000</b>	- 3.7%
Average Sales Price*	\$240,700	<b>\$271,140</b>	+ 12.6%	\$410,680	<b>\$458,702</b>	+ 11.7%
Percent of Original List Price Received*	96.5%	<b>89.2%</b>	- 7.6%	93.2%	<b>93.4%</b>	+ 0.2%
List to Close	56	81	+ 44.6%	111	97	- 12.6%
Days on Market Until Sale	20	44	+ 120.0%	57	53	- 7.0%
Cumulative Days on Market Until Sale	20	44	+ 120.0%	63	67	+ 6.3%
Average List Price	\$493,255	<b>\$464,140</b>	- 5.9%	\$589,430	<b>\$488,164</b>	- 17.2%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	6.8	5.1	- 25.0%	--	--	--

\* 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.



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



# Local Market Update for July 2024

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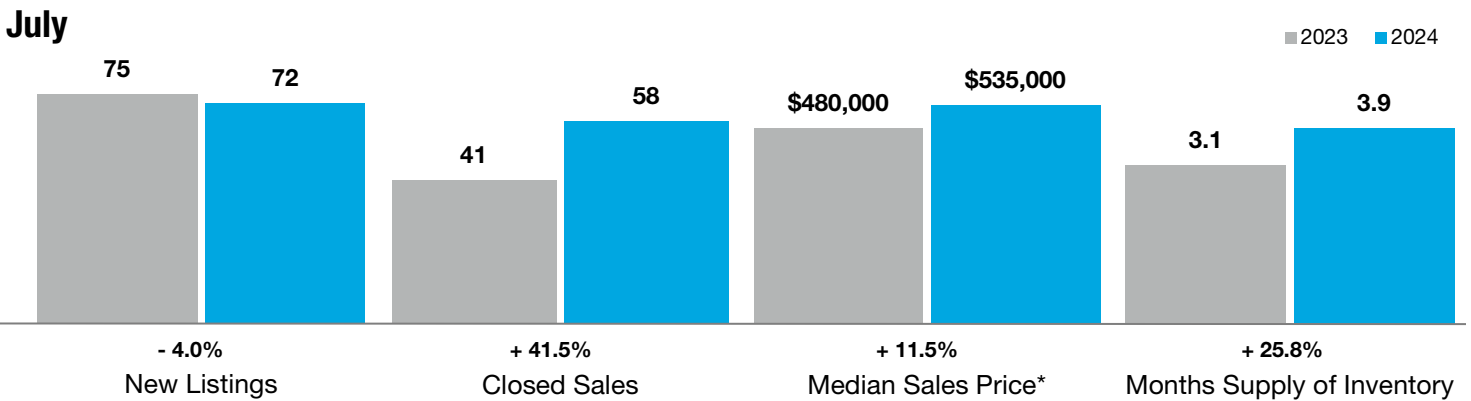


## Transylvania County

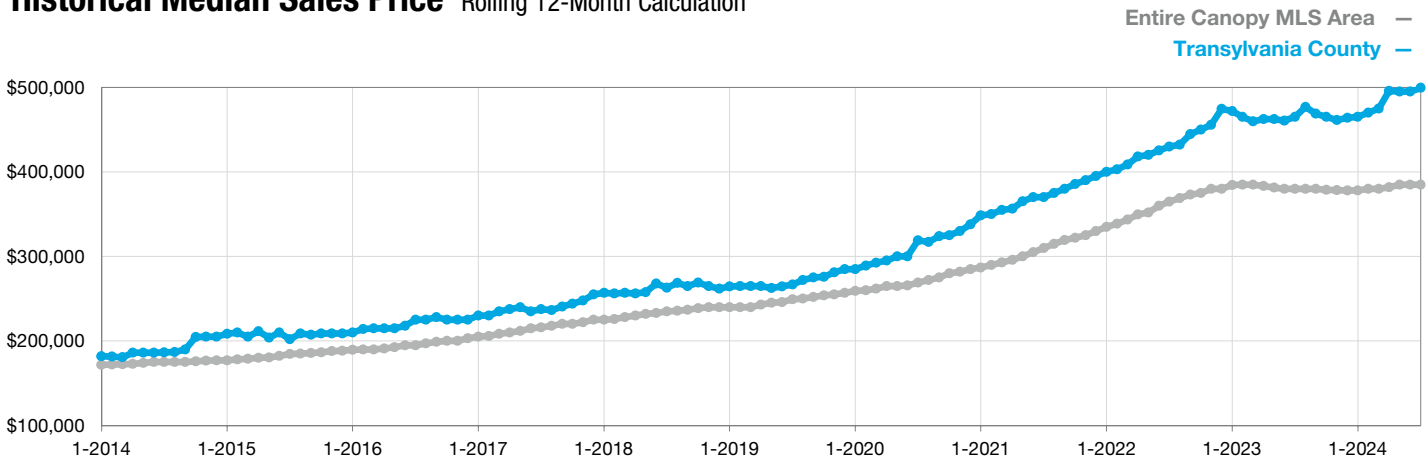
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	75	72	- 4.0%	378	461	+ 22.0%
Pending Sales	50	60	+ 20.0%	284	332	+ 16.9%
Closed Sales	41	58	+ 41.5%	269	310	+ 15.2%
Median Sales Price*	\$480,000	\$535,000	+ 11.5%	\$450,000	\$509,000	+ 13.1%
Average Sales Price*	\$642,522	\$671,001	+ 4.4%	\$596,689	\$663,468	+ 11.2%
Percent of Original List Price Received*	96.9%	93.9%	- 3.1%	95.0%	93.8%	- 1.3%
List to Close	120	91	- 24.2%	98	95	- 3.1%
Days on Market Until Sale	69	52	- 24.6%	50	54	+ 8.0%
Cumulative Days on Market Until Sale	83	54	- 34.9%	55	57	+ 3.6%
Average List Price	\$762,306	\$1,156,430	+ 51.7%	\$718,415	\$883,738	+ 23.0%
Inventory of Homes for Sale	132	173	+ 31.1%	--	--	--
Months Supply of Inventory	3.1	3.9	+ 25.8%	--	--	--

