

Local Market Update for September 2024

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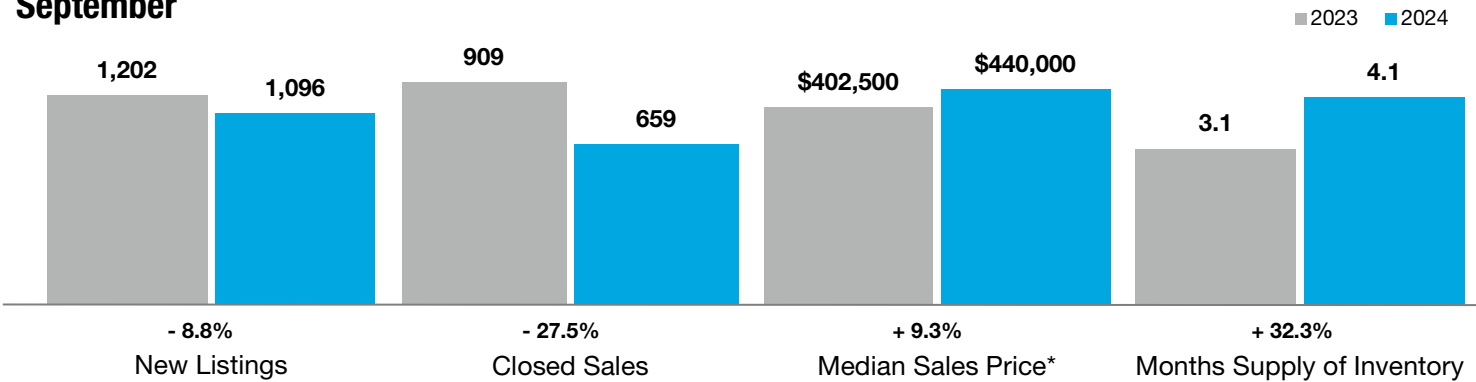
Asheville Region

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

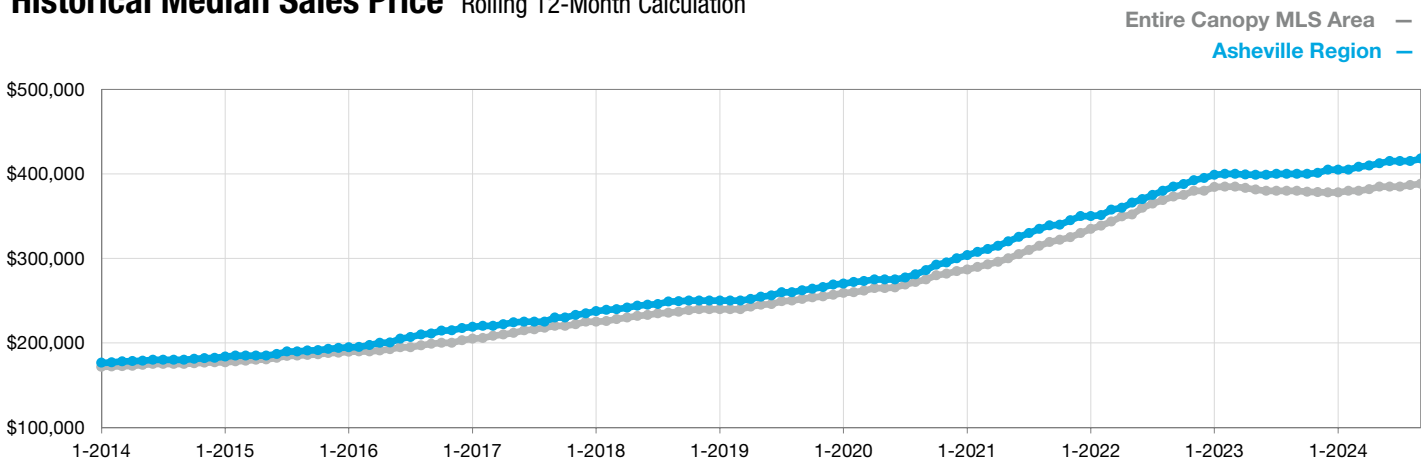
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	1,202	1,096	- 8.8%	9,869	10,961	+ 11.1%
Pending Sales	859	802	- 6.6%	7,866	7,787	- 1.0%
Closed Sales	909	659	- 27.5%	7,546	7,305	- 3.2%
Median Sales Price*	\$402,500	\$440,000	+ 9.3%	\$400,000	\$419,995	+ 5.0%
Average Sales Price*	\$492,171	\$565,786	+ 15.0%	\$487,417	\$527,583	+ 8.2%
Percent of Original List Price Received*	96.3%	94.0%	- 2.4%	96.3%	94.9%	- 1.5%
List to Close	88	91	+ 3.4%	91	95	+ 4.4%
Days on Market Until Sale	36	47	+ 30.6%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	40	55	+ 37.5%	44	54	+ 22.7%
Average List Price	\$577,779	\$639,707	+ 10.7%	\$555,864	\$613,945	+ 10.4%
Inventory of Homes for Sale	2,534	3,409	+ 34.5%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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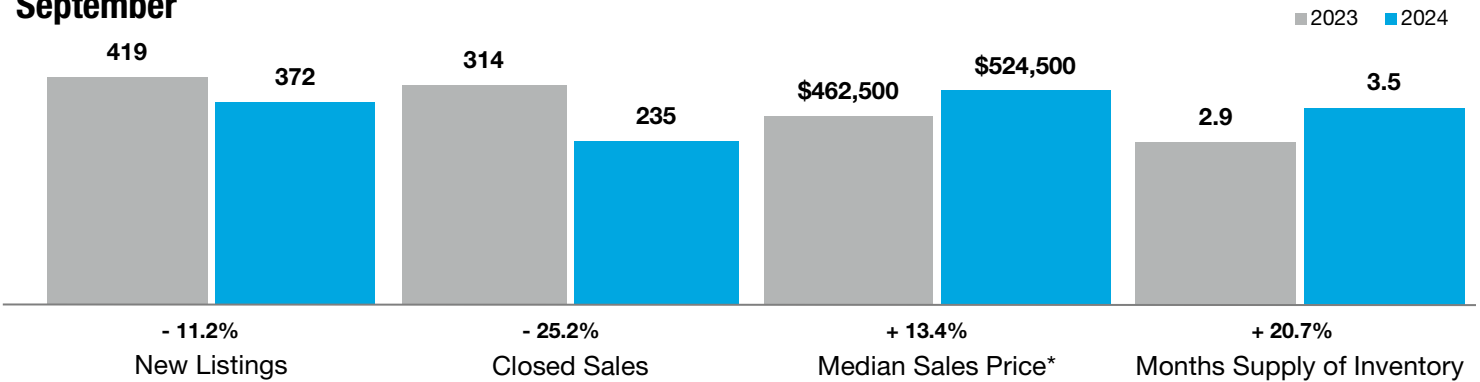
Buncombe County

North Carolina

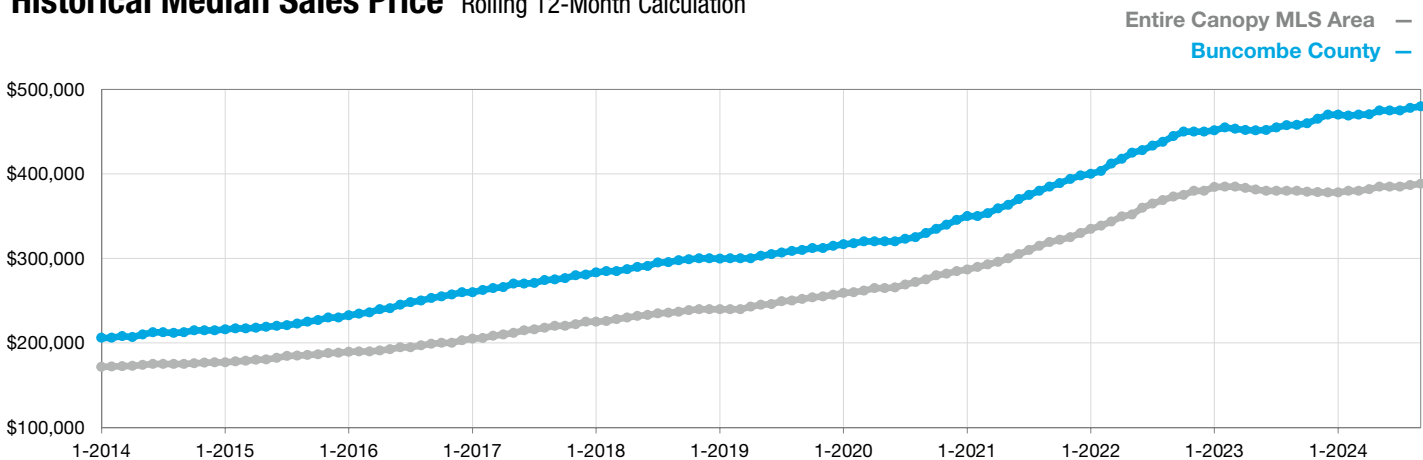
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	419	372	- 11.2%	3,453	3,645	+ 5.6%
Pending Sales	291	261	- 10.3%	2,773	2,698	- 2.7%
Closed Sales	314	235	- 25.2%	2,711	2,572	- 5.1%
Median Sales Price*	\$462,500	\$524,500	+ 13.4%	\$465,000	\$481,500	+ 3.5%
Average Sales Price*	\$594,303	\$703,422	+ 18.4%	\$586,524	\$640,234	+ 9.2%
Percent of Original List Price Received*	96.5%	94.3%	- 2.3%	97.2%	96.0%	- 1.2%
List to Close	89	92	+ 3.4%	93	91	- 2.2%
Days on Market Until Sale	39	49	+ 25.6%	38	44	+ 15.8%
Cumulative Days on Market Until Sale	44	55	+ 25.0%	40	48	+ 20.0%
Average List Price	\$704,572	\$752,072	+ 6.7%	\$656,212	\$733,157	+ 11.7%
Inventory of Homes for Sale	835	994	+ 19.0%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

