

# Local Market Update for August 2024

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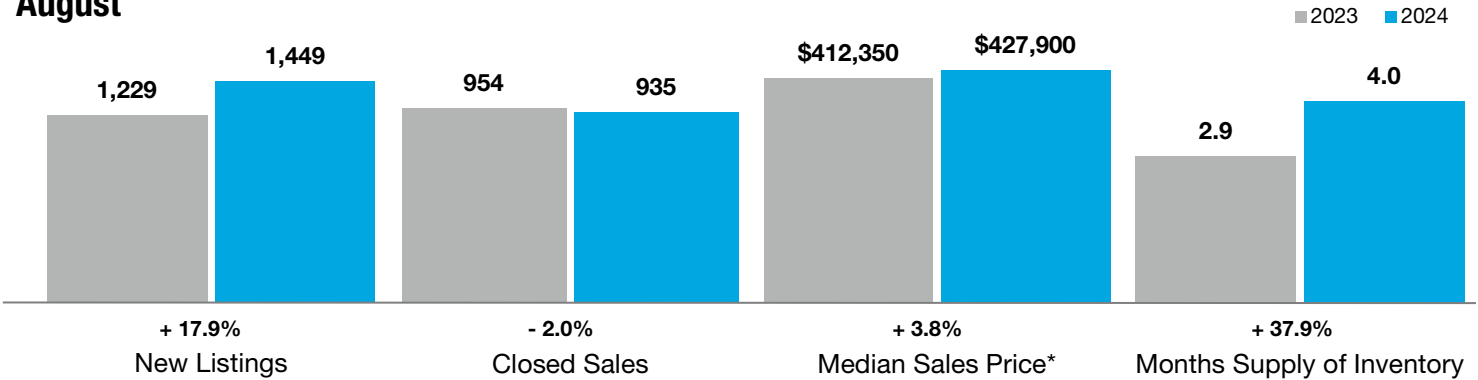
## Asheville Region

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

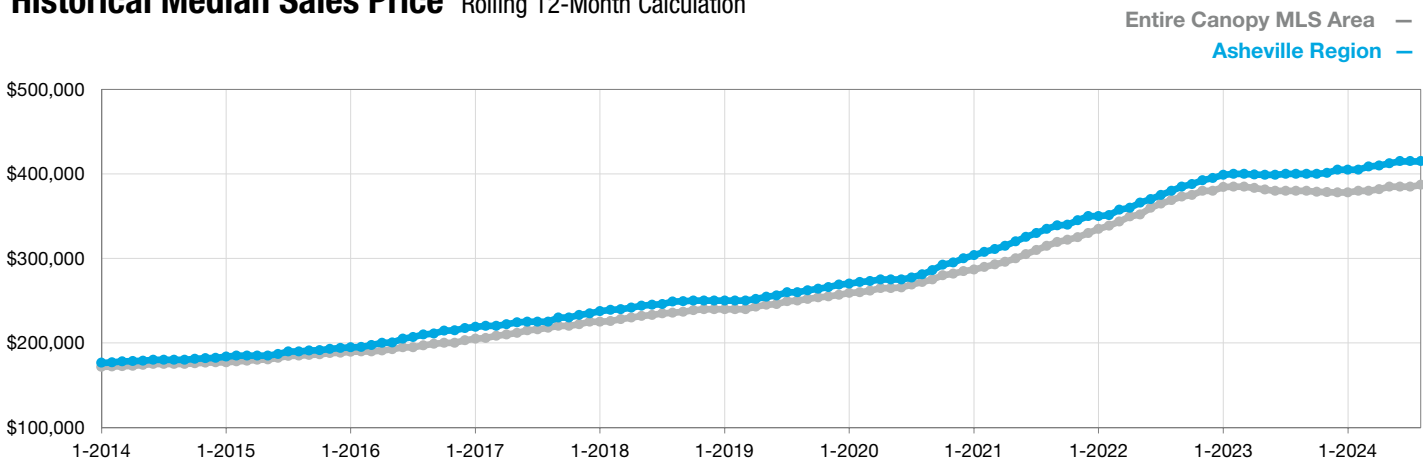
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1,229	<b>1,449</b>	+ 17.9%	8,666	<b>9,849</b>	+ 13.7%
Pending Sales	930	<b>946</b>	+ 1.7%	7,006	<b>7,046</b>	+ 0.6%
Closed Sales	954	<b>935</b>	- 2.0%	6,637	<b>6,622</b>	- 0.2%
Median Sales Price*	\$412,350	<b>\$427,900</b>	+ 3.8%	\$400,000	<b>\$416,995</b>	+ 4.2%
Average Sales Price*	\$510,777	<b>\$554,091</b>	+ 8.5%	\$486,765	<b>\$522,910</b>	+ 7.4%
Percent of Original List Price Received*	96.4%	<b>95.0%</b>	- 1.5%	96.3%	<b>95.0%</b>	- 1.3%
List to Close	80	<b>91</b>	+ 13.8%	92	<b>95</b>	+ 3.3%
Days on Market Until Sale	35	<b>45</b>	+ 28.6%	41	<b>48</b>	+ 17.1%
Cumulative Days on Market Until Sale	39	<b>49</b>	+ 25.6%	45	<b>54</b>	+ 20.0%
Average List Price	\$531,456	<b>\$621,750</b>	+ 17.0%	\$552,877	<b>\$613,740</b>	+ 11.0%
Inventory of Homes for Sale	2,391	<b>3,349</b>	+ 40.1%	--	--	--
Months Supply of Inventory	2.9	<b>4.0</b>	+ 37.9%	--	--	--

\* 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.

### August



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



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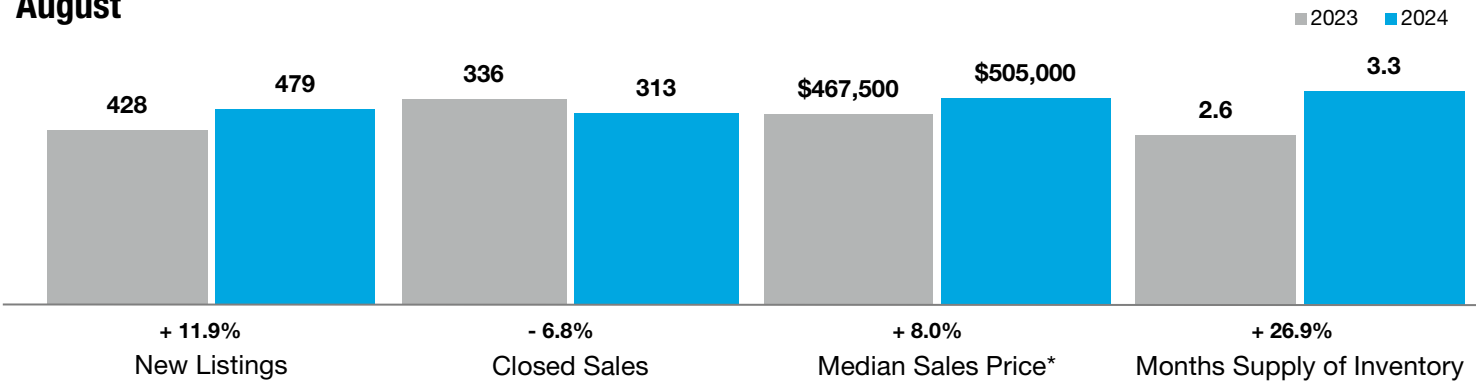
## Buncombe County

North Carolina

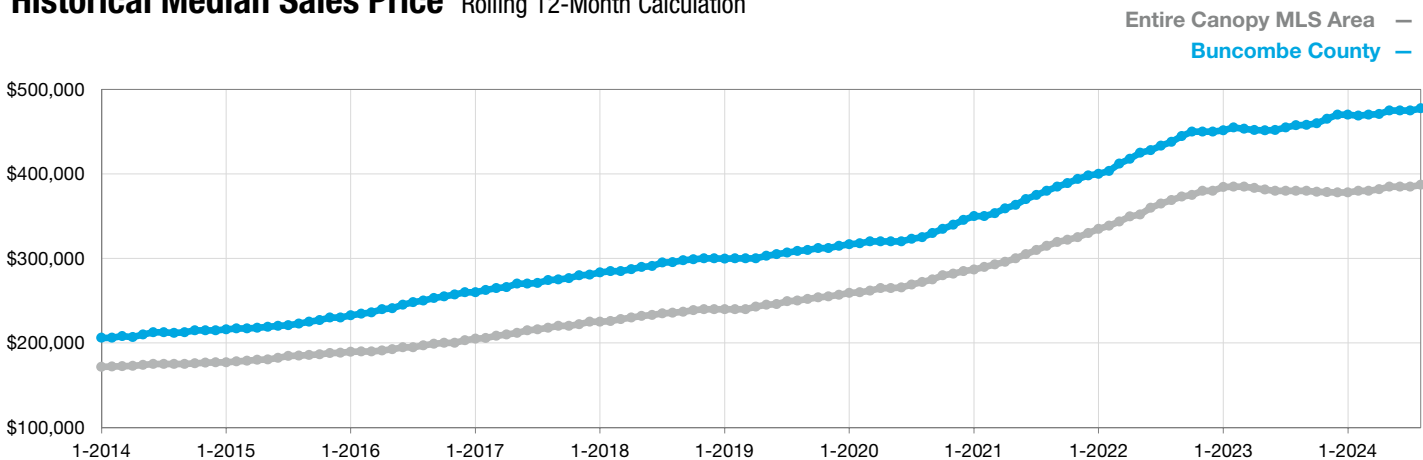
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	428	479	+ 11.9%	3,033	3,267	+ 7.7%
Pending Sales	314	317	+ 1.0%	2,481	2,455	- 1.0%
Closed Sales	336	313	- 6.8%	2,397	2,335	- 2.6%
Median Sales Price*	\$467,500	\$505,000	+ 8.0%	\$465,000	\$479,900	+ 3.2%
Average Sales Price*	\$598,693	\$714,328	+ 19.3%	\$585,505	\$633,861	+ 8.3%
Percent of Original List Price Received*	96.9%	96.0%	- 0.9%	97.3%	96.2%	- 1.1%
List to Close	79	91	+ 15.2%	94	91	- 3.2%
Days on Market Until Sale	32	46	+ 43.8%	38	44	+ 15.8%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	39	48	+ 23.1%
Average List Price	\$638,594	\$795,977	+ 24.6%	\$649,547	\$732,938	+ 12.8%
Inventory of Homes for Sale	764	957	+ 25.3%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

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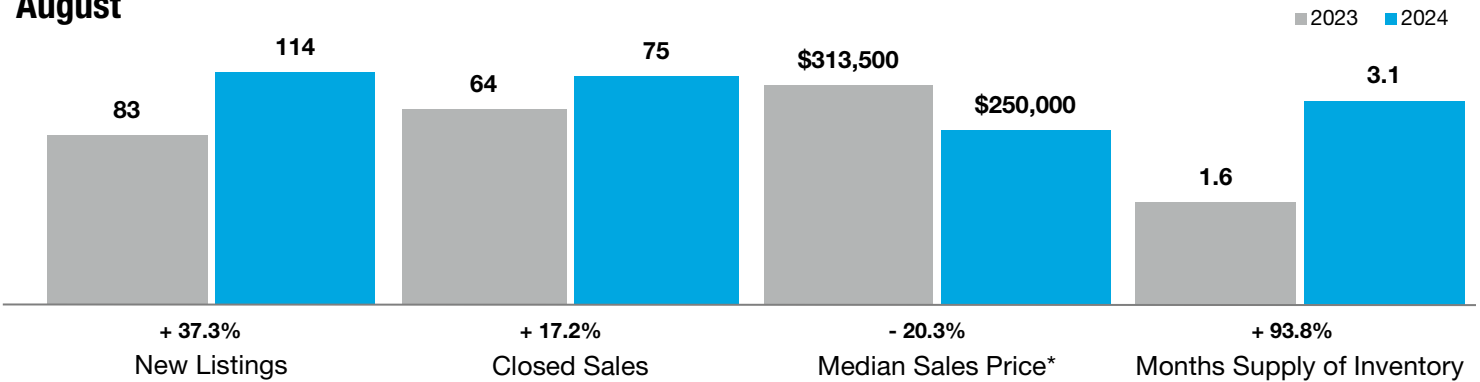
## Burke County