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



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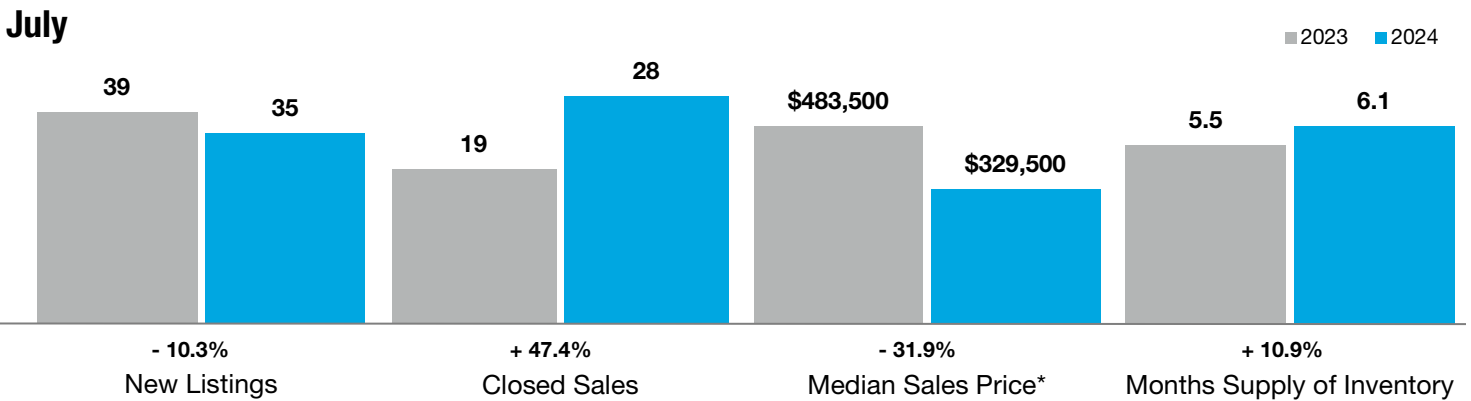


## Yancey County

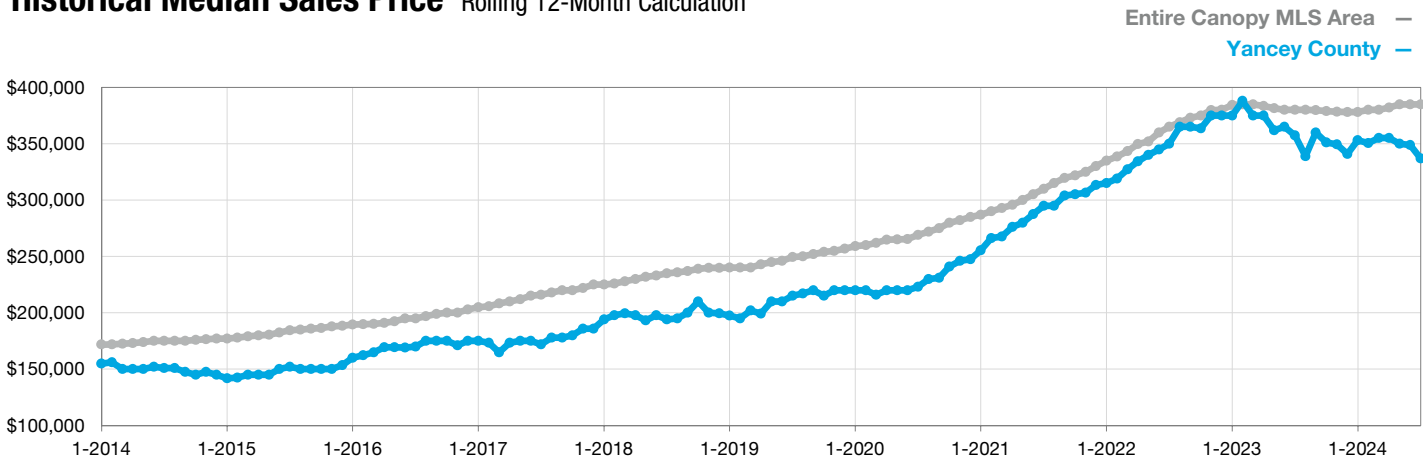
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	39	35	- 10.3%	173	213	+ 23.1%
Pending Sales	30	25	- 16.7%	123	137	+ 11.4%
Closed Sales	19	28	+ 47.4%	110	125	+ 13.6%
Median Sales Price*	\$483,500	\$329,500	- 31.9%	\$339,500	\$329,497	- 2.9%
Average Sales Price*	\$595,658	\$414,304	- 30.4%	\$439,465	\$439,980	+ 0.1%
Percent of Original List Price Received*	97.3%	91.0%	- 6.5%	92.1%	93.1%	+ 1.1%
List to Close	111	141	+ 27.0%	124	125	+ 0.8%
Days on Market Until Sale	68	96	+ 41.2%	75	76	+ 1.3%
Cumulative Days on Market Until Sale	109	87	- 20.2%	92	82	- 10.9%
Average List Price	\$682,213	\$643,069	- 5.7%	\$580,912	\$615,909	+ 6.0%
Inventory of Homes for Sale	102	117	+ 14.7%	--	--	--
Months Supply of Inventory	5.5	6.1	+ 10.9%	--	--	--