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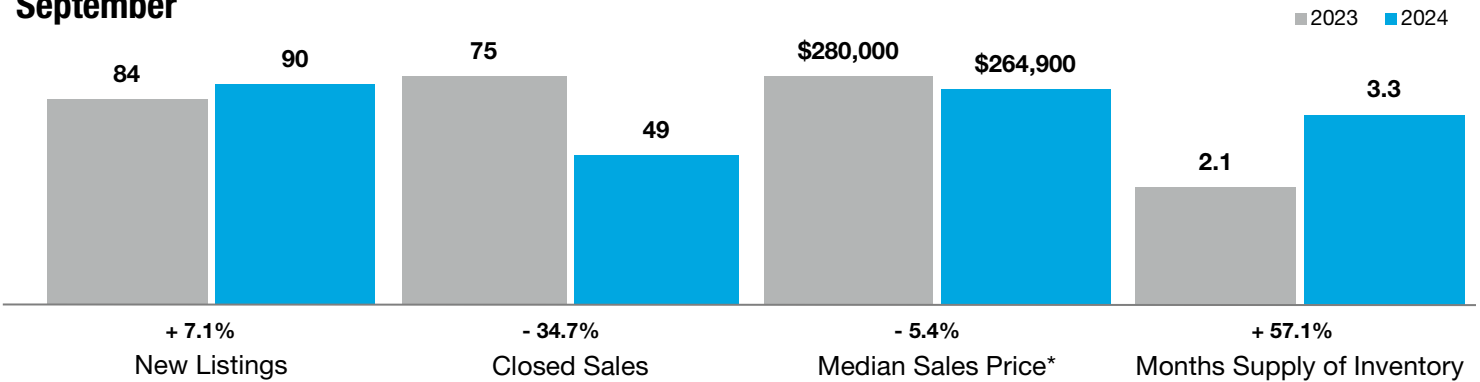
Burke County

North Carolina

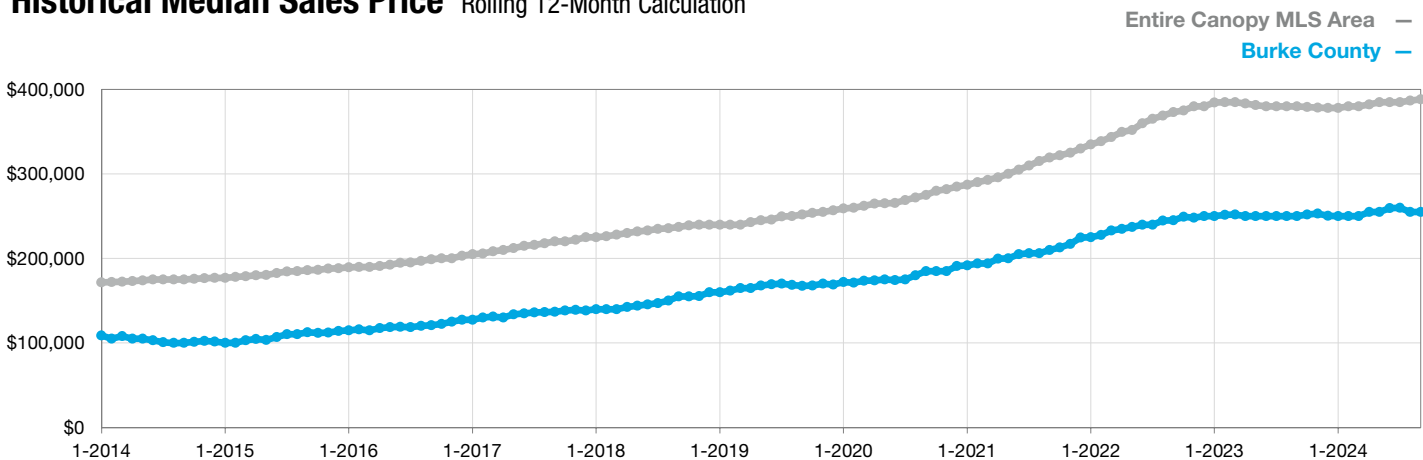
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	84	90	+ 7.1%	704	884	+ 25.6%
Pending Sales	42	62	+ 47.6%	608	647	+ 6.4%
Closed Sales	75	49	- 34.7%	594	588	- 1.0%
Median Sales Price*	\$280,000	\$264,900	- 5.4%	\$250,000	\$257,000	+ 2.8%
Average Sales Price*	\$341,475	\$413,594	+ 21.1%	\$307,171	\$319,271	+ 3.9%
Percent of Original List Price Received*	96.3%	95.5%	- 0.8%	96.2%	94.4%	- 1.9%
List to Close	76	77	+ 1.3%	77	79	+ 2.6%
Days on Market Until Sale	36	39	+ 8.3%	33	40	+ 21.2%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	37	43	+ 16.2%
Average List Price	\$298,302	\$386,393	+ 29.5%	\$322,773	\$383,187	+ 18.7%
Inventory of Homes for Sale	129	226	+ 75.2%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--

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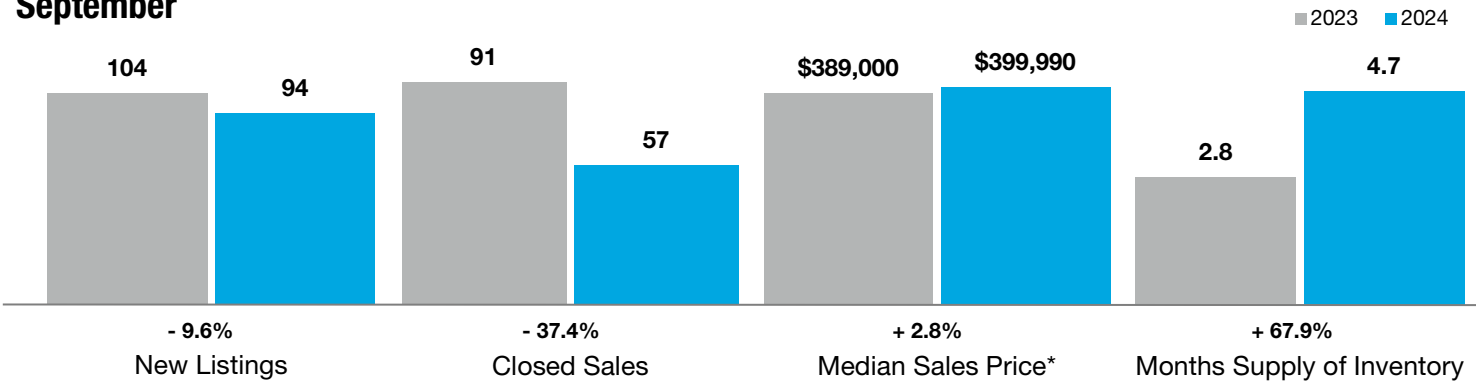
Haywood County

North Carolina

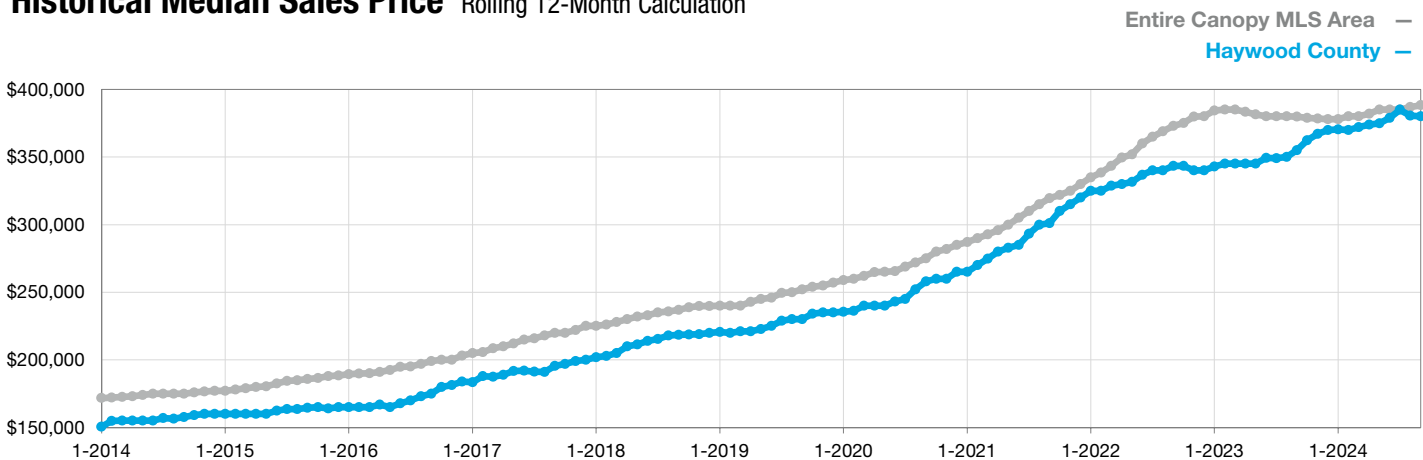
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	104	94	- 9.6%	990	1,068	+ 7.9%
Pending Sales	84	92	+ 9.5%	811	739	- 8.9%
Closed Sales	91	57	- 37.4%	776	678	- 12.6%
Median Sales Price*	\$389,000	\$399,990	+ 2.8%	\$369,700	\$385,000	+ 4.1%
Average Sales Price*	\$423,997	\$465,383	+ 9.8%	\$416,469	\$448,676	+ 7.7%
Percent of Original List Price Received*	96.5%	95.7%	- 0.8%	95.0%	94.2%	- 0.8%
List to Close	71	79	+ 11.3%	89	96	+ 7.9%
Days on Market Until Sale	29	38	+ 31.0%	43	48	+ 11.6%
Cumulative Days on Market Until Sale	35	49	+ 40.0%	48	55	+ 14.6%
Average List Price	\$458,960	\$495,694	+ 8.0%	\$479,799	\$516,078	+ 7.6%
Inventory of Homes for Sale	240	381	+ 58.8%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