North Carolina

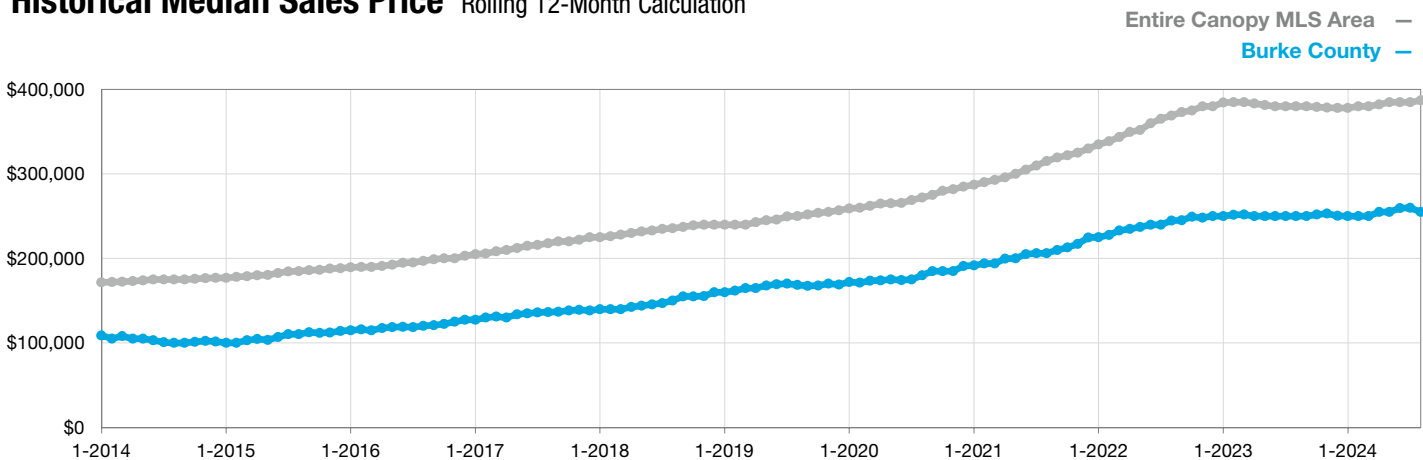
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	83	114	+ 37.3%	620	792	+ 27.7%
Pending Sales	91	85	- 6.6%	566	592	+ 4.6%
Closed Sales	64	75	+ 17.2%	519	538	+ 3.7%
Median Sales Price*	\$313,500	\$250,000	- 20.3%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$354,961	\$328,372	- 7.5%	\$302,214	\$310,439	+ 2.7%
Percent of Original List Price Received*	97.0%	92.9%	- 4.2%	96.1%	94.3%	- 1.9%
List to Close	69	89	+ 29.0%	78	79	+ 1.3%
Days on Market Until Sale	25	50	+ 100.0%	33	40	+ 21.2%
Cumulative Days on Market Until Sale	29	50	+ 72.4%	37	42	+ 13.5%
Average List Price	\$323,089	\$361,996	+ 12.0%	\$326,114	\$384,203	+ 17.8%
Inventory of Homes for Sale	101	209	+ 106.9%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

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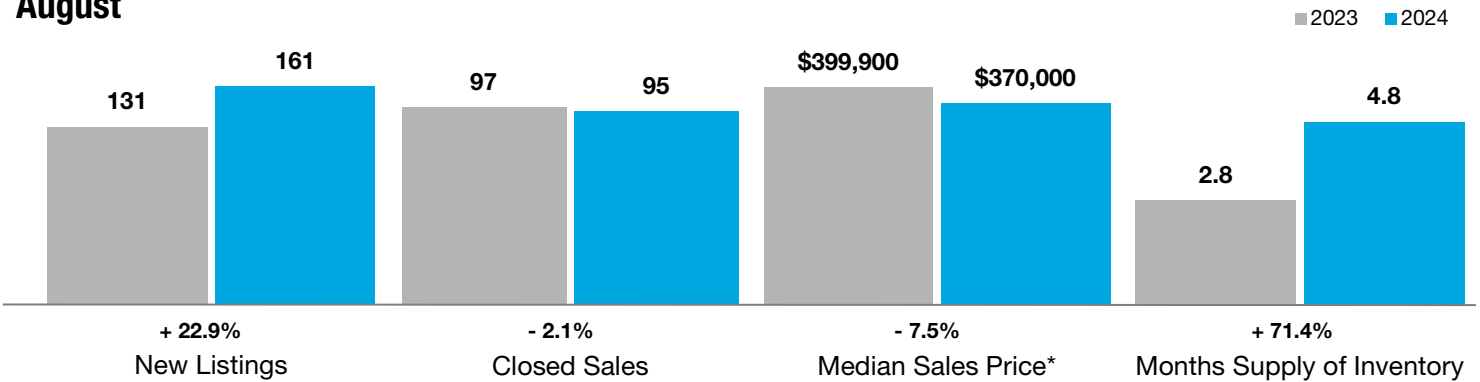
## Haywood County

North Carolina

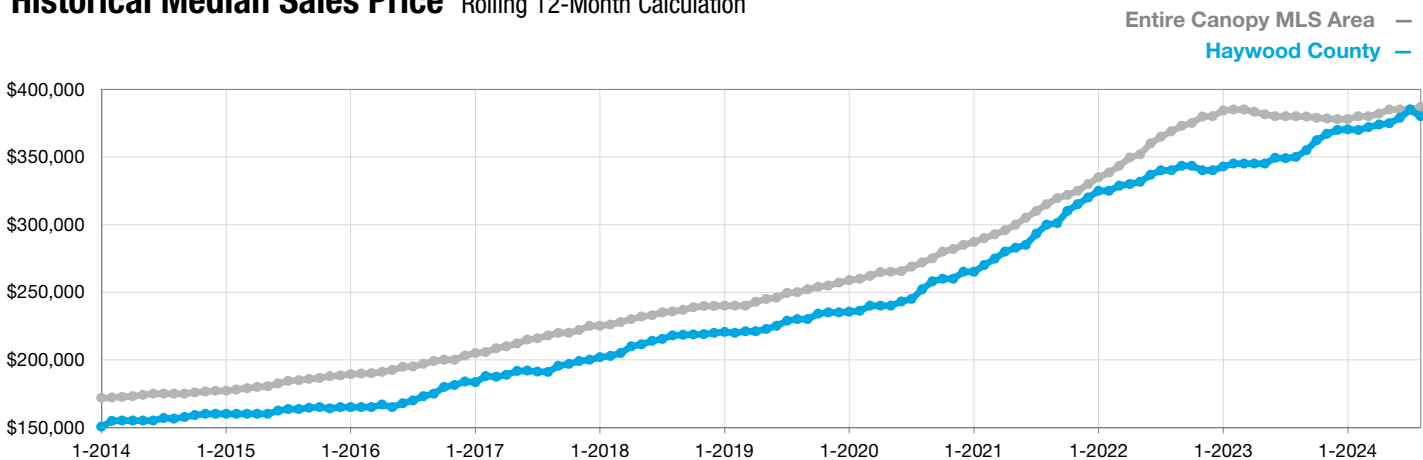
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	131	161	+ 22.9%	886	971	+ 9.6%
Pending Sales	99	93	- 6.1%	727	654	- 10.0%
Closed Sales	97	95	- 2.1%	685	618	- 9.8%
Median Sales Price*	\$399,900	\$370,000	- 7.5%	\$363,500	\$384,500	+ 5.8%
Average Sales Price*	\$451,320	\$444,593	- 1.5%	\$415,468	\$438,771	+ 5.6%
Percent of Original List Price Received*	95.4%	93.6%	- 1.9%	94.7%	94.0%	- 0.7%
List to Close	86	88	+ 2.3%	91	96	+ 5.5%
Days on Market Until Sale	40	38	- 5.0%	45	48	+ 6.7%
Cumulative Days on Market Until Sale	46	41	- 10.9%	50	54	+ 8.0%
Average List Price	\$501,529	\$611,685	+ 22.0%	\$482,201	\$520,057	+ 7.9%
Inventory of Homes for Sale	239	391	+ 63.6%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

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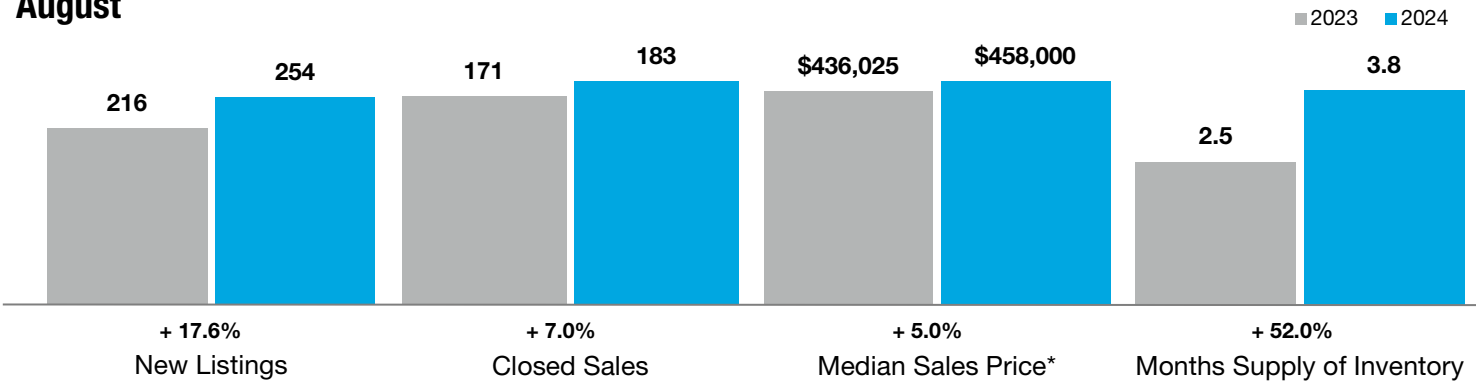
## Henderson County

North Carolina

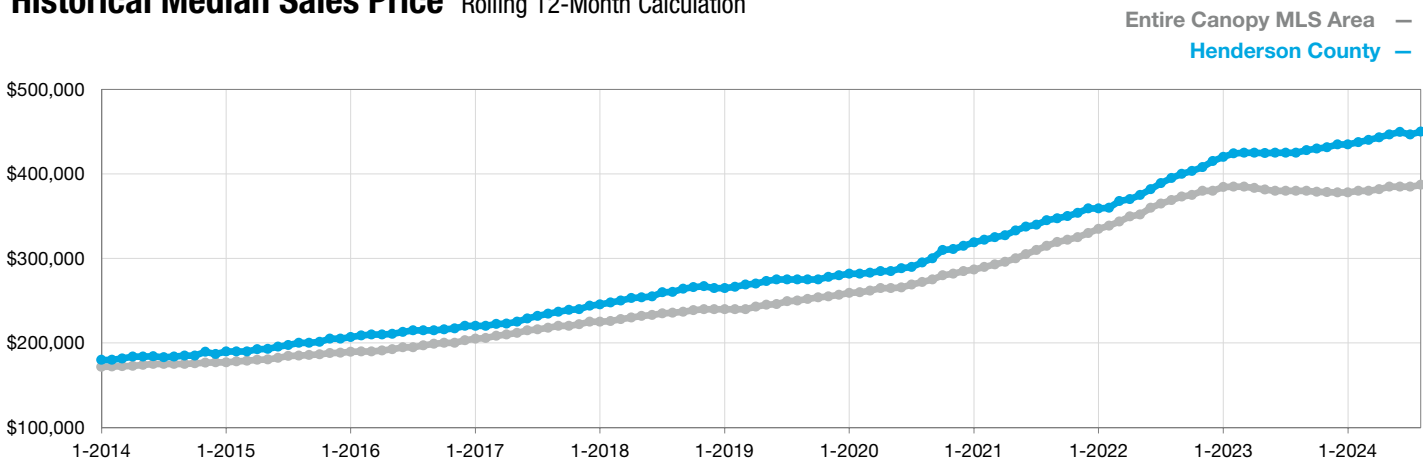
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	216	254	+ 17.6%	1,496	1,767	+ 18.1%
Pending Sales	167	177	+ 6.0%	1,257	1,297	+ 3.2%
Closed Sales	171	183	+ 7.0%	1,176	1,181	+ 0.4%
Median Sales Price*	\$436,025	\$458,000	+ 5.0%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$492,770	\$536,284	+ 8.8%	\$492,111	\$517,698	+ 5.2%
Percent of Original List Price Received*	98.2%	96.0%	- 2.2%	97.9%	96.5%	- 1.4%
List to Close	69	92	+ 33.3%	87	96	+ 10.3%
Days on Market Until Sale	26	44	+ 69.2%	37	44	+ 18.9%
Cumulative Days on Market Until Sale	27	45	+ 66.7%	40	49	+ 22.5%
Average List Price	\$506,619	\$556,102	+ 9.8%	\$545,937	\$592,862	+ 8.6%
Inventory of Homes for Sale	363	576	+ 58.7%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