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



# Local Market Update for July 2024

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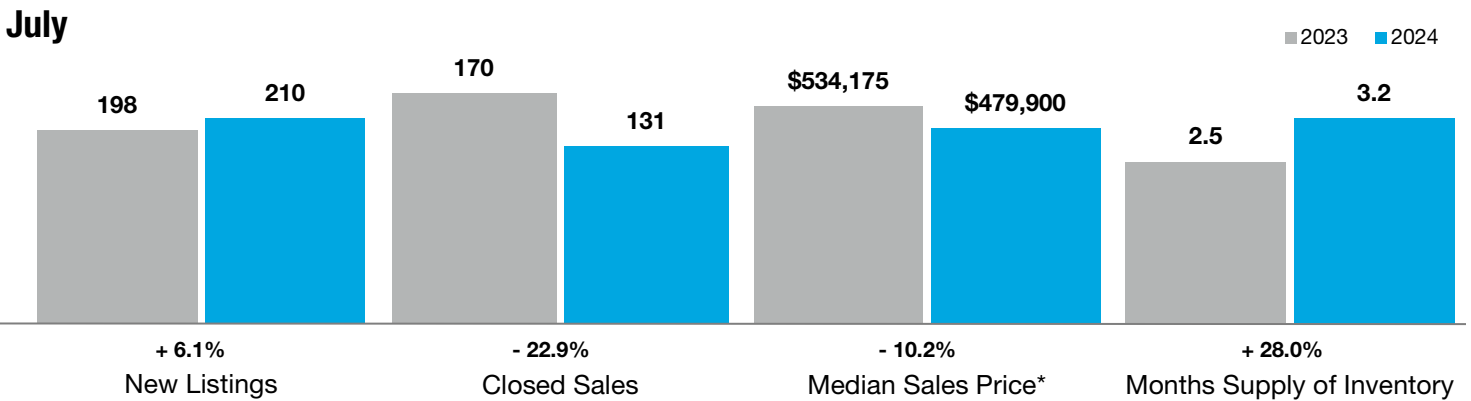


## City of Asheville

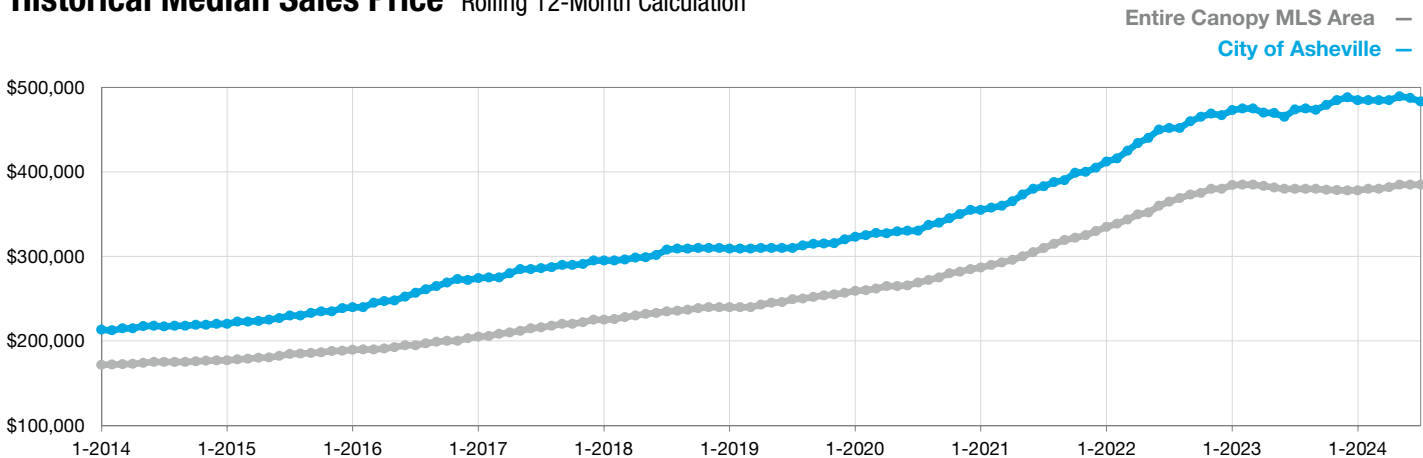
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	198	210	+ 6.1%	1,304	1,436	+ 10.1%
Pending Sales	156	169	+ 8.3%	1,055	1,076	+ 2.0%
Closed Sales	170	131	- 22.9%	993	1,004	+ 1.1%
Median Sales Price*	\$534,175	\$479,900	- 10.2%	\$495,000	\$480,000	- 3.0%
Average Sales Price*	\$693,089	\$655,923	- 5.4%	\$616,309	\$649,868	+ 5.4%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	97.3%	96.2%	- 1.1%
List to Close	81	71	- 12.3%	87	89	+ 2.3%
Days on Market Until Sale	36	35	- 2.8%	42	41	- 2.4%
Cumulative Days on Market Until Sale	40	36	- 10.0%	39	46	+ 17.9%
Average List Price	\$660,794	\$729,095	+ 10.3%	\$700,262	\$772,649	+ 10.3%
Inventory of Homes for Sale	373	475	+ 27.3%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