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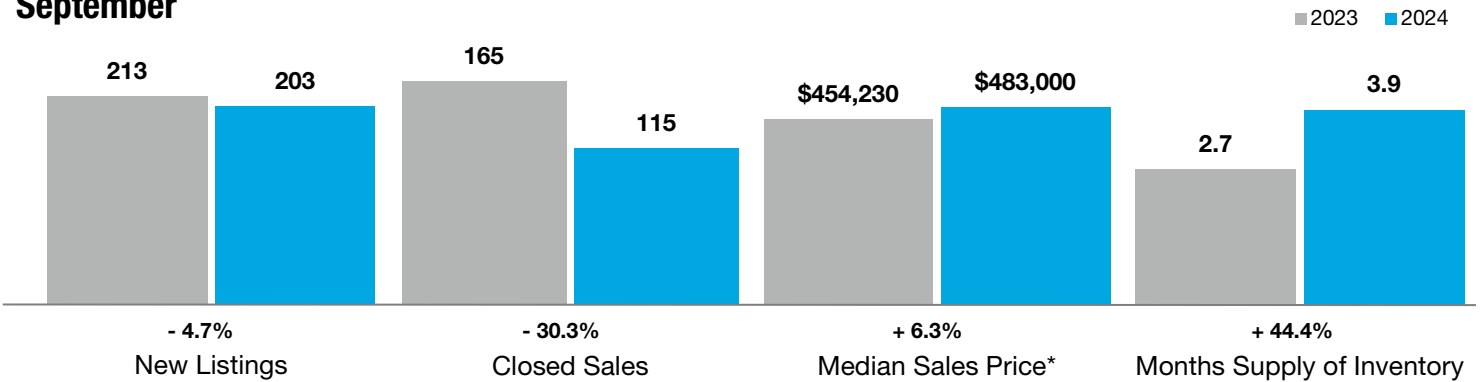
Henderson County

North Carolina

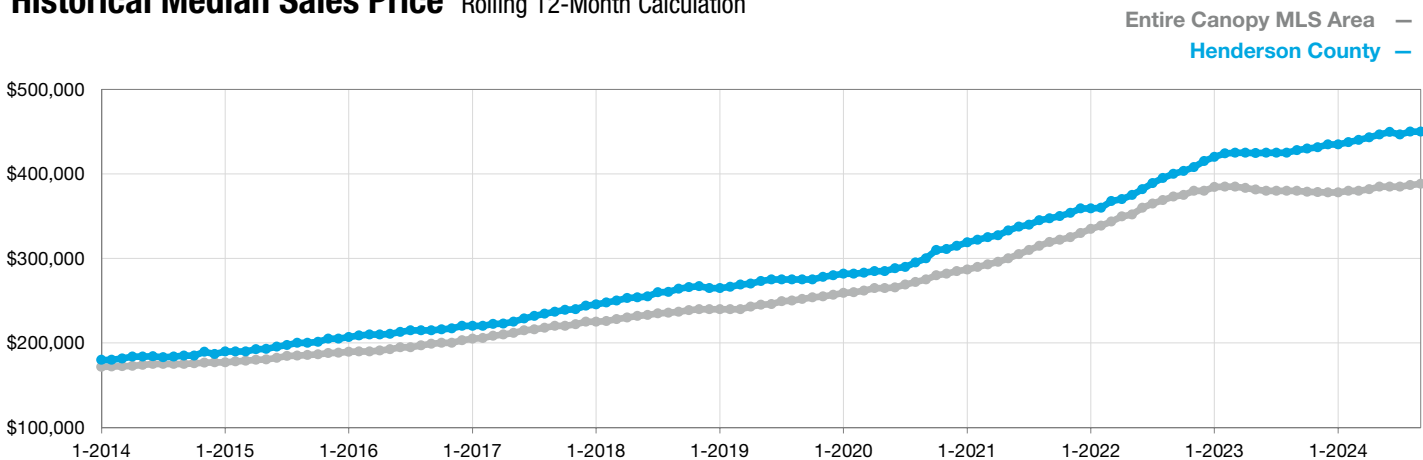
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	213	203	- 4.7%	1,709	1,970	+ 15.3%
Pending Sales	152	153	+ 0.7%	1,409	1,439	+ 2.1%
Closed Sales	165	115	- 30.3%	1,341	1,304	- 2.8%
Median Sales Price*	\$454,230	\$483,000	+ 6.3%	\$435,000	\$451,528	+ 3.8%
Average Sales Price*	\$504,939	\$565,110	+ 11.9%	\$493,689	\$522,299	+ 5.8%
Percent of Original List Price Received*	97.0%	94.8%	- 2.3%	97.8%	96.3%	- 1.5%
List to Close	89	90	+ 1.1%	88	96	+ 9.1%
Days on Market Until Sale	27	44	+ 63.0%	36	45	+ 25.0%
Cumulative Days on Market Until Sale	31	55	+ 77.4%	39	50	+ 28.2%
Average List Price	\$533,147	\$639,852	+ 20.0%	\$544,384	\$596,067	+ 9.5%
Inventory of Homes for Sale	389	586	+ 50.6%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--

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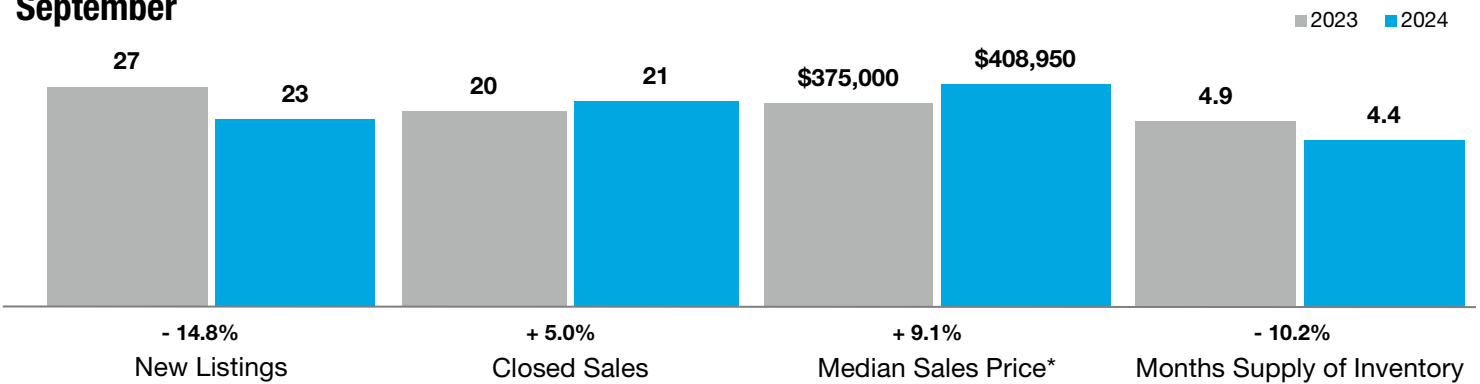
Jackson County