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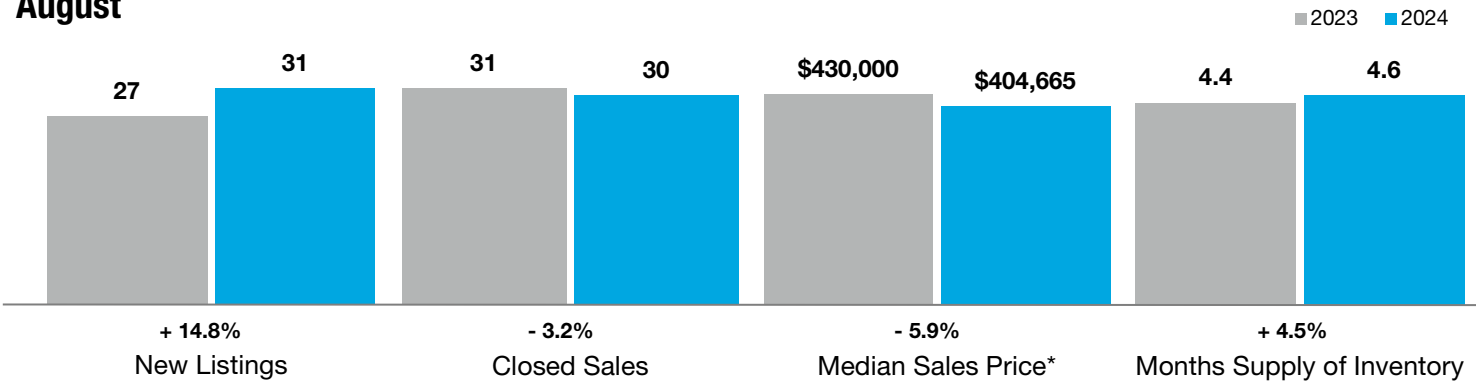
## Jackson County

North Carolina

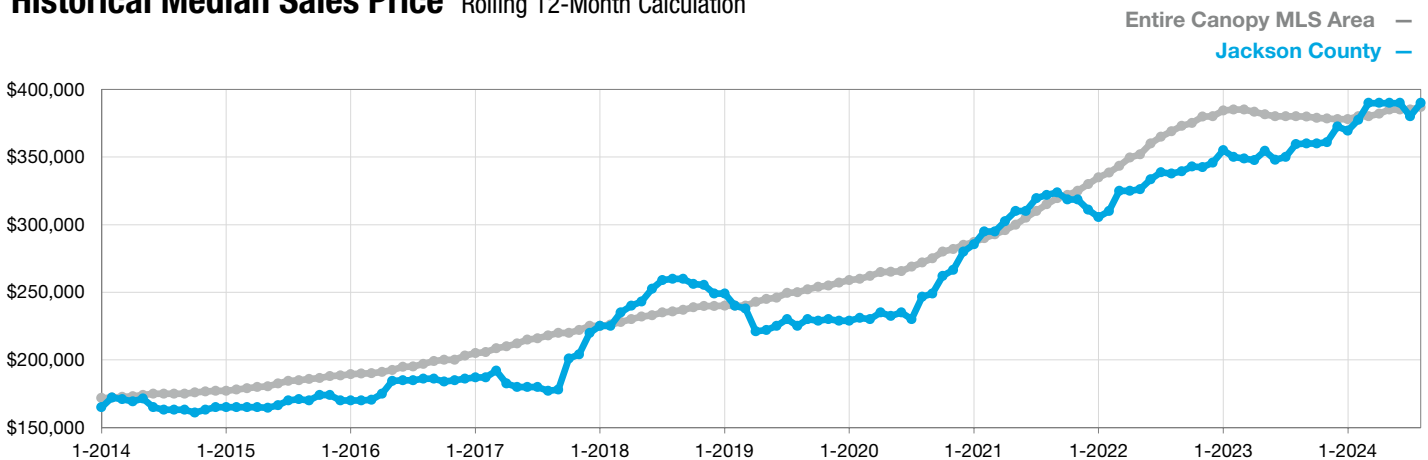
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	27	31	+ 14.8%	229	272	+ 18.8%
Pending Sales	23	27	+ 17.4%	168	185	+ 10.1%
Closed Sales	31	30	- 3.2%	159	167	+ 5.0%
Median Sales Price*	\$430,000	\$404,665	- 5.9%	\$372,500	\$390,000	+ 4.7%
Average Sales Price*	\$565,146	\$526,028	- 6.9%	\$499,338	\$530,381	+ 6.2%
Percent of Original List Price Received*	92.4%	93.5%	+ 1.2%	93.9%	93.4%	- 0.5%
List to Close	77	90	+ 16.9%	99	101	+ 2.0%
Days on Market Until Sale	42	44	+ 4.8%	51	56	+ 9.8%
Cumulative Days on Market Until Sale	57	55	- 3.5%	61	64	+ 4.9%
Average List Price	\$467,281	\$565,056	+ 20.9%	\$638,616	\$759,964	+ 19.0%
Inventory of Homes for Sale	87	95	+ 9.2%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

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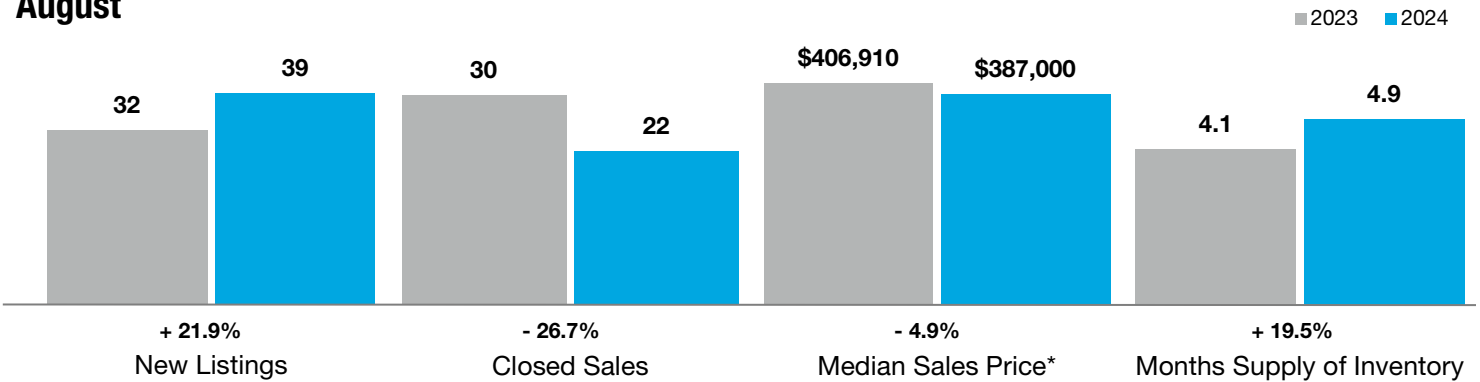
## Madison County

North Carolina

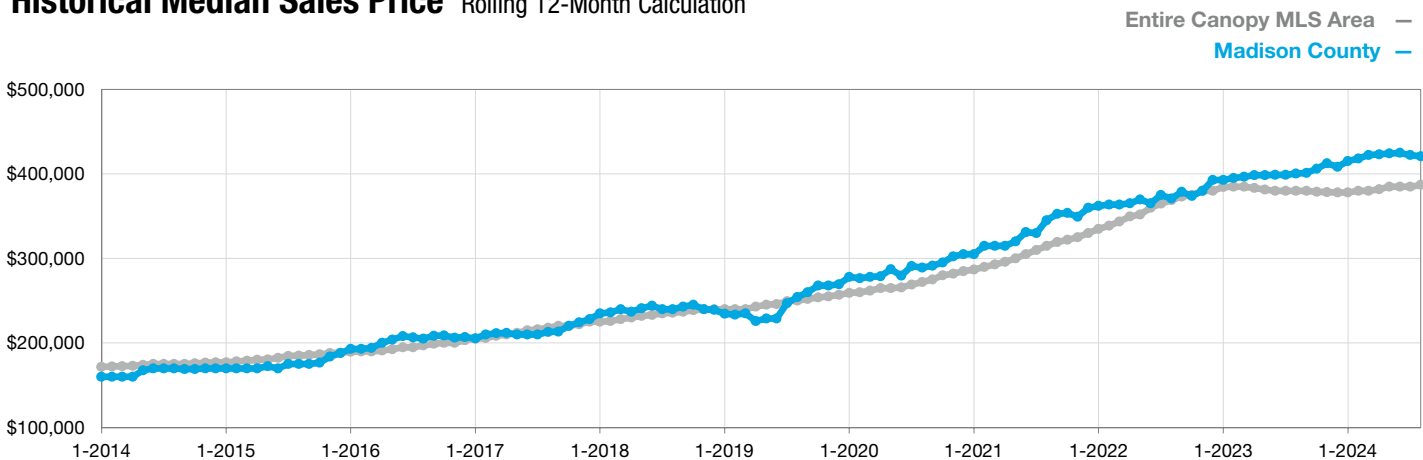
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	32	39	+ 21.9%	279	245	- 12.2%
Pending Sales	25	23	- 8.0%	215	171	- 20.5%
Closed Sales	30	22	- 26.7%	193	174	- 9.8%
Median Sales Price*	\$406,910	\$387,000	- 4.9%	\$400,000	\$420,995	+ 5.2%
Average Sales Price*	\$433,970	\$434,106	+ 0.0%	\$456,473	\$483,963	+ 6.0%
Percent of Original List Price Received*	95.3%	96.4%	+ 1.2%	94.9%	95.2%	+ 0.3%
List to Close	106	107	+ 0.9%	113	122	+ 8.0%
Days on Market Until Sale	38	71	+ 86.8%	54	66	+ 22.2%
Cumulative Days on Market Until Sale	40	77	+ 92.5%	62	78	+ 25.8%
Average List Price	\$488,794	\$529,128	+ 8.3%	\$515,012	\$566,789	+ 10.1%
Inventory of Homes for Sale	101	105	+ 4.0%	--	--	--
Months Supply of Inventory	4.1	4.9	+ 19.5%	--	--	--

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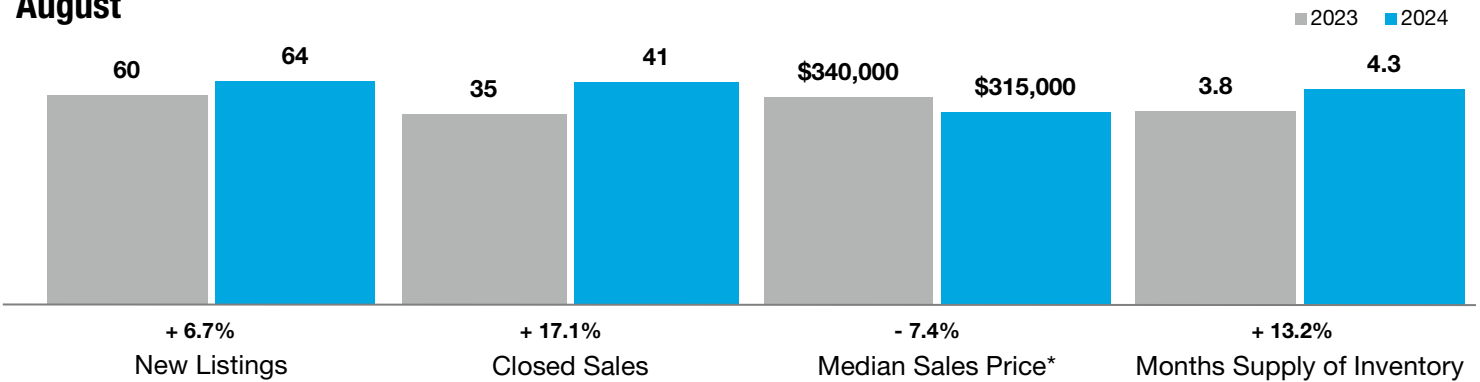
## McDowell County

North Carolina

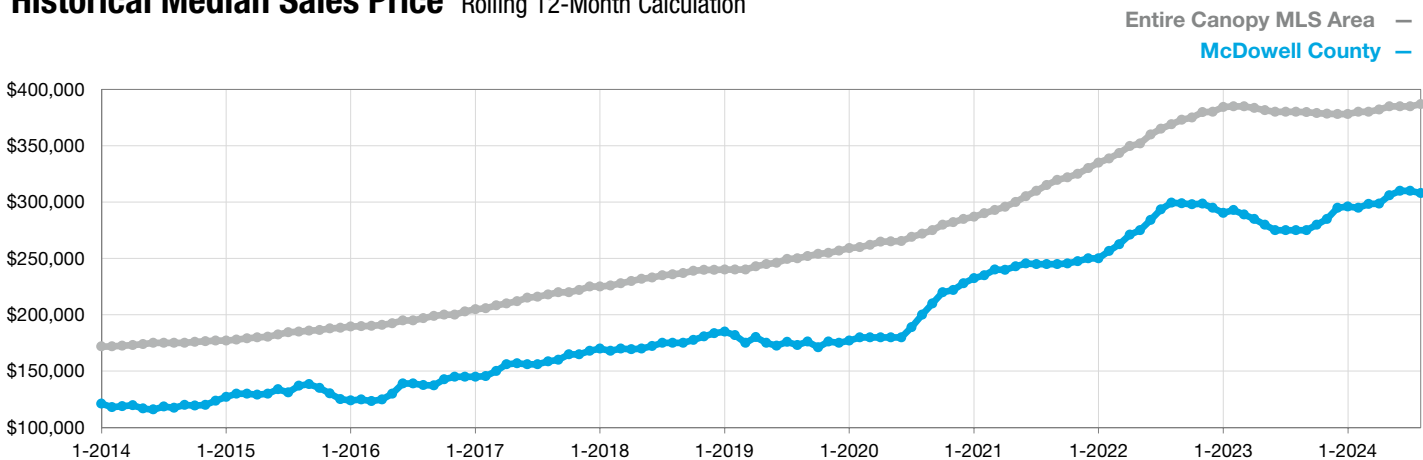
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	60	64	+ 6.7%	355	409	+ 15.2%
Pending Sales	32	34	+ 6.3%	265	284	+ 7.2%
Closed Sales	35	41	+ 17.1%	254	281	+ 10.6%
Median Sales Price*	\$340,000	\$315,000	- 7.4%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$373,406	\$370,061	- 0.9%	\$351,910	\$416,765	+ 18.4%
Percent of Original List Price Received*	96.2%	93.9%	- 2.4%	95.6%	92.4%	- 3.3%
List to Close	75	94	+ 25.3%	81	110	+ 35.8%
Days on Market Until Sale	36	47	+ 30.6%	37	60	+ 62.2%
Cumulative Days on Market Until Sale	37	67	+ 81.1%	41	71	+ 73.2%
Average List Price	\$403,300	\$522,643	+ 29.6%	\$430,064	\$457,800	+ 6.4%
Inventory of Homes for Sale	117	148	+ 26.5%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 13.2%	--	--	--