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



# Local Market Update for July 2024

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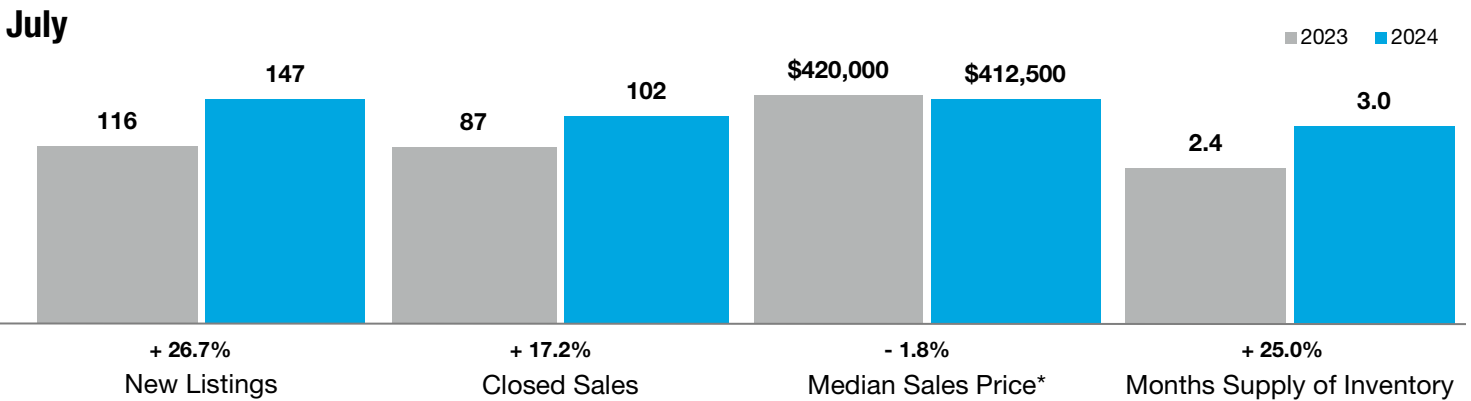


## City of Hendersonville

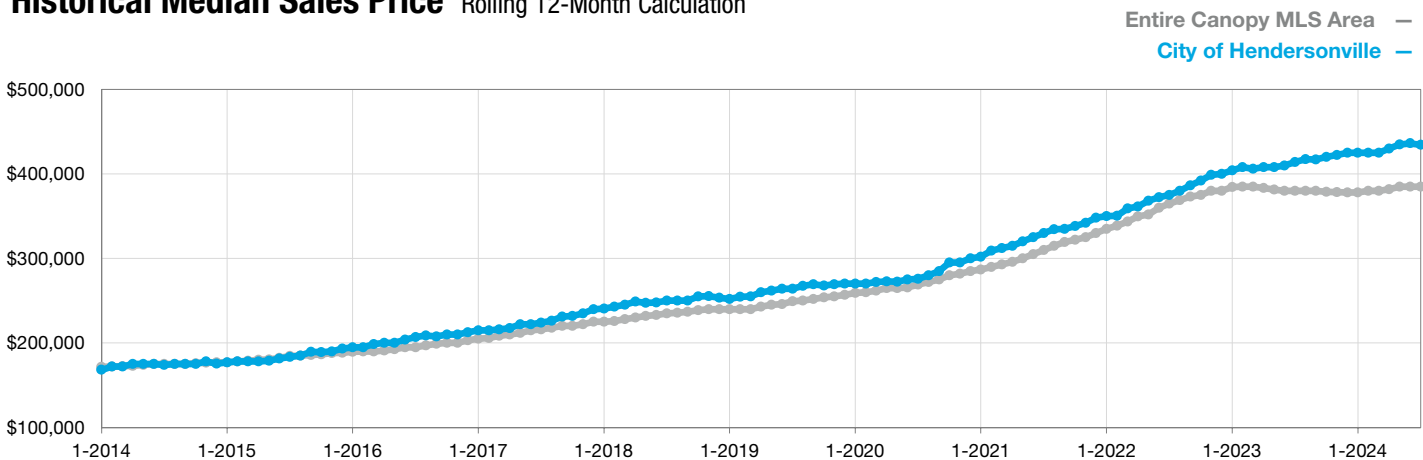
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	116	147	+ 26.7%	765	851	+ 11.2%
Pending Sales	89	137	+ 53.9%	649	663	+ 2.2%
Closed Sales	87	102	+ 17.2%	605	588	- 2.8%
Median Sales Price*	\$420,000	\$412,500	- 1.8%	\$419,000	\$430,000	+ 2.6%
Average Sales Price*	\$462,131	\$475,339	+ 2.9%	\$462,590	\$493,284	+ 6.6%
Percent of Original List Price Received*	98.8%	97.0%	- 1.8%	98.1%	96.8%	- 1.3%
List to Close	85	87	+ 2.4%	95	99	+ 4.2%
Days on Market Until Sale	31	40	+ 29.0%	39	44	+ 12.8%
Cumulative Days on Market Until Sale	33	49	+ 48.5%	43	51	+ 18.6%
Average List Price	\$506,575	\$564,163	+ 11.4%	\$524,223	\$584,995	+ 11.6%
Inventory of Homes for Sale	209	271	+ 29.7%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

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





# Local Market Update for July 2024

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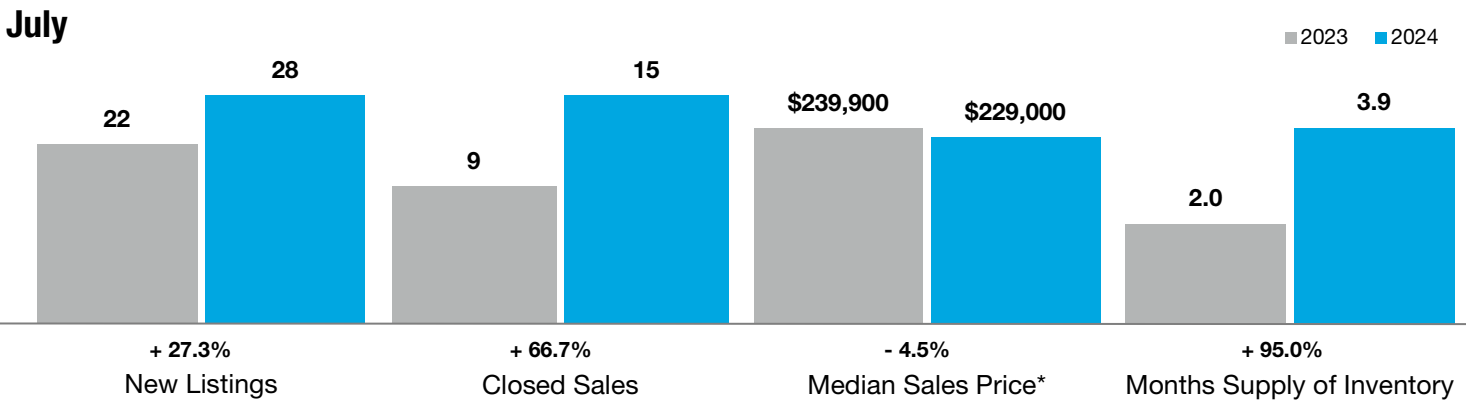