North Carolina

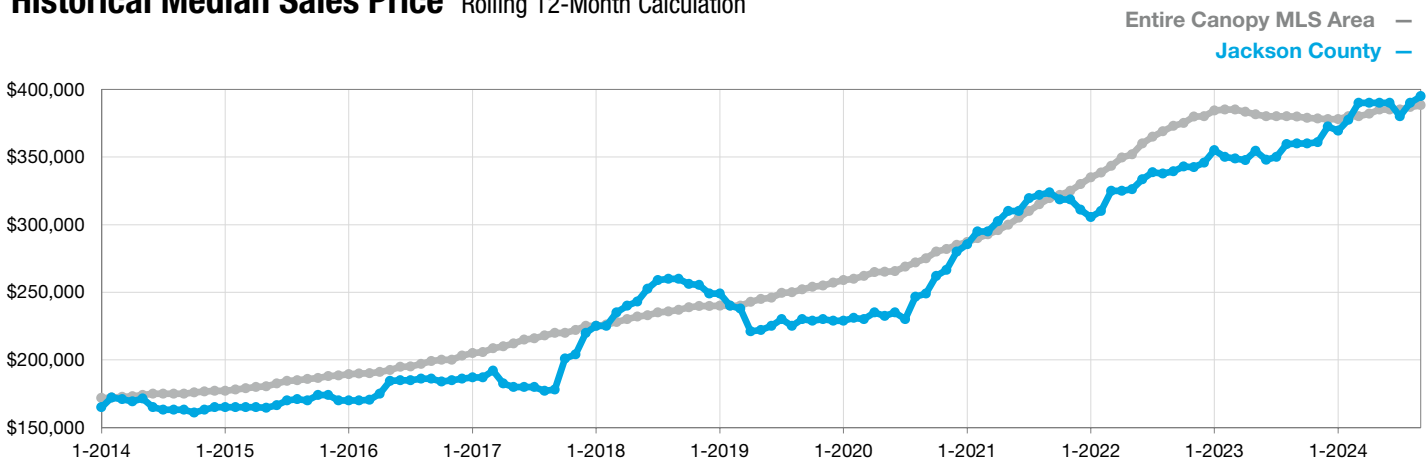
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	27	23	- 14.8%	256	295	+ 15.2%
Pending Sales	15	18	+ 20.0%	183	202	+ 10.4%
Closed Sales	20	21	+ 5.0%	179	188	+ 5.0%
Median Sales Price*	\$375,000	\$408,950	+ 9.1%	\$372,500	\$395,000	+ 6.0%
Average Sales Price*	\$539,047	\$456,880	- 15.2%	\$503,775	\$522,520	+ 3.7%
Percent of Original List Price Received*	91.8%	90.5%	- 1.4%	93.7%	93.0%	- 0.7%
List to Close	127	122	- 3.9%	102	104	+ 2.0%
Days on Market Until Sale	74	70	- 5.4%	53	58	+ 9.4%
Cumulative Days on Market Until Sale	75	72	- 4.0%	63	65	+ 3.2%
Average List Price	\$668,258	\$919,109	+ 37.5%	\$641,762	\$770,948	+ 20.1%
Inventory of Homes for Sale	94	91	- 3.2%	--	--	--
Months Supply of Inventory	4.9	4.4	- 10.2%	--	--	--

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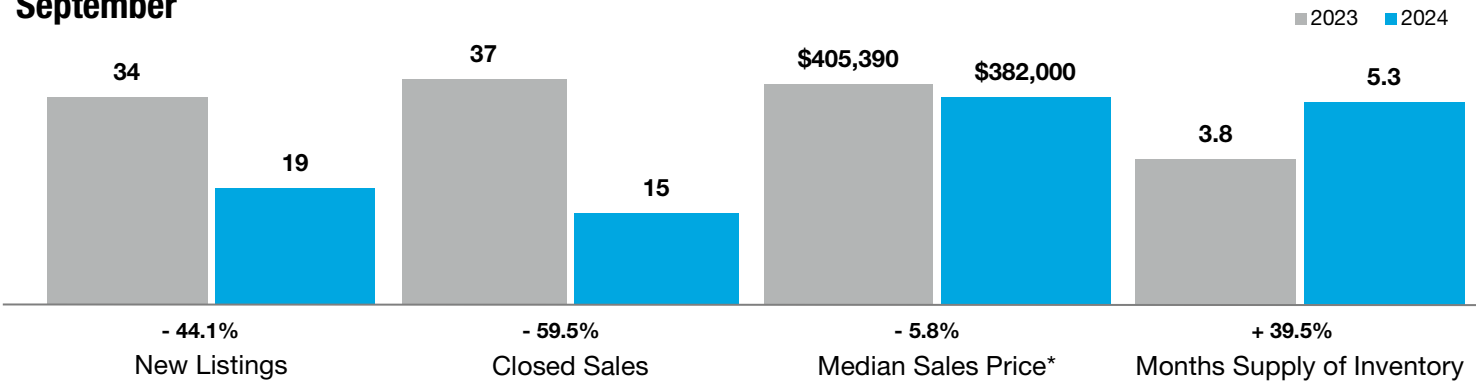
Madison County

North Carolina

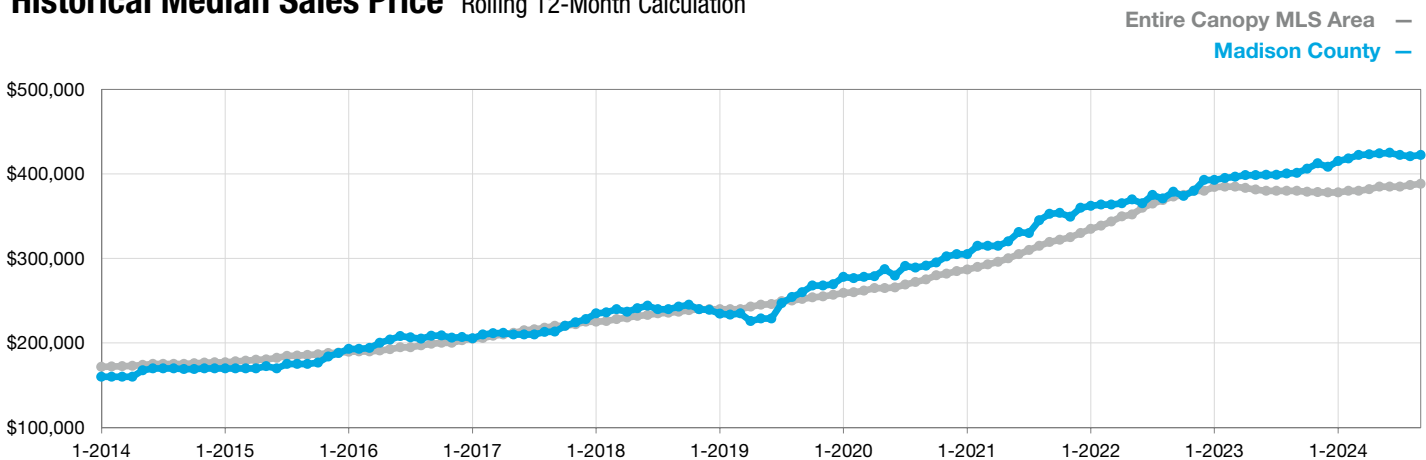
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	34	19	- 44.1%	313	265	- 15.3%
Pending Sales	32	15	- 53.1%	247	184	- 25.5%
Closed Sales	37	15	- 59.5%	230	189	- 17.8%
Median Sales Price*	\$405,390	\$382,000	- 5.8%	\$400,495	\$420,000	+ 4.9%
Average Sales Price*	\$412,601	\$405,626	- 1.7%	\$449,416	\$477,746	+ 6.3%
Percent of Original List Price Received*	97.5%	90.6%	- 7.1%	95.3%	94.8%	- 0.5%
List to Close	103	131	+ 27.2%	111	122	+ 9.9%
Days on Market Until Sale	30	69	+ 130.0%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	32	98	+ 206.3%	57	80	+ 40.4%
Average List Price	\$605,846	\$1,077,026	+ 77.8%	\$523,828	\$601,982	+ 14.9%
Inventory of Homes for Sale	97	106	+ 9.3%	--	--	--
Months Supply of Inventory	3.8	5.3	+ 39.5%	--	--	--

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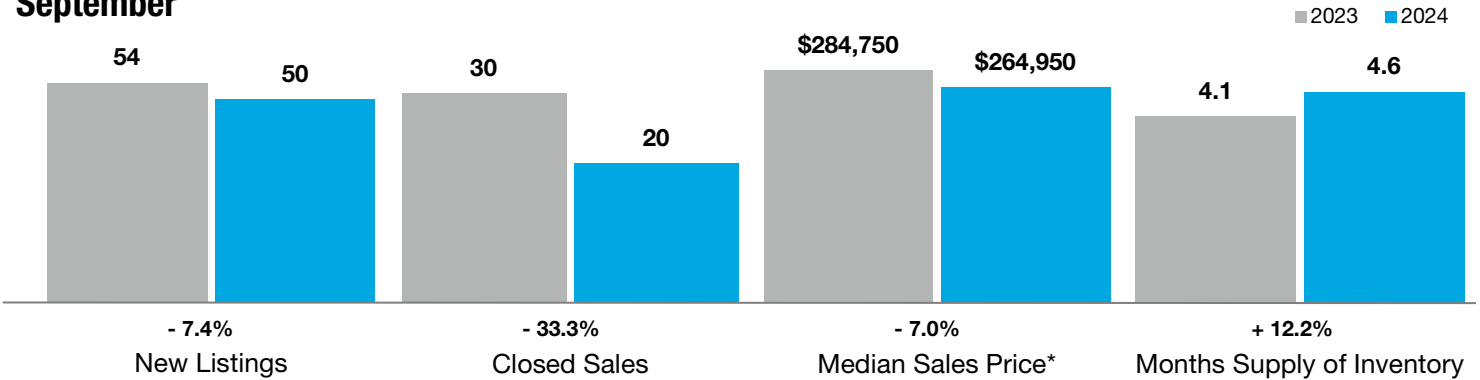
McDowell County