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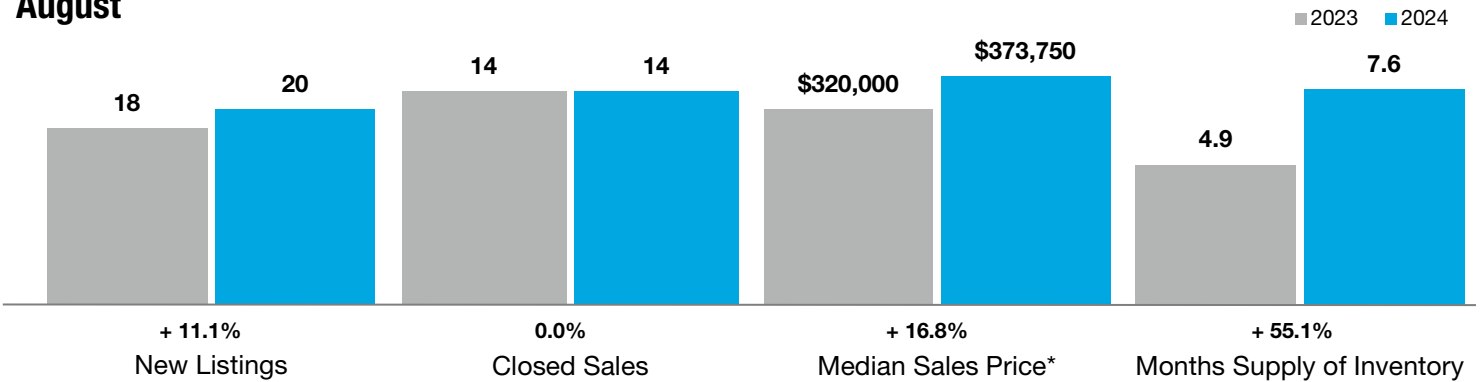
## Mitchell County

North Carolina

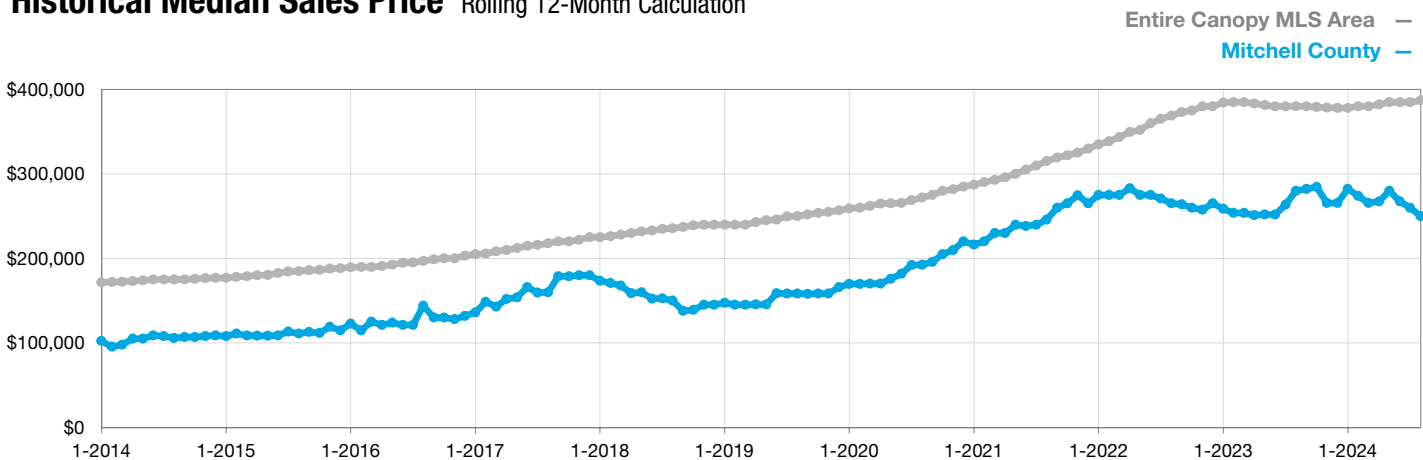
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	18	20	+ 11.1%	150	147	- 2.0%
Pending Sales	13	11	- 15.4%	109	86	- 21.1%
Closed Sales	14	14	0.0%	102	80	- 21.6%
Median Sales Price*	\$320,000	\$373,750	+ 16.8%	\$267,500	\$246,250	- 7.9%
Average Sales Price*	\$318,893	\$423,464	+ 32.8%	\$316,514	\$346,087	+ 9.3%
Percent of Original List Price Received*	91.3%	88.3%	- 3.3%	91.2%	88.8%	- 2.6%
List to Close	113	124	+ 9.7%	113	128	+ 13.3%
Days on Market Until Sale	52	66	+ 26.9%	62	79	+ 27.4%
Cumulative Days on Market Until Sale	62	96	+ 54.8%	78	105	+ 34.6%
Average List Price	\$291,454	\$350,081	+ 20.1%	\$395,827	\$437,688	+ 10.6%
Inventory of Homes for Sale	62	79	+ 27.4%	--	--	--
Months Supply of Inventory	4.9	7.6	+ 55.1%	--	--	--

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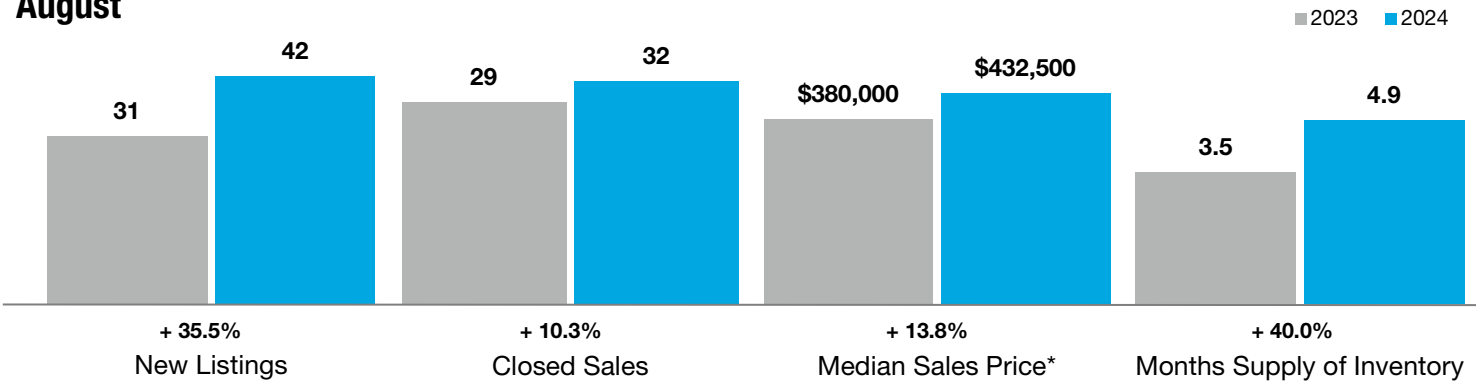
## Polk County

North Carolina

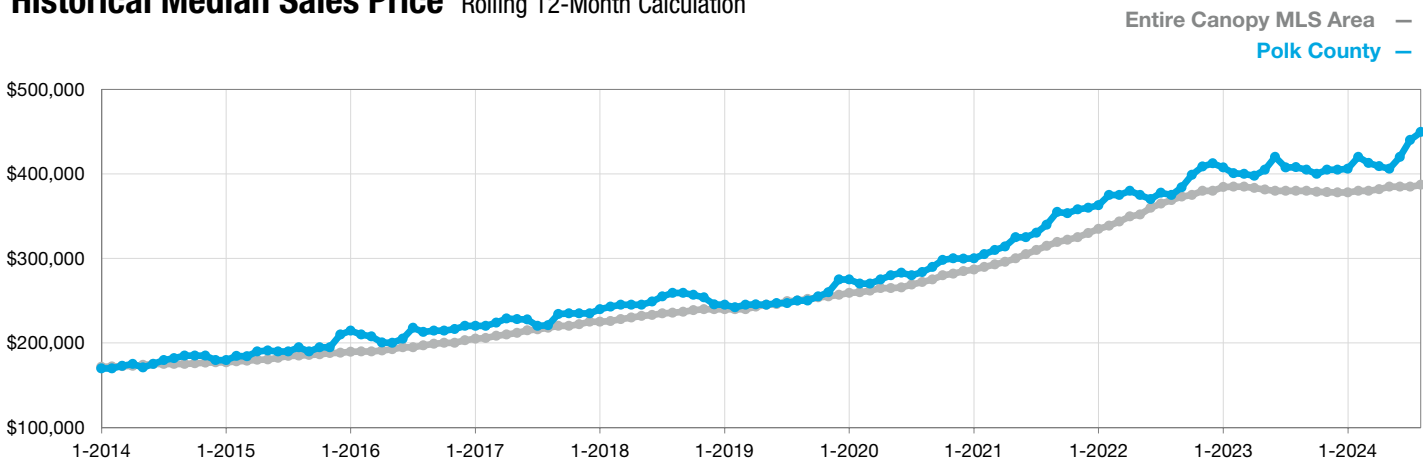
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	31	42	+ 35.5%	251	274	+ 9.2%
Pending Sales	20	26	+ 30.0%	196	200	+ 2.0%
Closed Sales	29	32	+ 10.3%	191	191	0.0%
Median Sales Price*	\$380,000	\$432,500	+ 13.8%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$537,289	\$493,739	- 8.1%	\$499,693	\$540,138	+ 8.1%
Percent of Original List Price Received*	95.0%	91.1%	- 4.1%	95.0%	92.7%	- 2.4%
List to Close	88	103	+ 17.0%	89	99	+ 11.2%
Days on Market Until Sale	49	52	+ 6.1%	44	59	+ 34.1%
Cumulative Days on Market Until Sale	60	51	- 15.0%	55	74	+ 34.5%
Average List Price	\$578,063	\$731,669	+ 26.6%	\$606,574	\$723,646	+ 19.3%
Inventory of Homes for Sale	79	121	+ 53.2%	--	--	--
Months Supply of Inventory	3.5	4.9	+ 40.0%	--	--	--

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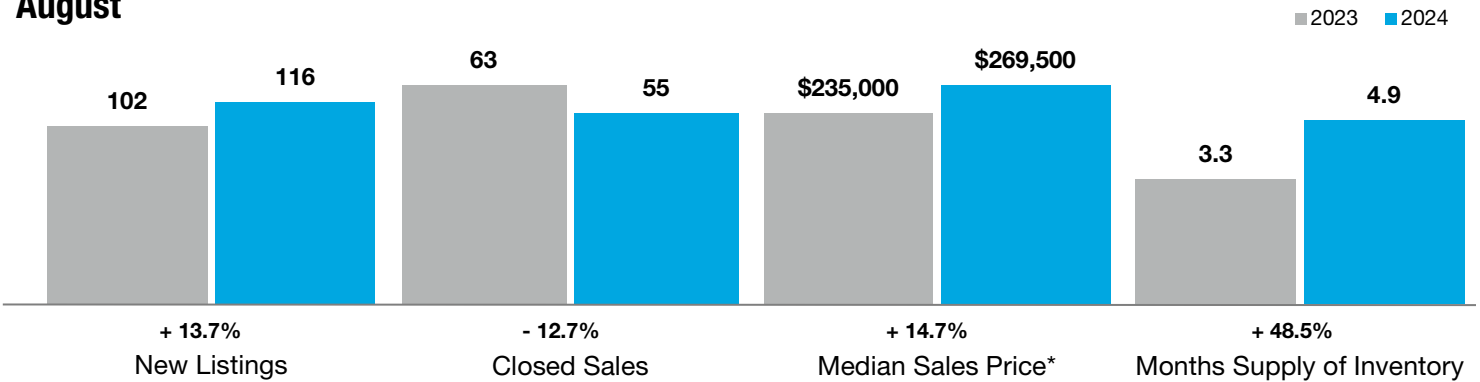
## Rutherford County