## Forest City

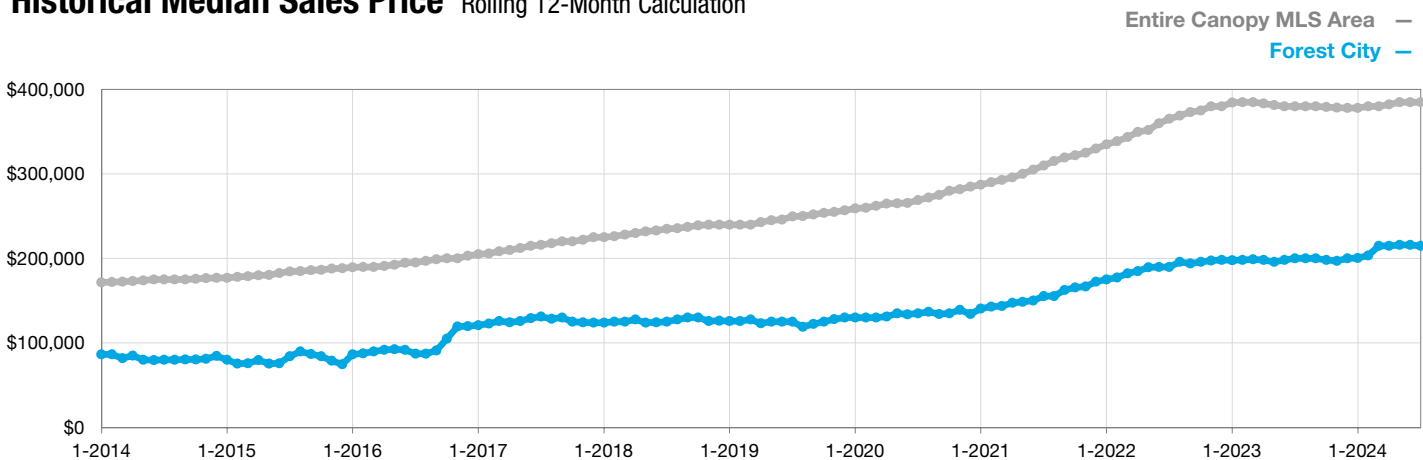
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	22	28	+ 27.3%	116	148	+ 27.6%
Pending Sales	16	17	+ 6.3%	95	94	- 1.1%
Closed Sales	9	15	+ 66.7%	83	92	+ 10.8%
Median Sales Price*	\$239,900	\$229,000	- 4.5%	\$200,400	\$225,000	+ 12.3%
Average Sales Price*	\$224,644	\$212,933	- 5.2%	\$221,894	\$231,552	+ 4.4%
Percent of Original List Price Received*	111.7%	94.1%	- 15.8%	97.2%	92.3%	- 5.0%
List to Close	51	79	+ 54.9%	77	94	+ 22.1%
Days on Market Until Sale	12	39	+ 225.0%	34	50	+ 47.1%
Cumulative Days on Market Until Sale	12	49	+ 308.3%	37	57	+ 54.1%
Average List Price	\$214,509	\$277,971	+ 29.6%	\$255,854	\$260,467	+ 1.8%
Inventory of Homes for Sale	29	54	+ 86.2%	--	--	--
Months Supply of Inventory	2.0	3.9	+ 95.0%	--	--	--

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



# Local Market Update for July 2024

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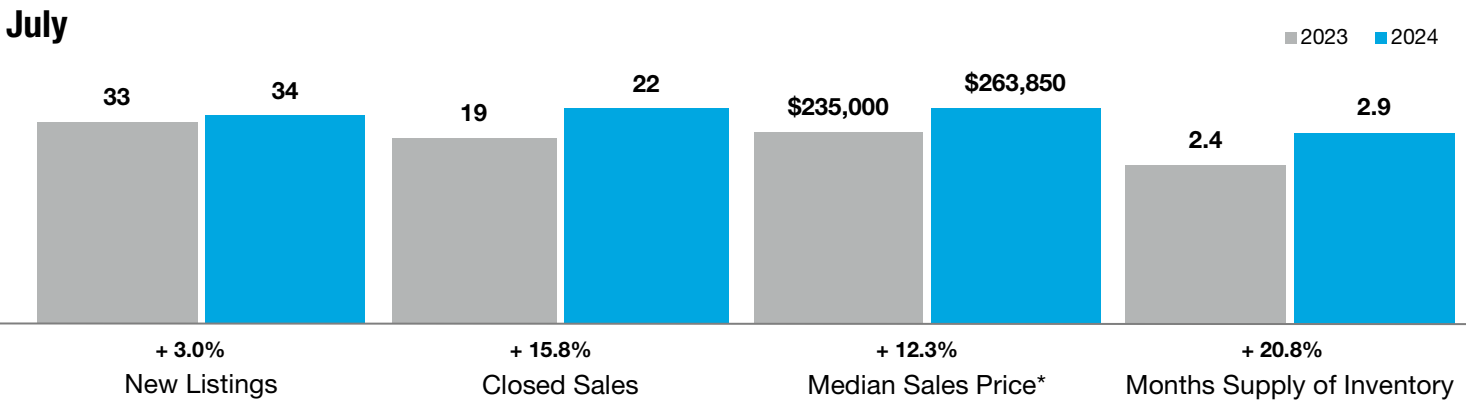