North Carolina

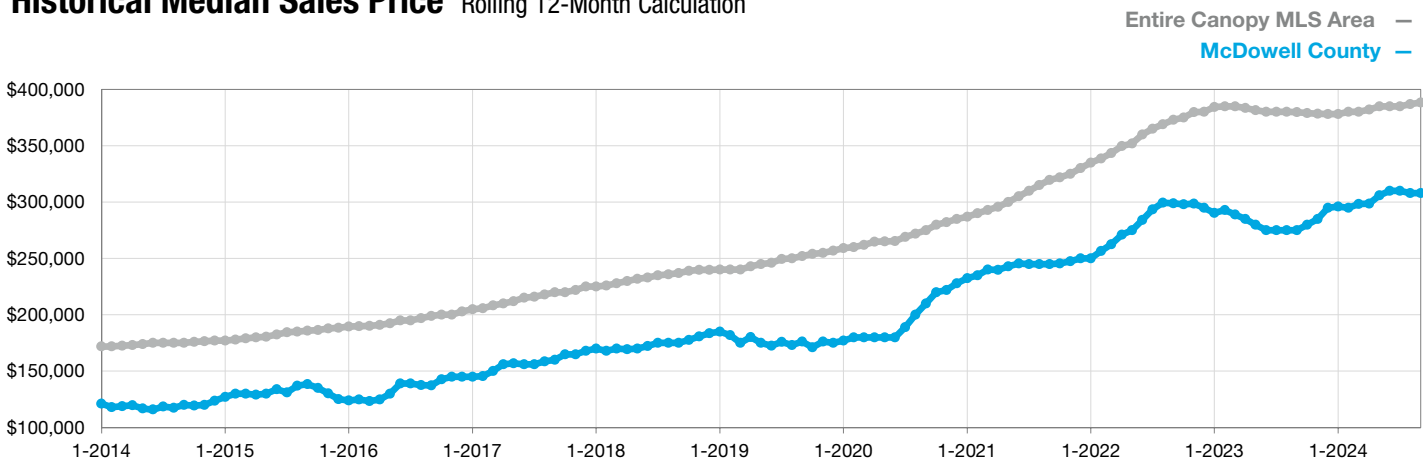
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	54	50	- 7.4%	409	459	+ 12.2%
Pending Sales	34	31	- 8.8%	299	312	+ 4.3%
Closed Sales	30	20	- 33.3%	284	301	+ 6.0%
Median Sales Price*	\$284,750	\$264,950	- 7.0%	\$280,500	\$299,500	+ 6.8%
Average Sales Price*	\$294,167	\$281,150	- 4.4%	\$345,767	\$407,754	+ 17.9%
Percent of Original List Price Received*	94.7%	94.0%	- 0.7%	95.5%	92.5%	- 3.1%
List to Close	62	73	+ 17.7%	79	107	+ 35.4%
Days on Market Until Sale	19	30	+ 57.9%	35	58	+ 65.7%
Cumulative Days on Market Until Sale	19	31	+ 63.2%	39	68	+ 74.4%
Average List Price	\$566,688	\$541,966	- 4.4%	\$448,122	\$464,467	+ 3.6%
Inventory of Homes for Sale	126	159	+ 26.2%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--

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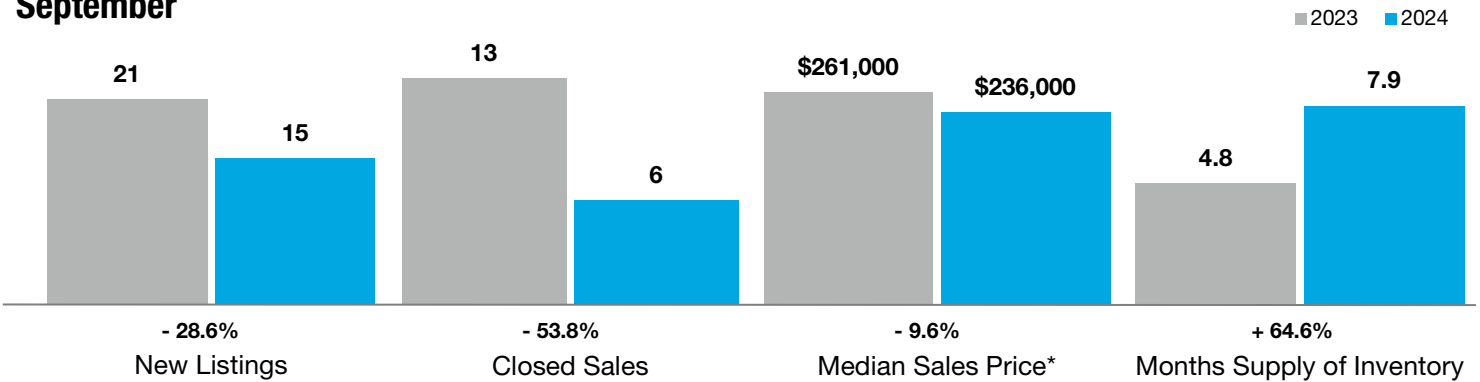
Mitchell County

North Carolina

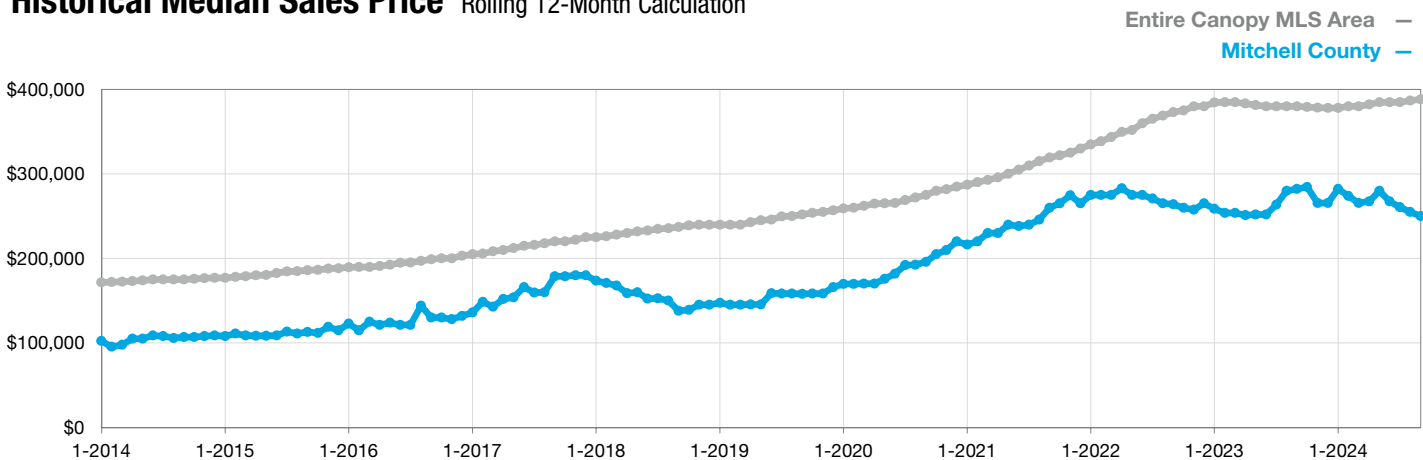
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	21	15	- 28.6%	171	162	- 5.3%
Pending Sales	17	15	- 11.8%	126	100	- 20.6%
Closed Sales	13	6	- 53.8%	115	87	- 24.3%
Median Sales Price*	\$261,000	\$236,000	- 9.6%	\$265,750	\$250,000	- 5.9%
Average Sales Price*	\$372,811	\$302,183	- 18.9%	\$322,934	\$345,518	+ 7.0%
Percent of Original List Price Received*	89.8%	95.2%	+ 6.0%	91.0%	89.4%	- 1.8%
List to Close	132	138	+ 4.5%	115	128	+ 11.3%
Days on Market Until Sale	82	75	- 8.5%	64	78	+ 21.9%
Cumulative Days on Market Until Sale	87	76	- 12.6%	79	101	+ 27.8%
Average List Price	\$285,747	\$371,453	+ 30.0%	\$382,565	\$429,307	+ 12.2%
Inventory of Homes for Sale	61	80	+ 31.1%	--	--	--
Months Supply of Inventory	4.8	7.9	+ 64.6%	--	--	--

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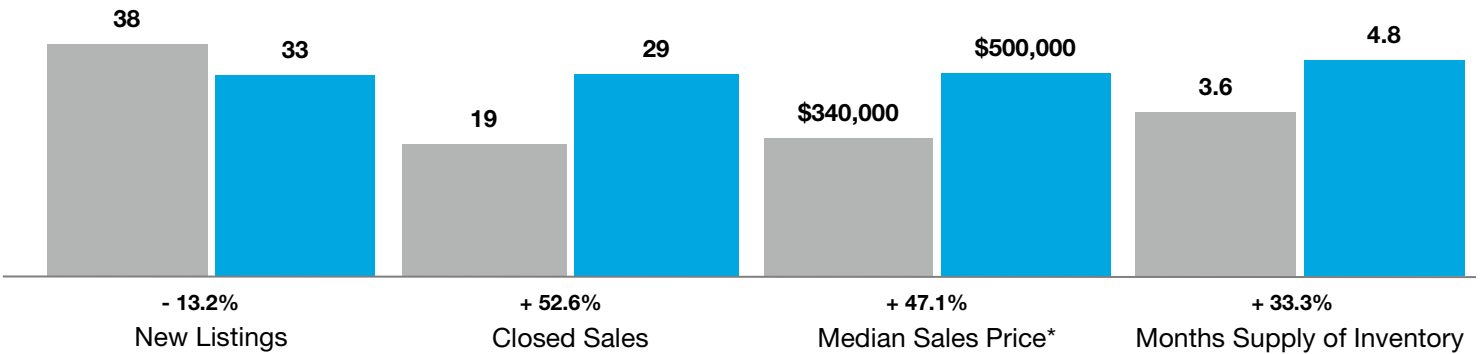
Polk County