North Carolina

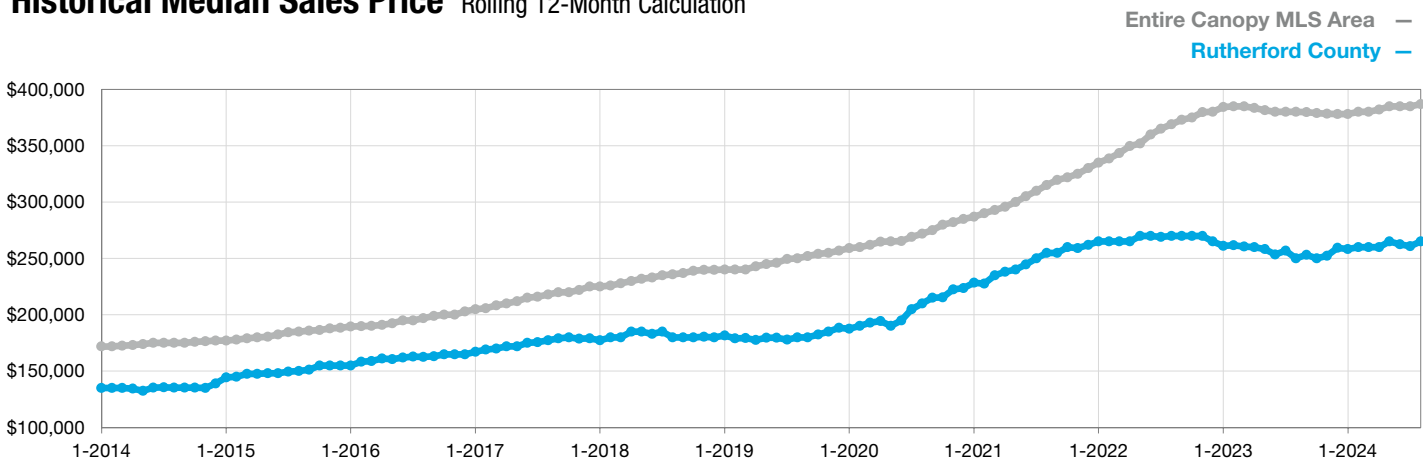
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	102	116	+ 13.7%	654	823	+ 25.8%
Pending Sales	69	72	+ 4.3%	505	536	+ 6.1%
Closed Sales	63	55	- 12.7%	468	499	+ 6.6%
Median Sales Price*	\$235,000	\$269,500	+ 14.7%	\$254,450	\$267,000	+ 4.9%
Average Sales Price*	\$357,030	\$367,713	+ 3.0%	\$323,243	\$365,218	+ 13.0%
Percent of Original List Price Received*	95.7%	93.3%	- 2.5%	95.1%	93.0%	- 2.2%
List to Close	73	88	+ 20.5%	86	93	+ 8.1%
Days on Market Until Sale	28	43	+ 53.6%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	33	51	+ 54.5%	46	58	+ 26.1%
Average List Price	\$353,303	\$396,930	+ 12.3%	\$382,703	\$420,392	+ 9.8%
Inventory of Homes for Sale	202	314	+ 55.4%	--	--	--
Months Supply of Inventory	3.3	4.9	+ 48.5%	--	--	--

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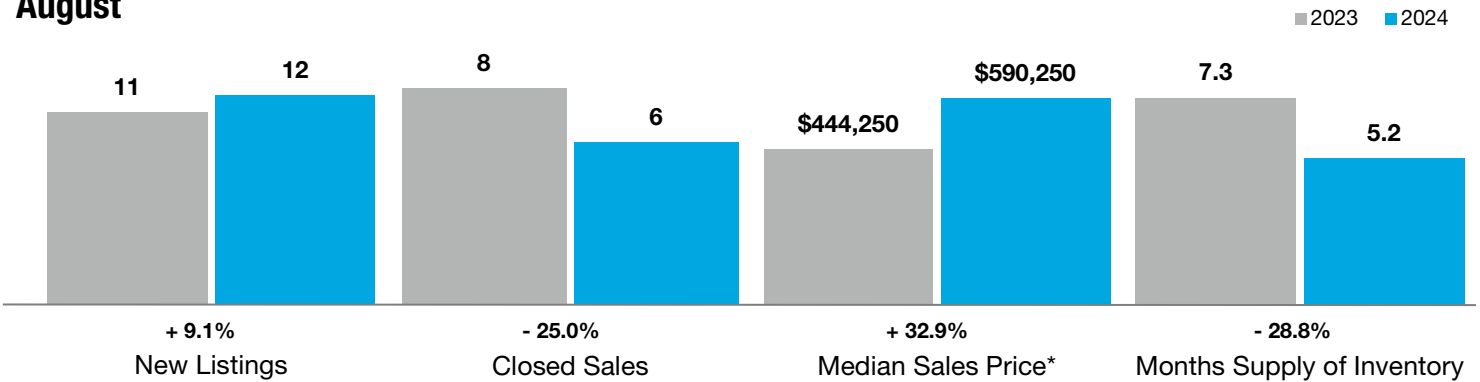
## Swain County

North Carolina

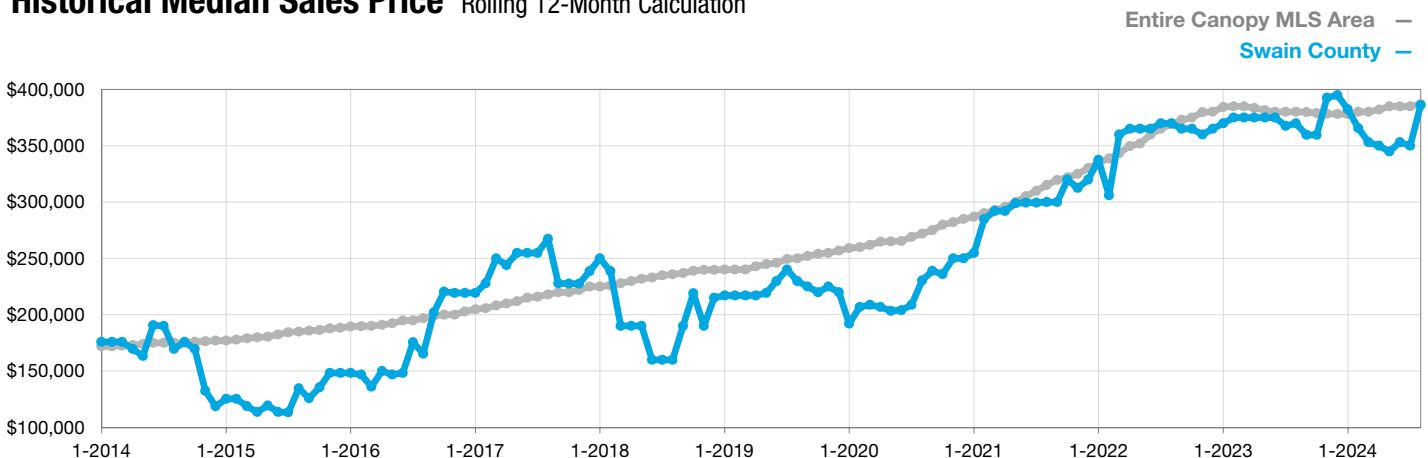
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	11	12	+ 9.1%	72	89	+ 23.6%
Pending Sales	7	9	+ 28.6%	40	54	+ 35.0%
Closed Sales	8	6	- 25.0%	38	52	+ 36.8%
Median Sales Price*	\$444,250	\$590,250	+ 32.9%	\$357,500	\$332,200	- 7.1%
Average Sales Price*	\$469,644	\$728,917	+ 55.2%	\$423,093	\$486,617	+ 15.0%
Percent of Original List Price Received*	94.6%	93.9%	- 0.7%	93.5%	93.6%	+ 0.1%
List to Close	63	91	+ 44.4%	101	95	- 5.9%
Days on Market Until Sale	29	46	+ 58.6%	51	51	0.0%
Cumulative Days on Market Until Sale	29	50	+ 72.4%	56	64	+ 14.3%
Average List Price	\$919,545	\$426,492	- 53.6%	\$643,628	\$478,293	- 25.7%
Inventory of Homes for Sale	37	37	0.0%	--	--	--
Months Supply of Inventory	7.3	5.2	- 28.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



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



# Local Market Update for August 2024

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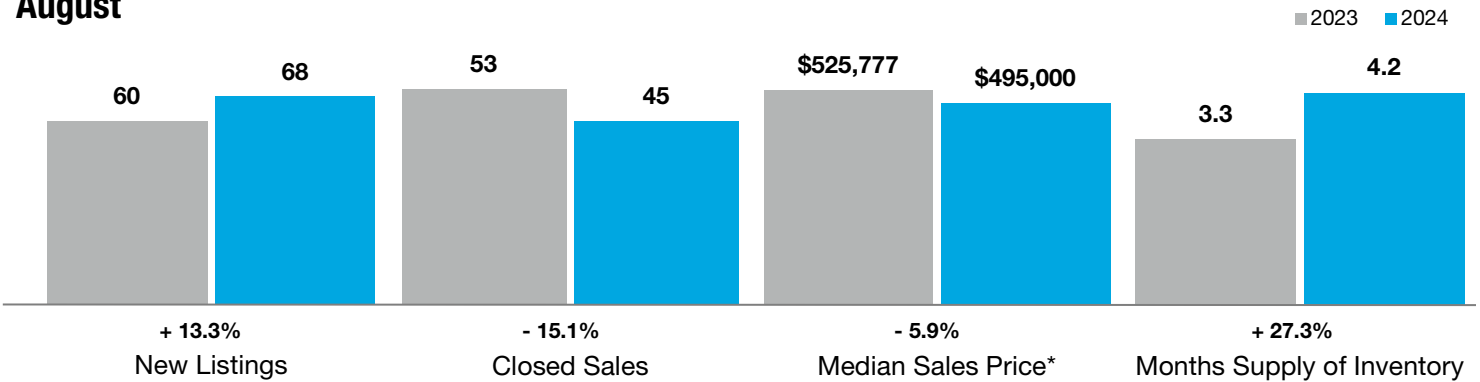
## Transylvania County

North Carolina

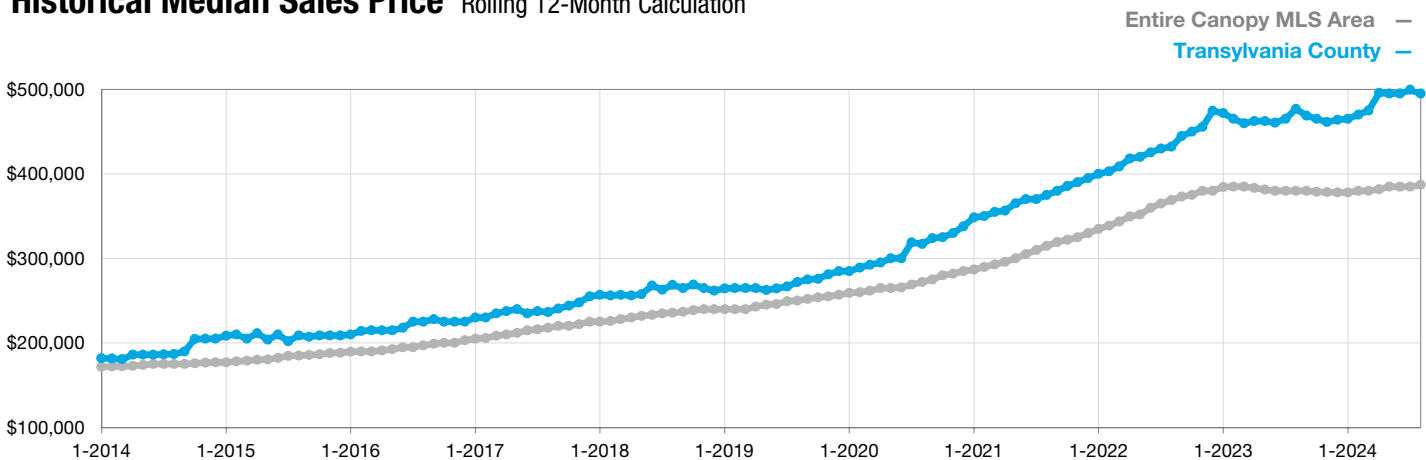
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	60	68	+ 13.3%	438	531	+ 21.2%
Pending Sales	50	46	- 8.0%	334	371	+ 11.1%
Closed Sales	53	45	- 15.1%	322	357	+ 10.9%
Median Sales Price*	\$525,777	\$495,000	- 5.9%	\$465,000	\$500,000	+ 7.5%
Average Sales Price*	\$683,173	\$701,054	+ 2.6%	\$610,924	\$667,360	+ 9.2%
Percent of Original List Price Received*	95.3%	98.7%	+ 3.6%	95.0%	94.5%	- 0.5%
List to Close	85	67	- 21.2%	96	91	- 5.2%
Days on Market Until Sale	53	28	- 47.2%	50	51	+ 2.0%
Cumulative Days on Market Until Sale	53	36	- 32.1%	55	54	- 1.8%
Average List Price	\$657,692	\$737,357	+ 12.1%	\$709,412	\$860,549	+ 21.3%
Inventory of Homes for Sale	137	184	+ 34.3%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--