## Marion

North Carolina

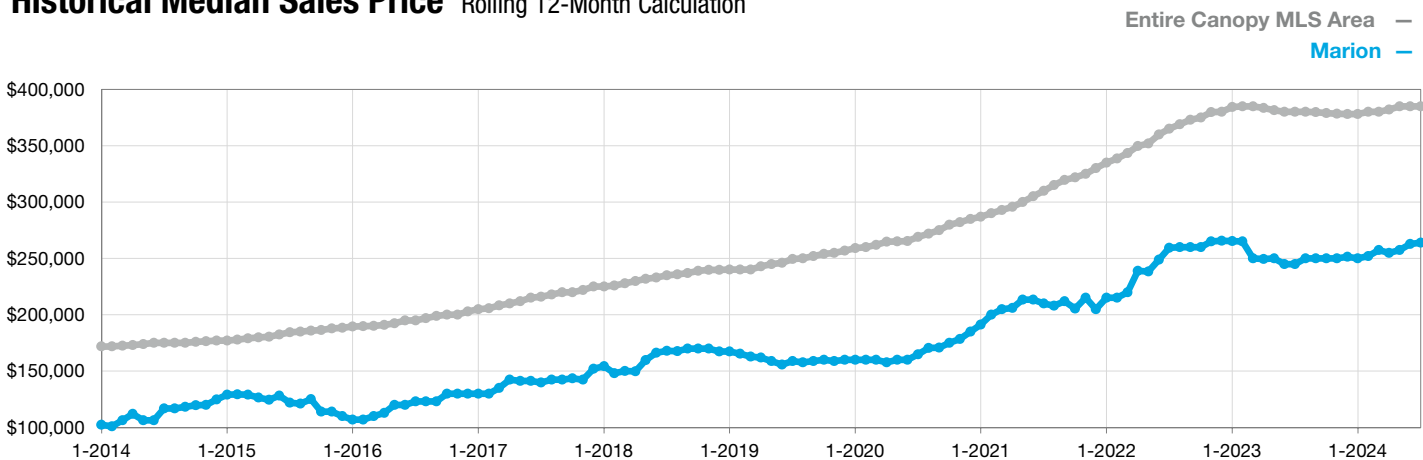
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	33	34	+ 3.0%	165	190	+ 15.2%
Pending Sales	21	28	+ 33.3%	176	159	- 9.7%
Closed Sales	19	22	+ 15.8%	169	145	- 14.2%
Median Sales Price*	\$235,000	\$263,850	+ 12.3%	\$240,000	\$252,000	+ 5.0%
Average Sales Price*	\$298,439	\$335,459	+ 12.4%	\$281,046	\$316,577	+ 12.6%
Percent of Original List Price Received*	100.8%	90.6%	- 10.1%	96.3%	91.3%	- 5.2%
List to Close	64	129	+ 101.6%	78	124	+ 59.0%
Days on Market Until Sale	30	88	+ 193.3%	34	73	+ 114.7%
Cumulative Days on Market Until Sale	31	104	+ 235.5%	39	79	+ 102.6%
Average List Price	\$424,633	\$476,025	+ 12.1%	\$316,434	\$362,842	+ 14.7%
Inventory of Homes for Sale	56	61	+ 8.9%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

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### Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for July 2024

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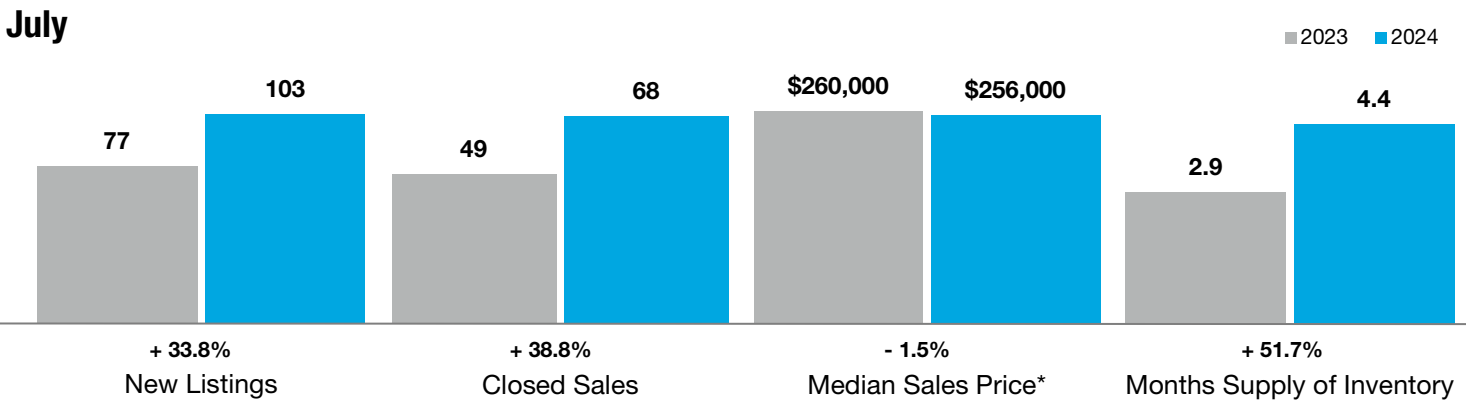