North Carolina

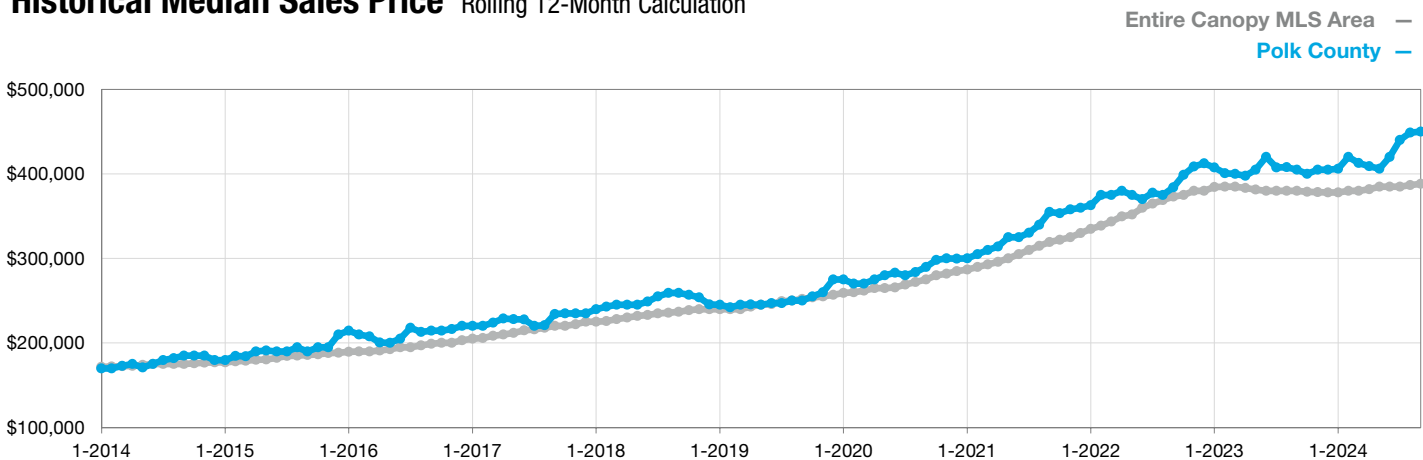
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	38	33	- 13.2%	289	308	+ 6.6%
Pending Sales	26	30	+ 15.4%	222	230	+ 3.6%
Closed Sales	19	29	+ 52.6%	210	221	+ 5.2%
Median Sales Price*	\$340,000	\$500,000	+ 47.1%	\$398,925	\$450,000	+ 12.8%
Average Sales Price*	\$593,197	\$661,162	+ 11.5%	\$508,153	\$555,412	+ 9.3%
Percent of Original List Price Received*	94.7%	91.3%	- 3.6%	95.0%	92.6%	- 2.5%
List to Close	86	113	+ 31.4%	89	101	+ 13.5%
Days on Market Until Sale	38	66	+ 73.7%	43	60	+ 39.5%
Cumulative Days on Market Until Sale	39	80	+ 105.1%	53	75	+ 41.5%
Average List Price	\$685,021	\$724,397	+ 5.7%	\$616,997	\$718,212	+ 16.4%
Inventory of Homes for Sale	83	120	+ 44.6%	--	--	--
Months Supply of Inventory	3.6	4.8	+ 33.3%	--	--	--

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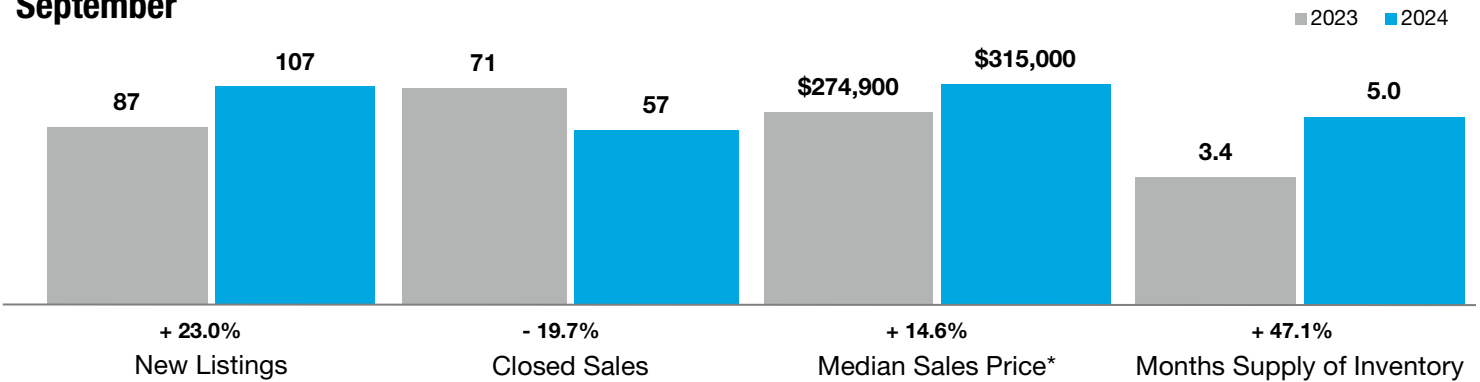
Rutherford County

North Carolina

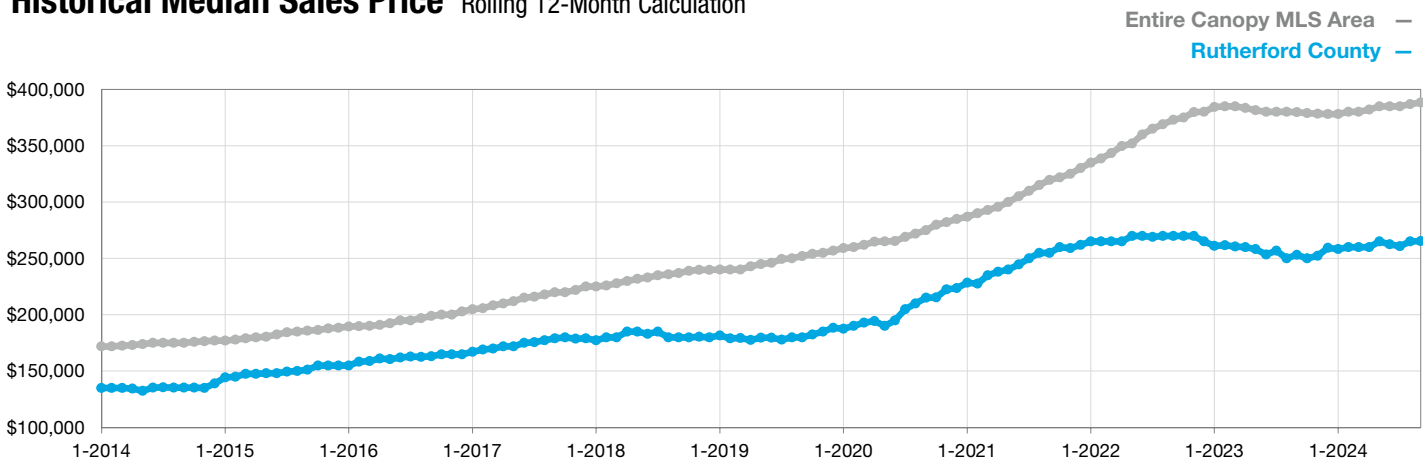
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	87	107	+ 23.0%	741	930	+ 25.5%
Pending Sales	72	67	- 6.9%	577	595	+ 3.1%
Closed Sales	71	57	- 19.7%	539	560	+ 3.9%
Median Sales Price*	\$274,900	\$315,000	+ 14.6%	\$257,000	\$273,702	+ 6.5%
Average Sales Price*	\$317,782	\$390,952	+ 23.0%	\$322,521	\$367,933	+ 14.1%
Percent of Original List Price Received*	96.6%	92.4%	- 4.3%	95.3%	93.0%	- 2.4%
List to Close	90	85	- 5.6%	87	92	+ 5.7%
Days on Market Until Sale	37	38	+ 2.7%	40	47	+ 17.5%
Cumulative Days on Market Until Sale	37	40	+ 8.1%	45	56	+ 24.4%
Average List Price	\$411,373	\$392,391	- 4.6%	\$386,084	\$415,388	+ 7.6%
Inventory of Homes for Sale	201	315	+ 56.7%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 47.1%	--	--	--

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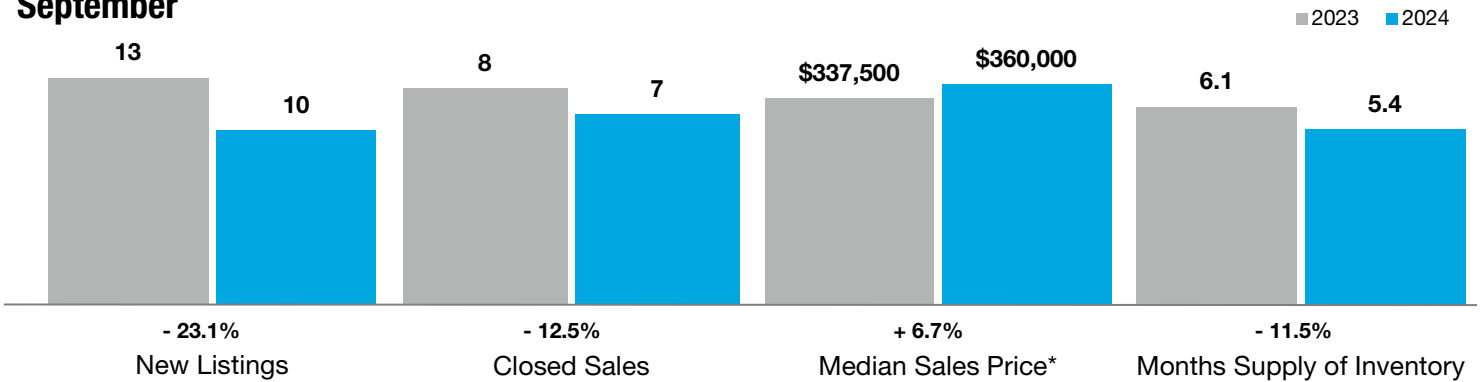
Swain County