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### August



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



# Local Market Update for August 2024

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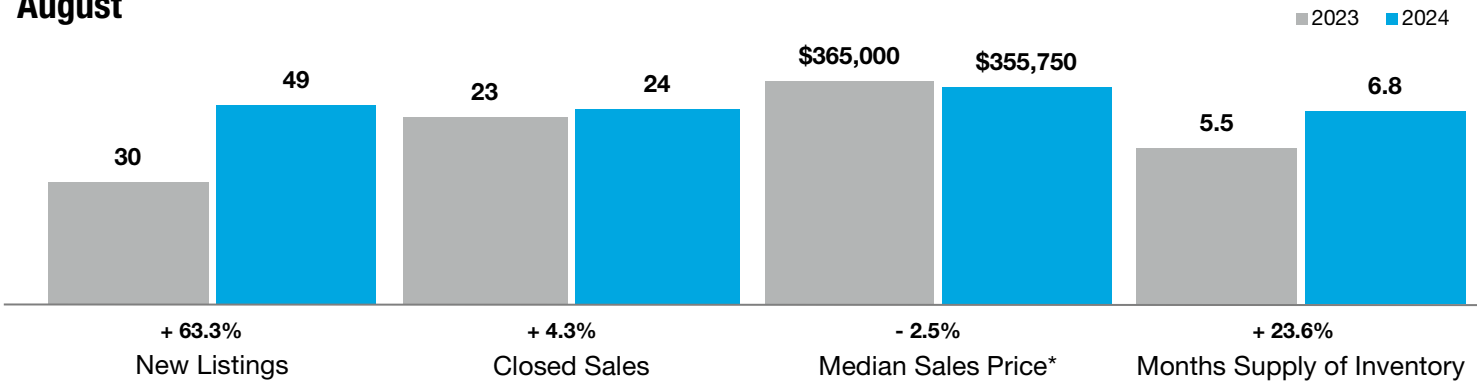
## Yancey County

North Carolina

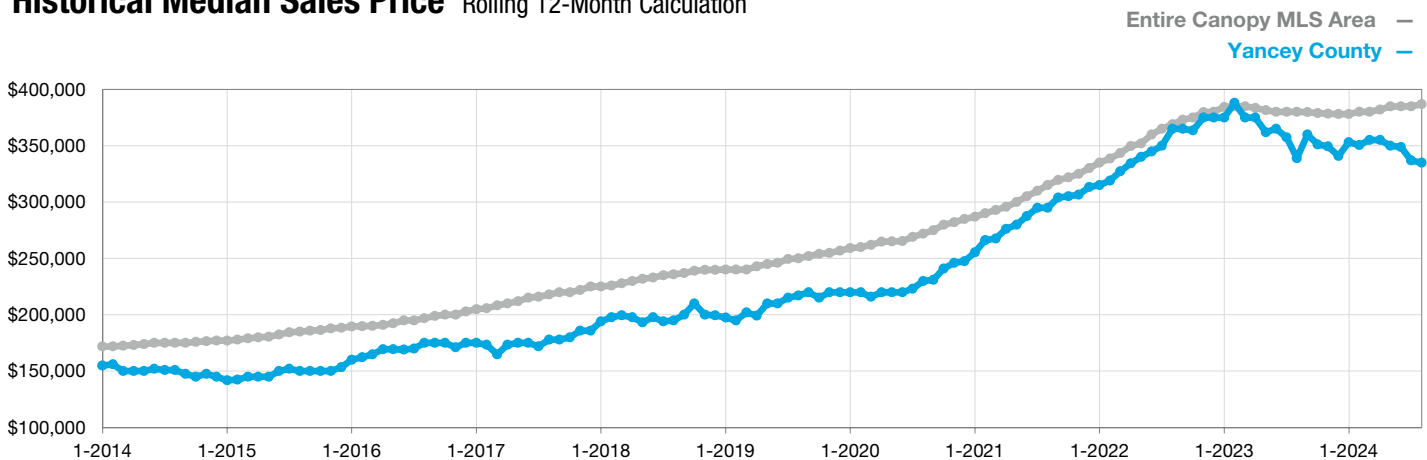
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	30	49	+ 63.3%	203	262	+ 29.1%
Pending Sales	20	26	+ 30.0%	143	161	+ 12.6%
Closed Sales	23	24	+ 4.3%	133	149	+ 12.0%
Median Sales Price*	\$365,000	\$355,750	- 2.5%	\$340,000	\$329,497	- 3.1%
Average Sales Price*	\$402,152	\$462,897	+ 15.1%	\$433,012	\$443,671	+ 2.5%
Percent of Original List Price Received*	93.0%	94.7%	+ 1.8%	92.3%	93.4%	+ 1.2%
List to Close	135	85	- 37.0%	126	119	- 5.6%
Days on Market Until Sale	87	44	- 49.4%	77	70	- 9.1%
Cumulative Days on Market Until Sale	88	44	- 50.0%	91	76	- 16.5%
Average List Price	\$552,778	\$566,818	+ 2.5%	\$576,692	\$603,078	+ 4.6%
Inventory of Homes for Sale	102	133	+ 30.4%	--	--	--
Months Supply of Inventory	5.5	6.8	+ 23.6%	--	--	--

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### August



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



# Local Market Update for August 2024

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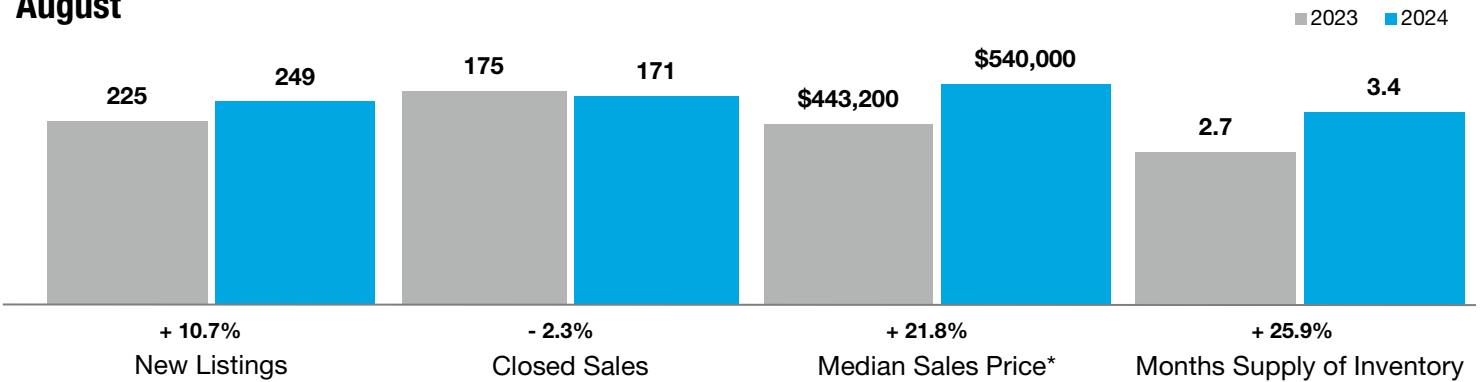
## City of Asheville

North Carolina

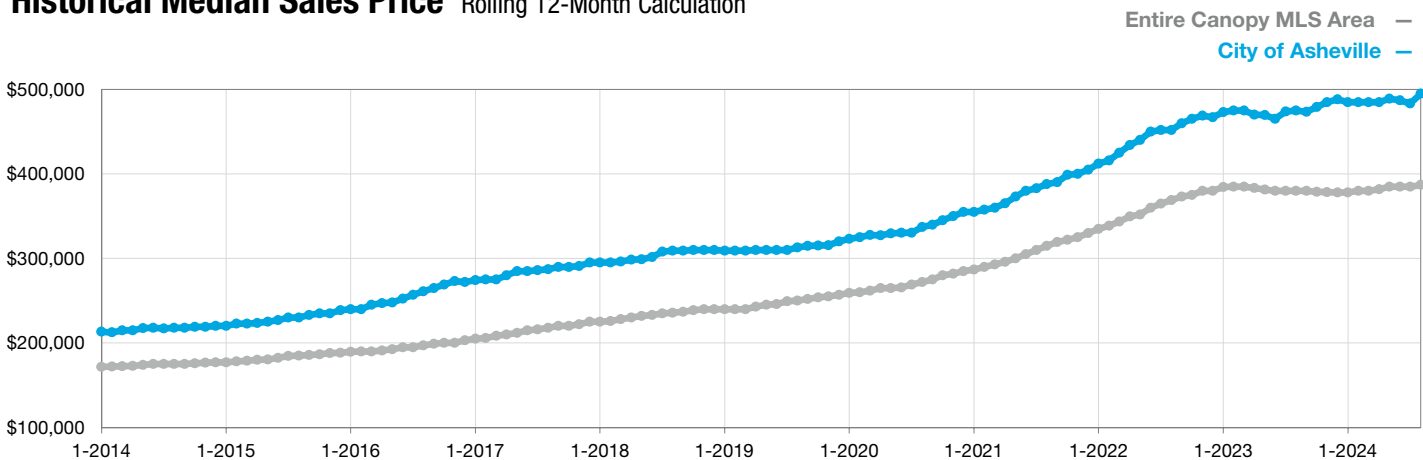
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	225	249	+ 10.7%	1,529	1,690	+ 10.5%
Pending Sales	165	178	+ 7.9%	1,220	1,242	+ 1.8%
Closed Sales	175	171	- 2.3%	1,168	1,179	+ 0.9%
Median Sales Price*	\$443,200	\$540,000	+ 21.8%	\$485,000	\$495,000	+ 2.1%
Average Sales Price*	\$590,219	\$754,237	+ 27.8%	\$612,400	\$665,835	+ 8.7%
Percent of Original List Price Received*	96.8%	96.0%	- 0.8%	97.2%	96.2%	- 1.0%
List to Close	77	89	+ 15.6%	85	89	+ 4.7%
Days on Market Until Sale	30	45	+ 50.0%	40	42	+ 5.0%
Cumulative Days on Market Until Sale	30	48	+ 60.0%	37	46	+ 24.3%
Average List Price	\$658,098	\$836,951	+ 27.2%	\$693,974	\$776,964	+ 12.0%
Inventory of Homes for Sale	395	508	+ 28.6%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

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### August



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



# Local Market Update for August 2024

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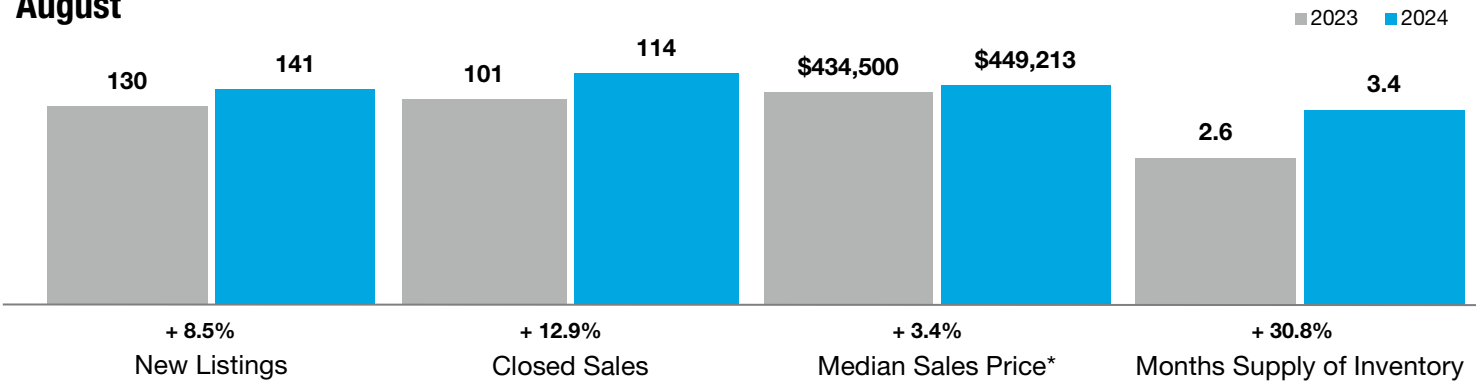
## City of Hendersonville