## Rutherford County

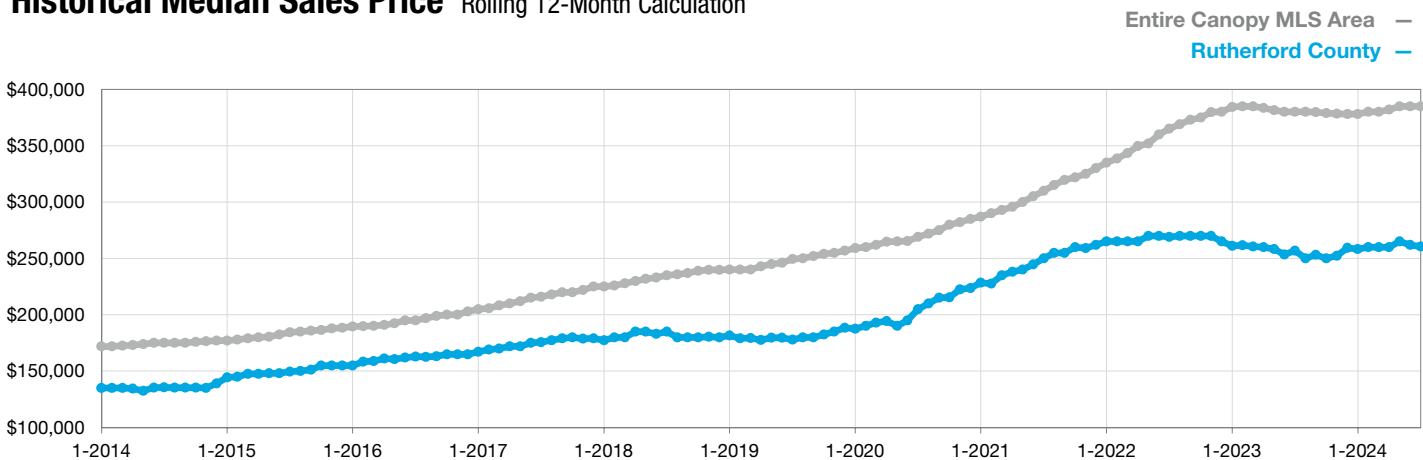
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	77	103	+ 33.8%	552	707	+ 28.1%
Pending Sales	66	75	+ 13.6%	436	469	+ 7.6%
Closed Sales	49	68	+ 38.8%	405	439	+ 8.4%
Median Sales Price*	\$260,000	\$256,000	- 1.5%	\$257,000	\$265,000	+ 3.1%
Average Sales Price*	\$338,145	\$318,085	- 5.9%	\$317,962	\$365,382	+ 14.9%
Percent of Original List Price Received*	98.5%	94.5%	- 4.1%	95.0%	93.0%	- 2.1%
List to Close	80	72	- 10.0%	88	94	+ 6.8%
Days on Market Until Sale	26	29	+ 11.5%	42	49	+ 16.7%
Cumulative Days on Market Until Sale	34	38	+ 11.8%	48	59	+ 22.9%
Average List Price	\$347,265	\$503,705	+ 45.0%	\$387,970	\$428,274	+ 10.4%
Inventory of Homes for Sale	179	284	+ 58.7%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

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



# Local Market Update for July 2024

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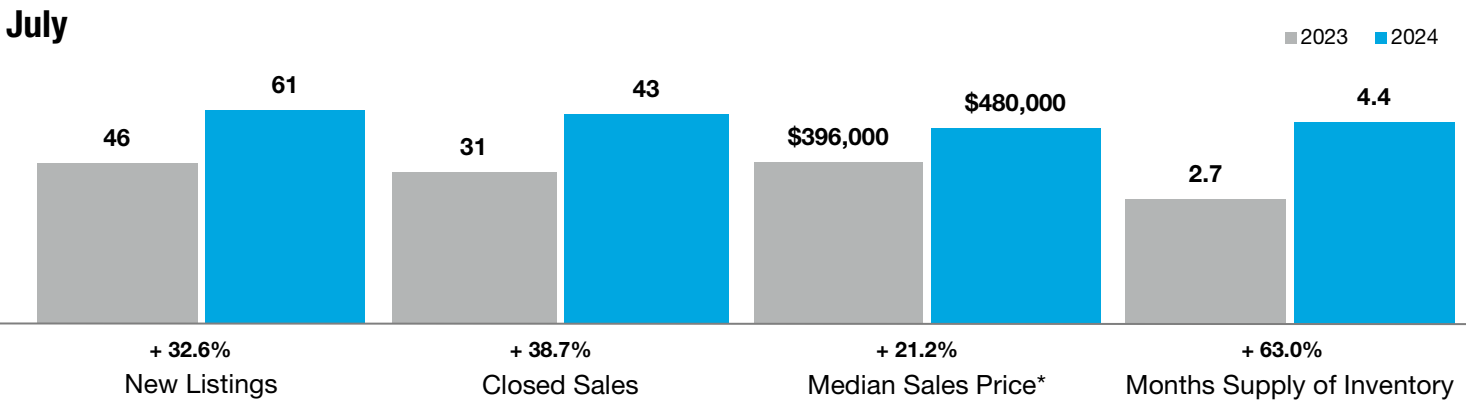