North Carolina

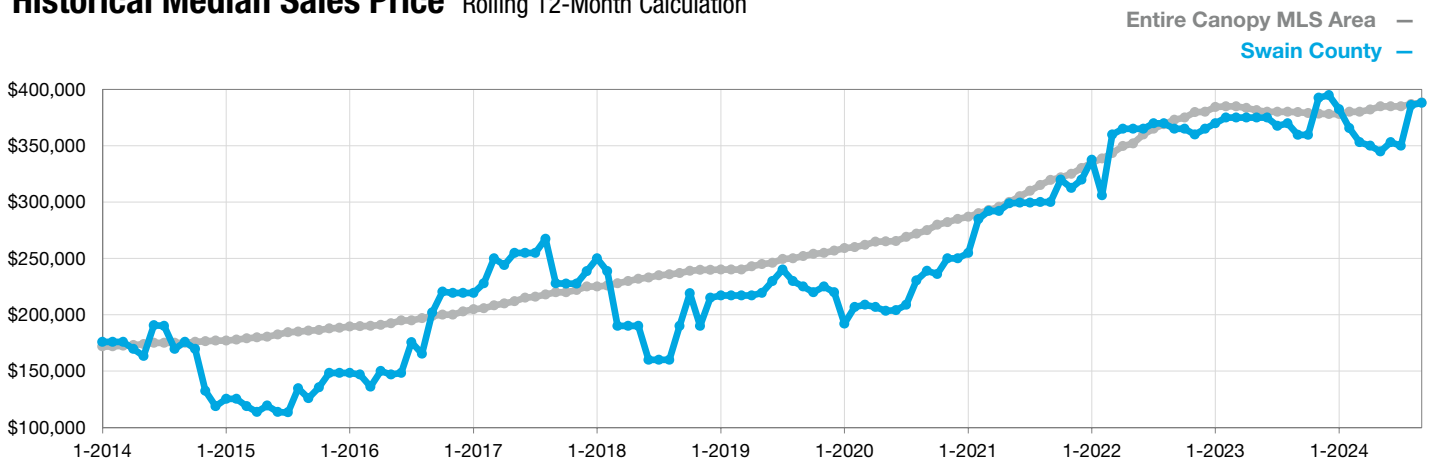
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	13	10	- 23.1%	85	99	+ 16.5%
Pending Sales	12	8	- 33.3%	52	62	+ 19.2%
Closed Sales	8	7	- 12.5%	46	59	+ 28.3%
Median Sales Price*	\$337,500	\$360,000	+ 6.7%	\$345,000	\$332,400	- 3.7%
Average Sales Price*	\$322,079	\$444,214	+ 37.9%	\$405,526	\$481,586	+ 18.8%
Percent of Original List Price Received*	95.1%	91.0%	- 4.3%	93.7%	93.3%	- 0.4%
List to Close	140	102	- 27.1%	108	96	- 11.1%
Days on Market Until Sale	101	55	- 45.5%	60	52	- 13.3%
Cumulative Days on Market Until Sale	124	56	- 54.8%	66	63	- 4.5%
Average List Price	\$502,431	\$421,580	- 16.1%	\$620,684	\$471,852	- 24.0%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	6.1	5.4	- 11.5%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2024

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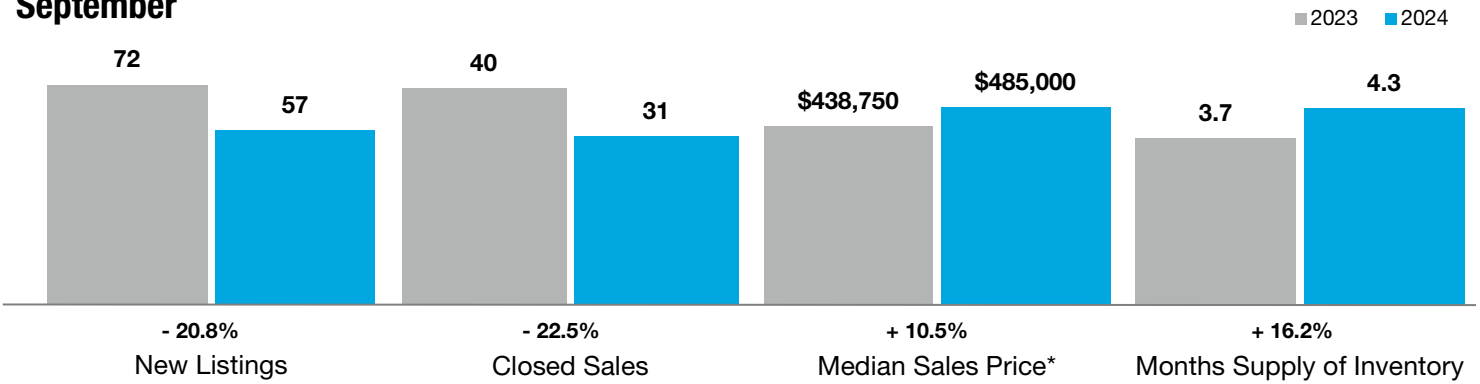
Transylvania County

North Carolina

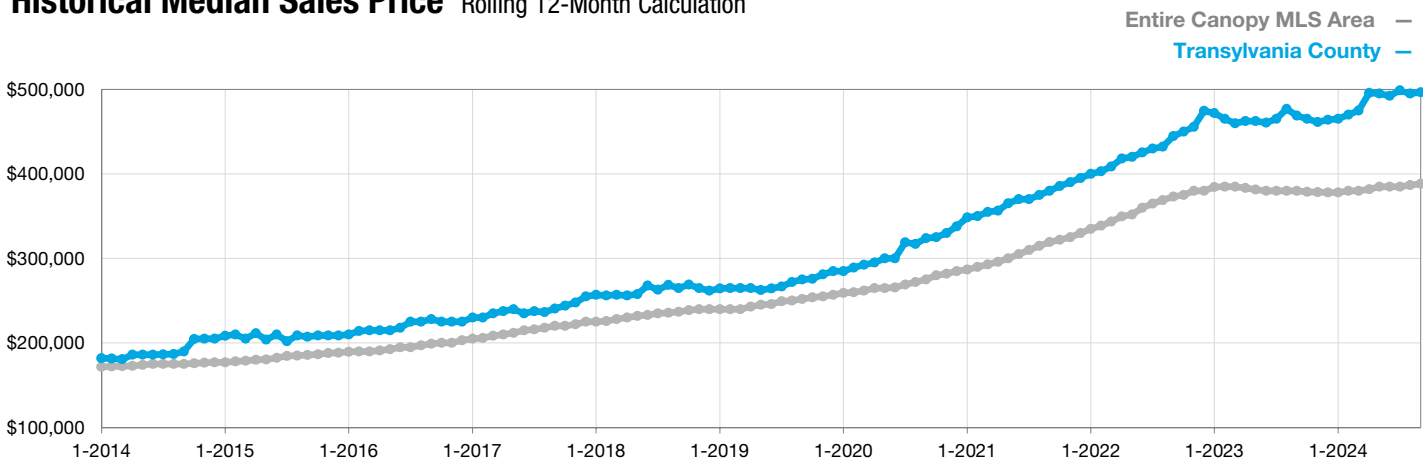
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	72	57	- 20.8%	510	589	+ 15.5%
Pending Sales	47	36	- 23.4%	381	406	+ 6.6%
Closed Sales	40	31	- 22.5%	362	391	+ 8.0%
Median Sales Price*	\$438,750	\$485,000	+ 10.5%	\$462,250	\$500,000	+ 8.2%
Average Sales Price*	\$507,595	\$559,931	+ 10.3%	\$599,506	\$660,769	+ 10.2%
Percent of Original List Price Received*	95.8%	92.7%	- 3.2%	95.1%	94.2%	- 0.9%
List to Close	85	86	+ 1.2%	95	92	- 3.2%
Days on Market Until Sale	31	45	+ 45.2%	48	51	+ 6.3%
Cumulative Days on Market Until Sale	36	56	+ 55.6%	52	55	+ 5.8%
Average List Price	\$758,310	\$878,832	+ 15.9%	\$716,353	\$849,586	+ 18.6%
Inventory of Homes for Sale	152	185	+ 21.7%	--	--	--
Months Supply of Inventory	3.7	4.3	+ 16.2%	--	--	--