North Carolina

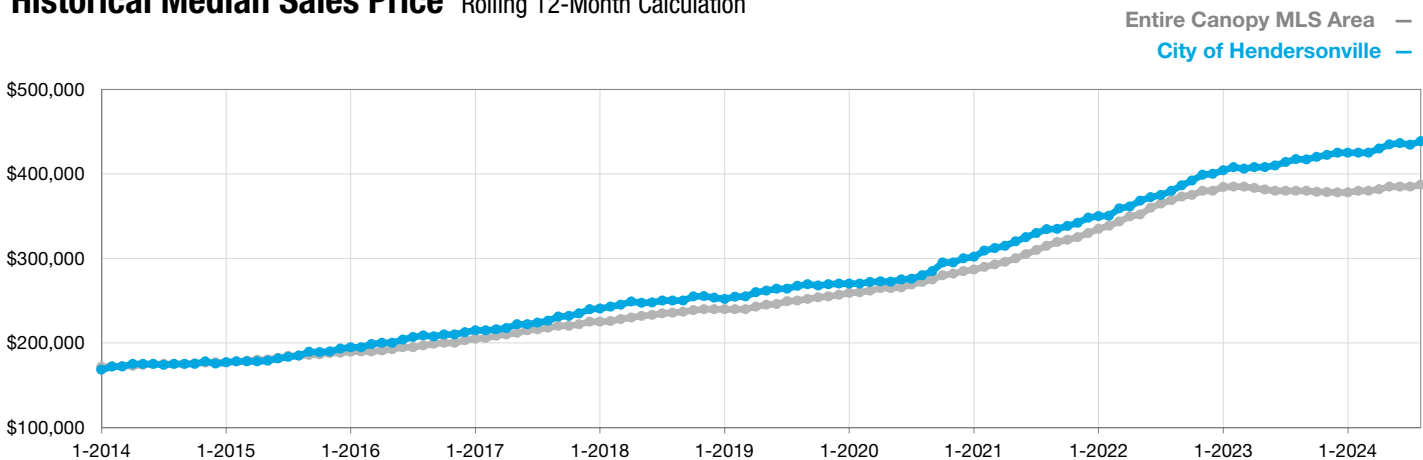
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	130	141	+ 8.5%	895	995	+ 11.2%
Pending Sales	99	106	+ 7.1%	748	757	+ 1.2%
Closed Sales	101	114	+ 12.9%	706	704	- 0.3%
Median Sales Price*	\$434,500	\$449,213	+ 3.4%	\$420,000	\$437,600	+ 4.2%
Average Sales Price*	\$470,367	\$521,404	+ 10.9%	\$463,702	\$498,322	+ 7.5%
Percent of Original List Price Received*	98.7%	95.9%	- 2.8%	98.2%	96.7%	- 1.5%
List to Close	65	90	+ 38.5%	90	98	+ 8.9%
Days on Market Until Sale	21	43	+ 104.8%	36	44	+ 22.2%
Cumulative Days on Market Until Sale	22	46	+ 109.1%	40	51	+ 27.5%
Average List Price	\$514,146	\$530,719	+ 3.2%	\$522,880	\$573,848	+ 9.7%
Inventory of Homes for Sale	223	305	+ 36.8%	--	--	--
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--

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### August



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





# Local Market Update for August 2024

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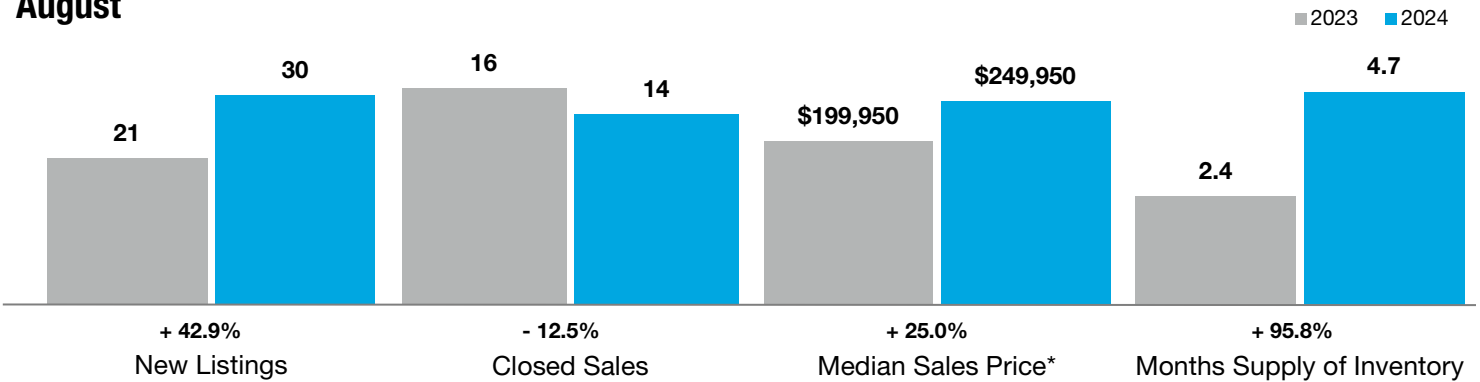
## Forest City

North Carolina

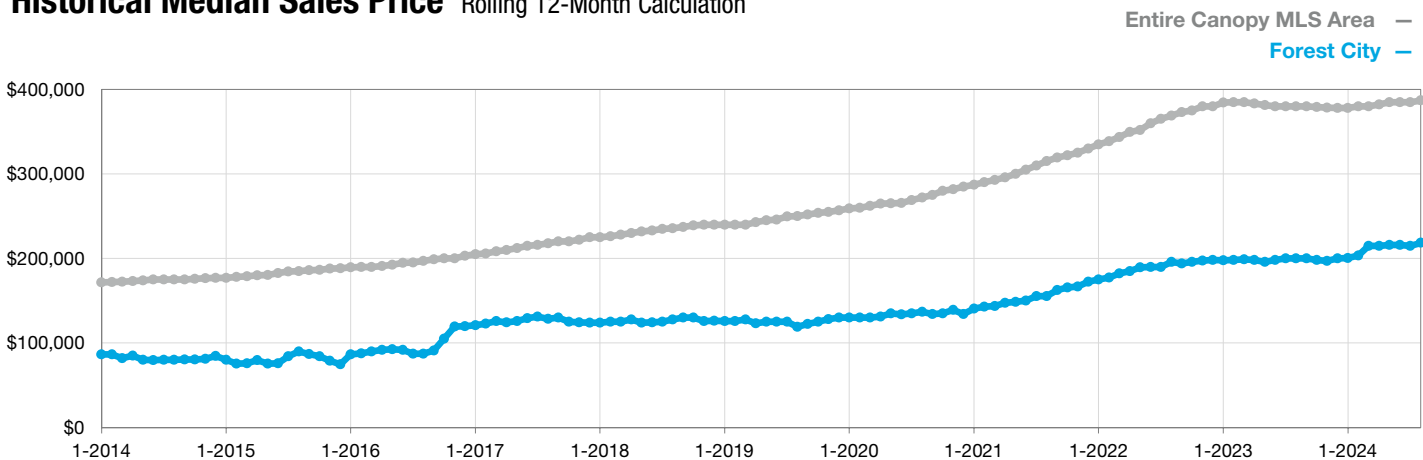
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	21	30	+ 42.9%	137	178	+ 29.9%
Pending Sales	13	17	+ 30.8%	108	109	+ 0.9%
Closed Sales	16	14	- 12.5%	99	106	+ 7.1%
Median Sales Price*	\$199,950	\$249,950	+ 25.0%	\$200,000	\$229,500	+ 14.8%
Average Sales Price*	\$214,448	\$338,022	+ 57.6%	\$220,690	\$245,614	+ 11.3%
Percent of Original List Price Received*	95.6%	96.8%	+ 1.3%	97.0%	92.9%	- 4.2%
List to Close	54	94	+ 74.1%	73	94	+ 28.8%
Days on Market Until Sale	17	38	+ 123.5%	31	49	+ 58.1%
Cumulative Days on Market Until Sale	17	40	+ 135.3%	34	55	+ 61.8%
Average List Price	\$178,180	\$260,923	+ 46.4%	\$244,432	\$259,305	+ 6.1%
Inventory of Homes for Sale	34	66	+ 94.1%	--	--	--
Months Supply of Inventory	2.4	4.7	+ 95.8%	--	--	--

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### August



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



# Local Market Update for August 2024

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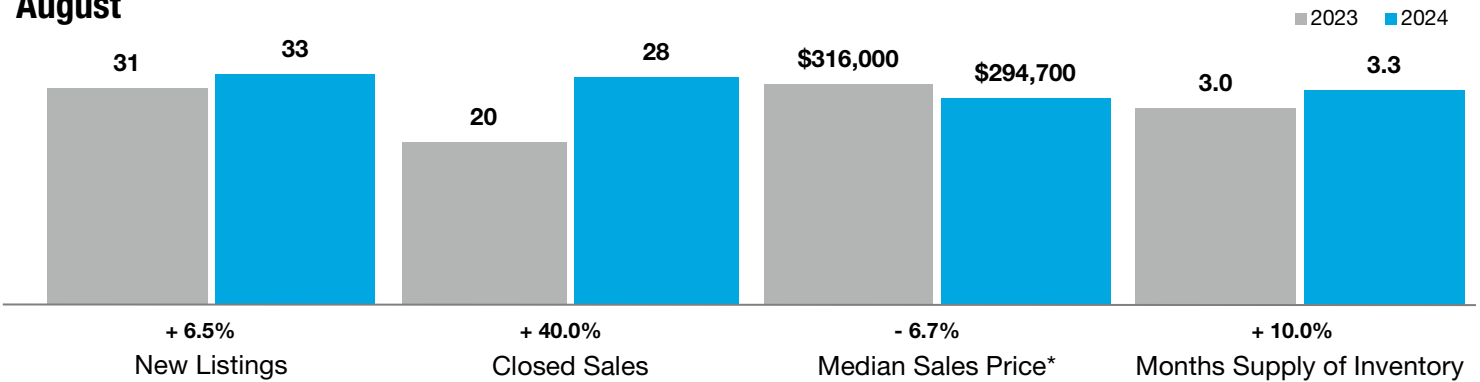
## Marion

North Carolina

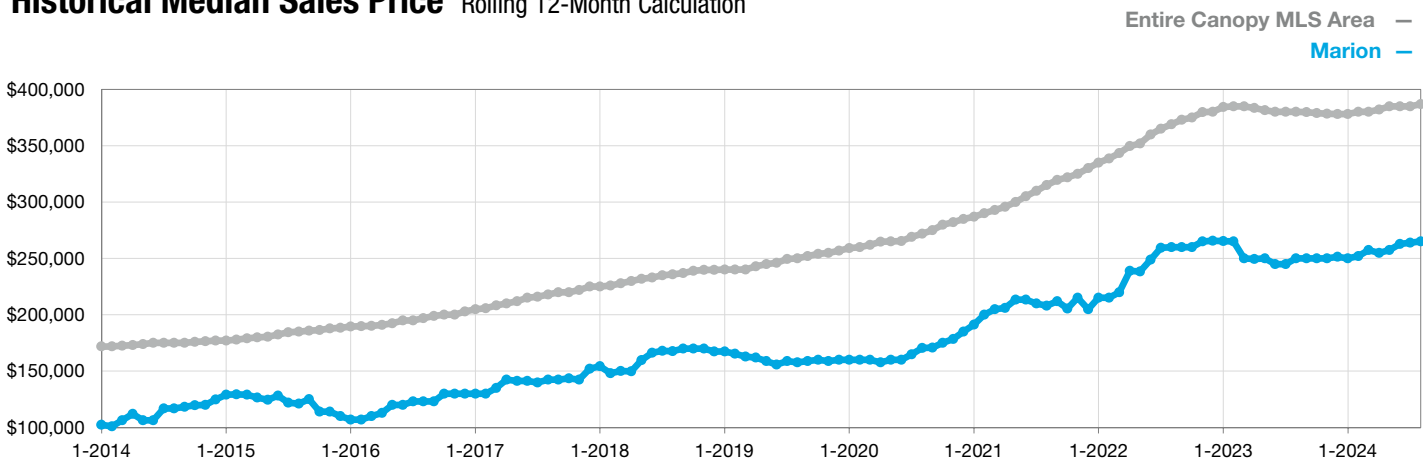
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	31	33	+ 6.5%	196	223	+ 13.8%
Pending Sales	17	23	+ 35.3%	193	178	- 7.8%
Closed Sales	20	28	+ 40.0%	189	173	- 8.5%
Median Sales Price*	\$316,000	\$294,700	- 6.7%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$359,465	\$359,613	+ 0.0%	\$291,863	\$323,543	+ 10.9%
Percent of Original List Price Received*	96.7%	91.5%	- 5.4%	96.4%	91.3%	- 5.3%
List to Close	86	105	+ 22.1%	79	121	+ 53.2%
Days on Market Until Sale	42	56	+ 33.3%	35	71	+ 102.9%
Cumulative Days on Market Until Sale	44	71	+ 61.4%	40	78	+ 95.0%
Average List Price	\$311,657	\$436,684	+ 40.1%	\$315,688	\$371,298	+ 17.6%
Inventory of Homes for Sale	66	69	+ 4.5%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