## Waynesville

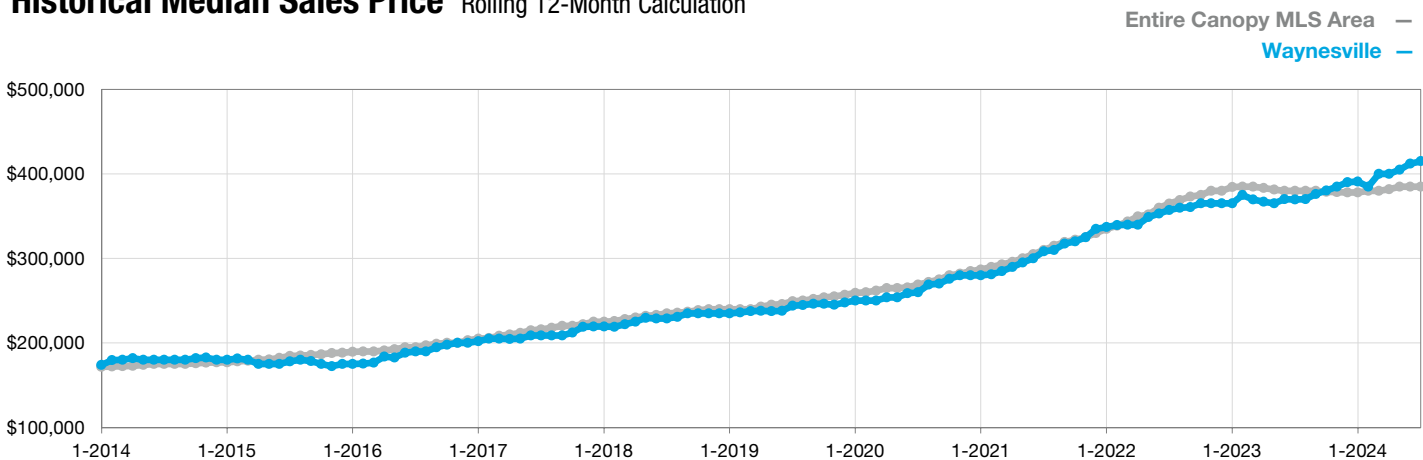
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	46	61	+ 32.6%	350	406	+ 16.0%
Pending Sales	49	51	+ 4.1%	285	267	- 6.3%
Closed Sales	31	43	+ 38.7%	264	228	- 13.6%
Median Sales Price*	\$396,000	\$480,000	+ 21.2%	\$370,000	\$417,000	+ 12.7%
Average Sales Price*	\$417,328	\$577,728	+ 38.4%	\$400,830	\$484,264	+ 20.8%
Percent of Original List Price Received*	96.4%	94.6%	- 1.9%	94.2%	95.0%	+ 0.8%
List to Close	76	98	+ 28.9%	92	93	+ 1.1%
Days on Market Until Sale	29	45	+ 55.2%	48	45	- 6.3%
Cumulative Days on Market Until Sale	31	47	+ 51.6%	49	50	+ 2.0%
Average List Price	\$595,756	\$591,726	- 0.7%	\$483,654	\$529,401	+ 9.5%
Inventory of Homes for Sale	106	168	+ 58.5%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--

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



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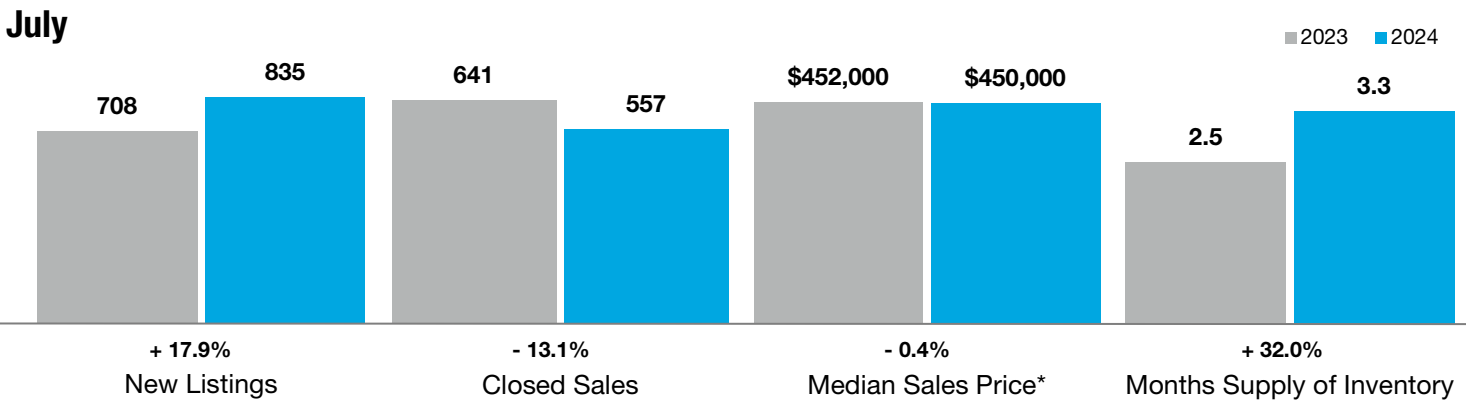


## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	708	835	+ 17.9%	4,886	5,307	+ 8.6%
Pending Sales	596	649	+ 8.9%	4,074	4,019	- 1.4%
Closed Sales	641	557	- 13.1%	3,817	3,676	- 3.7%
Median Sales Price*	\$452,000	\$450,000	- 0.4%	\$433,890	\$450,000	+ 3.7%
Average Sales Price*	\$563,466	\$579,229	+ 2.8%	\$527,286	\$561,177	+ 6.4%
Percent of Original List Price Received*	97.8%	96.6%	- 1.2%	97.0%	96.0%	- 1.0%
List to Close	89	85	- 4.5%	95	95	0.0%
Days on Market Until Sale	34	38	+ 11.8%	41	45	+ 9.8%
Cumulative Days on Market Until Sale	37	43	+ 16.2%	43	51	+ 18.6%
Average List Price	\$579,887	\$657,636	+ 13.4%	\$592,281	\$651,019	+ 9.9%
Inventory of Homes for Sale	1,382	1,798	+ 30.1%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

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