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### August



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



# Local Market Update for August 2024

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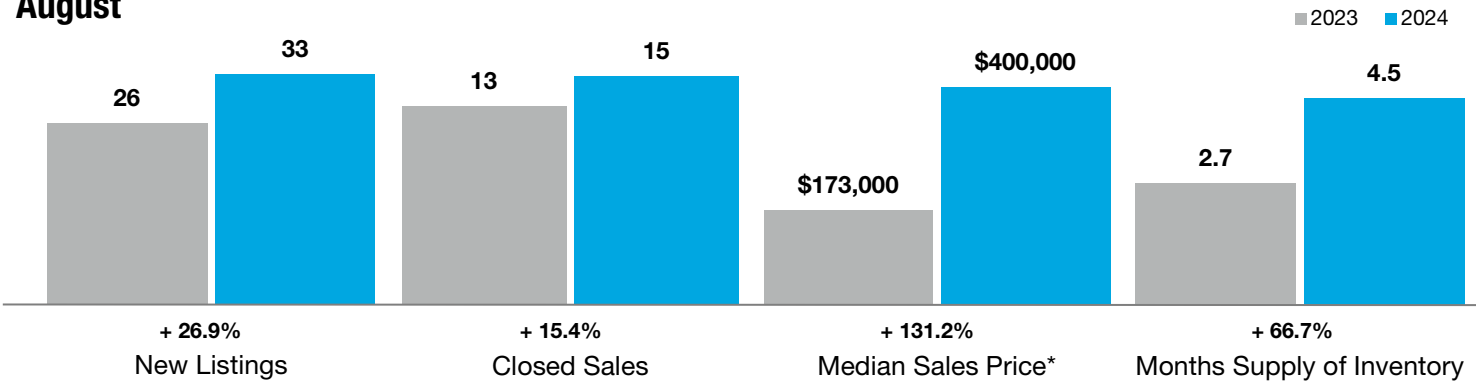
## Rutherfordton

North Carolina

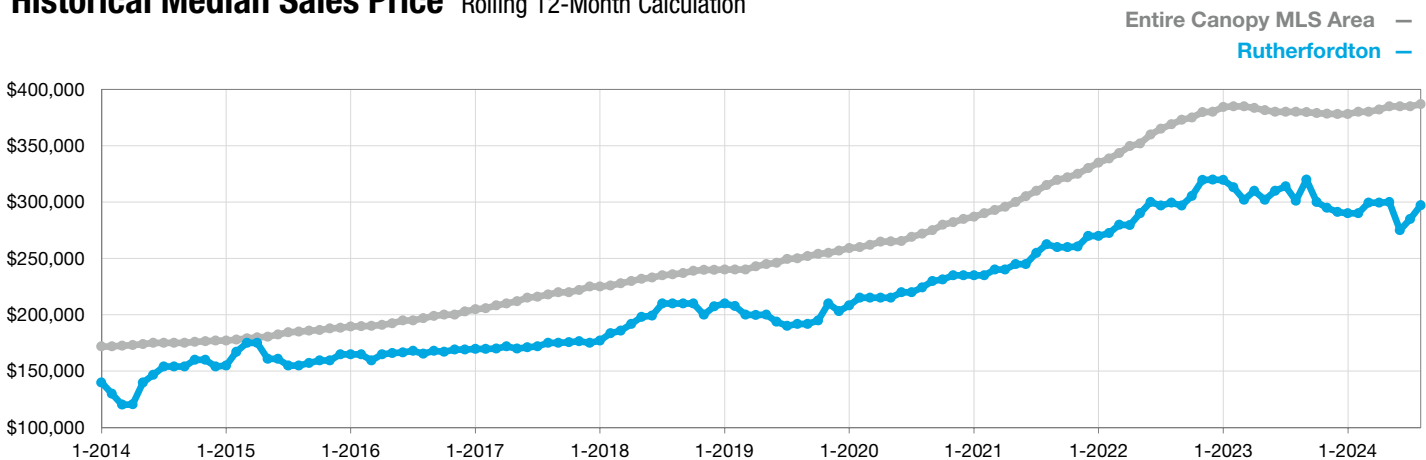
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	26	33	+ 26.9%	153	208	+ 35.9%
Pending Sales	21	17	- 19.0%	128	135	+ 5.5%
Closed Sales	13	15	+ 15.4%	115	123	+ 7.0%
Median Sales Price*	\$173,000	\$400,000	+ 131.2%	\$285,000	\$295,000	+ 3.5%
Average Sales Price*	\$323,717	\$384,833	+ 18.9%	\$330,829	\$331,261	+ 0.1%
Percent of Original List Price Received*	99.1%	94.0%	- 5.1%	93.6%	93.9%	+ 0.3%
List to Close	76	86	+ 13.2%	97	84	- 13.4%
Days on Market Until Sale	20	44	+ 120.0%	47	41	- 12.8%
Cumulative Days on Market Until Sale	20	68	+ 240.0%	53	57	+ 7.5%
Average List Price	\$301,763	\$376,390	+ 24.7%	\$361,252	\$413,275	+ 14.4%
Inventory of Homes for Sale	40	71	+ 77.5%	--	--	--
Months Supply of Inventory	2.7	4.5	+ 66.7%	--	--	--

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### August



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



# Local Market Update for August 2024

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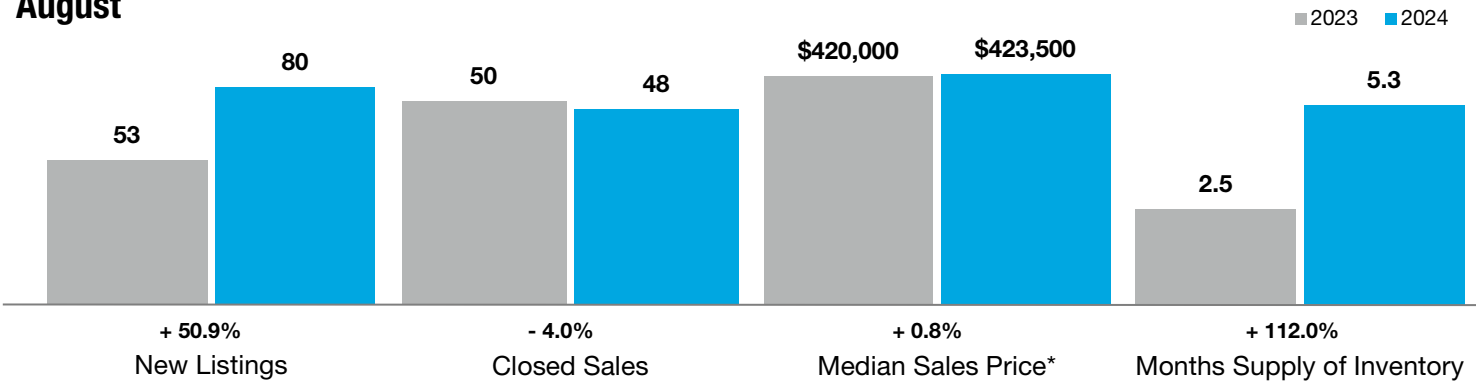
## Waynesville

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	53	80	+ 50.9%	403	486	+ 20.6%
Pending Sales	51	48	- 5.9%	336	309	- 8.0%
Closed Sales	50	48	- 4.0%	314	277	- 11.8%
Median Sales Price*	\$420,000	\$423,500	+ 0.8%	\$377,779	\$420,000	+ 11.2%
Average Sales Price*	\$466,981	\$494,472	+ 5.9%	\$411,363	\$486,523	+ 18.3%
Percent of Original List Price Received*	94.2%	91.9%	- 2.4%	94.2%	94.5%	+ 0.3%
List to Close	91	102	+ 12.1%	91	95	+ 4.4%
Days on Market Until Sale	45	42	- 6.7%	47	44	- 6.4%
Cumulative Days on Market Until Sale	58	45	- 22.4%	50	49	- 2.0%
Average List Price	\$543,753	\$703,676	+ 29.4%	\$490,725	\$555,698	+ 13.2%
Inventory of Homes for Sale	100	196	+ 96.0%	--	--	--
Months Supply of Inventory	2.5	5.3	+ 112.0%	--	--	--

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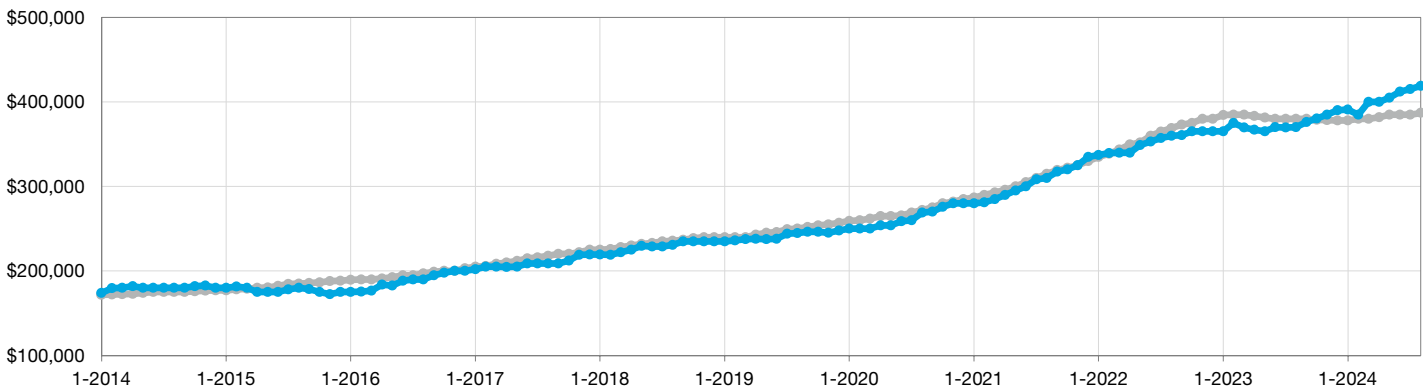
### August



### Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Waynesville —



# Local Market Update for August 2024

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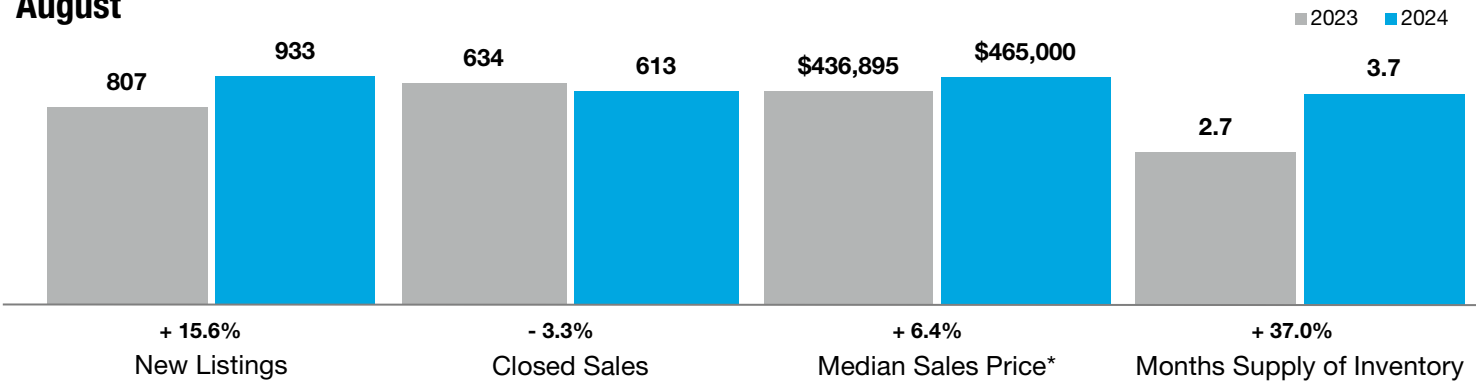
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	807	933	+ 15.6%	5,694	6,250	+ 9.8%
Pending Sales	605	610	+ 0.8%	4,680	4,577	- 2.2%
Closed Sales	634	613	- 3.3%	4,451	4,308	- 3.2%
Median Sales Price*	\$436,895	\$465,000	+ 6.4%	\$434,500	\$450,000	+ 3.6%
Average Sales Price*	\$539,782	\$609,317	+ 12.9%	\$529,066	\$567,960	+ 7.4%
Percent of Original List Price Received*	96.9%	95.6%	- 1.3%	97.0%	95.9%	- 1.1%
List to Close	79	92	+ 16.5%	93	94	+ 1.1%
Days on Market Until Sale	32	45	+ 40.6%	39	45	+ 15.4%
Cumulative Days on Market Until Sale	36	48	+ 33.3%	42	50	+ 19.0%
Average List Price	\$575,223	\$687,799	+ 19.6%	\$589,734	\$653,417	+ 10.8%
Inventory of Homes for Sale	1,467	2,029	+ 38.3%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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### August



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