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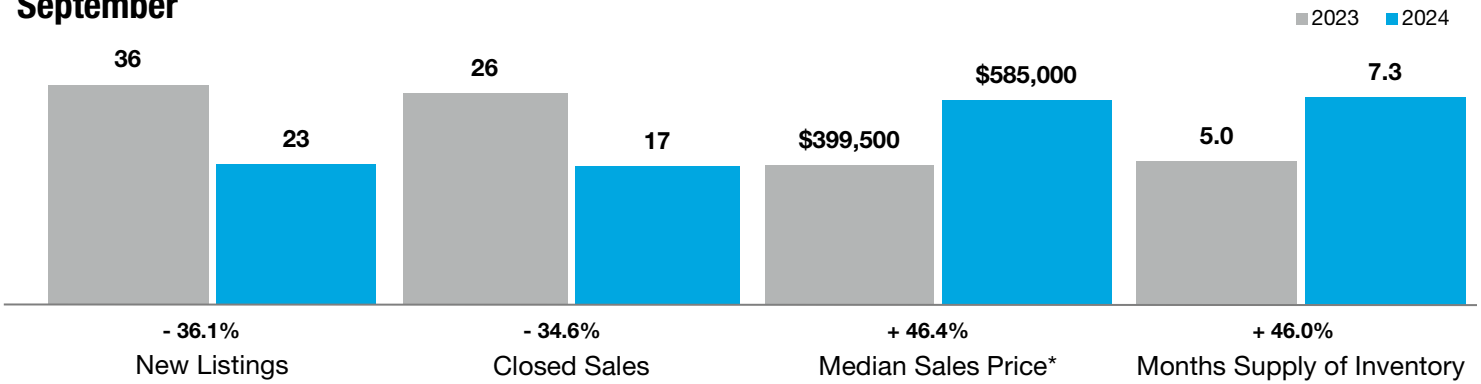
Yancey County

North Carolina

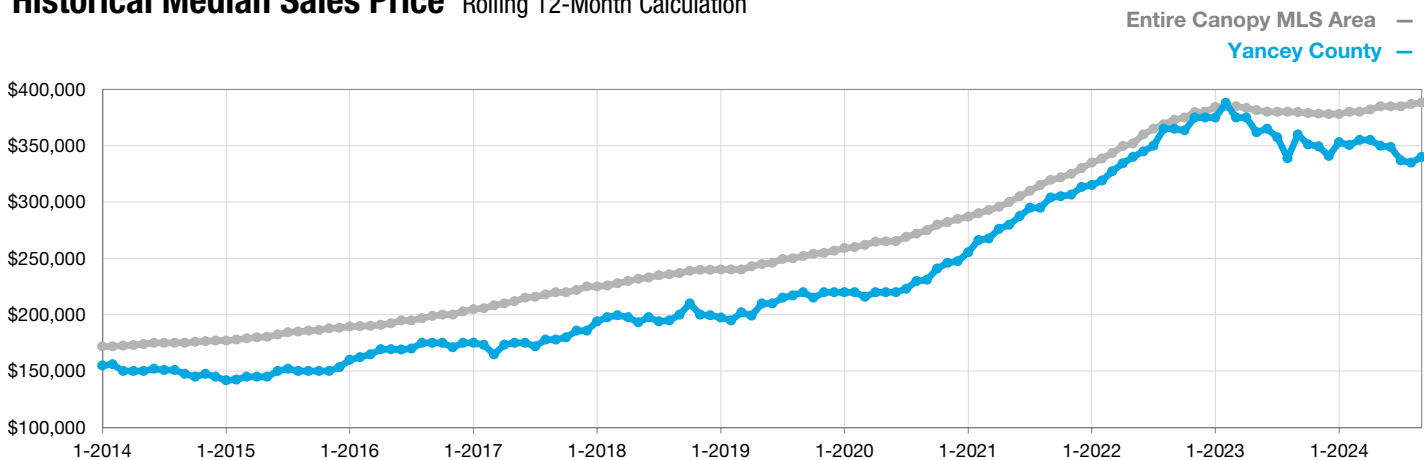
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	36	23	- 36.1%	239	287	+ 20.1%
Pending Sales	35	14	- 60.0%	178	173	- 2.8%
Closed Sales	26	17	- 34.6%	159	167	+ 5.0%
Median Sales Price*	\$399,500	\$585,000	+ 46.4%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$647,348	\$624,647	- 3.5%	\$468,061	\$461,054	- 1.5%
Percent of Original List Price Received*	96.7%	94.8%	- 2.0%	93.0%	93.6%	+ 0.6%
List to Close	101	73	- 27.7%	122	114	- 6.6%
Days on Market Until Sale	49	38	- 22.4%	73	67	- 8.2%
Cumulative Days on Market Until Sale	64	66	+ 3.1%	87	75	- 13.8%
Average List Price	\$404,193	\$678,891	+ 68.0%	\$550,939	\$607,122	+ 10.2%
Inventory of Homes for Sale	94	129	+ 37.2%	--	--	--
Months Supply of Inventory	5.0	7.3	+ 46.0%	--	--	--

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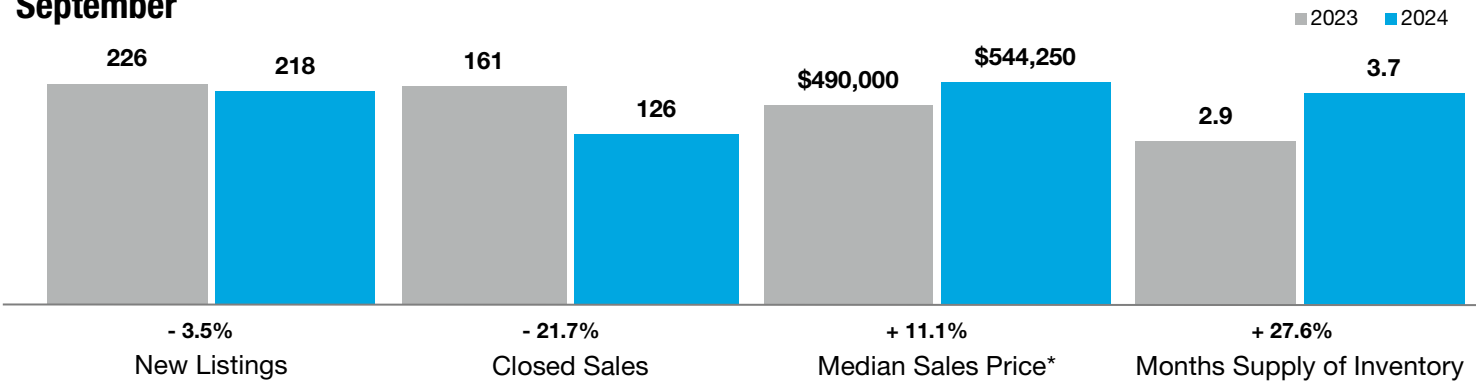
City of Asheville

North Carolina

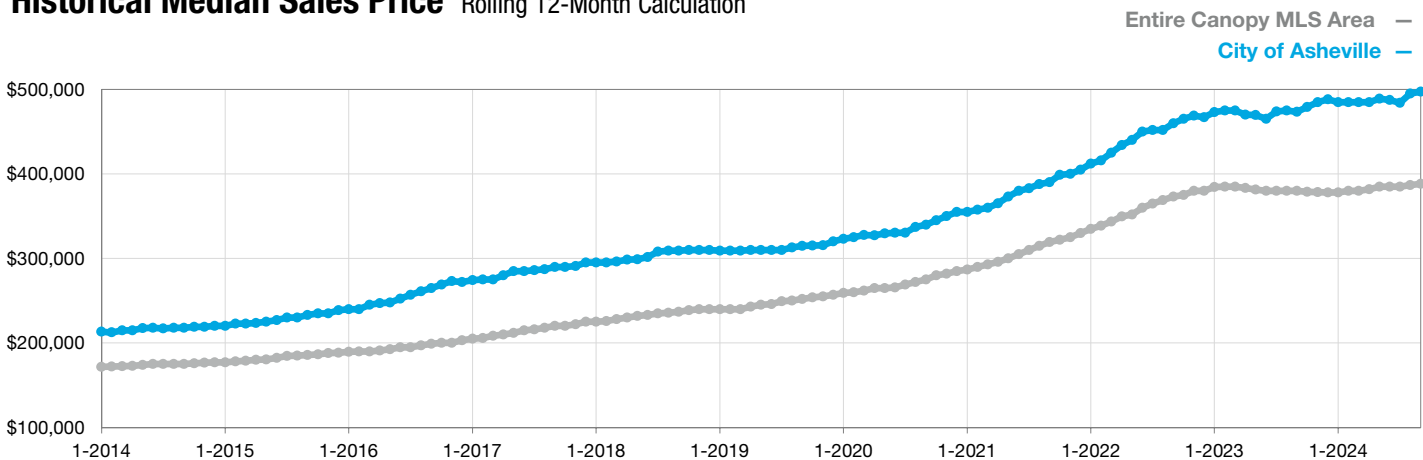
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	226	218	- 3.5%	1,755	1,911	+ 8.9%
Pending Sales	163	130	- 20.2%	1,383	1,363	- 1.4%
Closed Sales	161	126	- 21.7%	1,329	1,306	- 1.7%
Median Sales Price*	\$490,000	\$544,250	+ 11.1%	\$485,000	\$500,000	+ 3.1%
Average Sales Price*	\$628,213	\$747,478	+ 19.0%	\$614,315	\$673,762	+ 9.7%
Percent of Original List Price Received*	96.0%	94.4%	- 1.7%	97.1%	96.0%	- 1.1%
List to Close	75	89	+ 18.7%	84	89	+ 6.0%
Days on Market Until Sale	36	50	+ 38.9%	40	43	+ 7.5%
Cumulative Days on Market Until Sale	45	60	+ 33.3%	38	47	+ 23.7%
Average List Price	\$683,100	\$745,244	+ 9.1%	\$692,436	\$771,948	+ 11.5%
Inventory of Homes for Sale	426	545	+ 27.9%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

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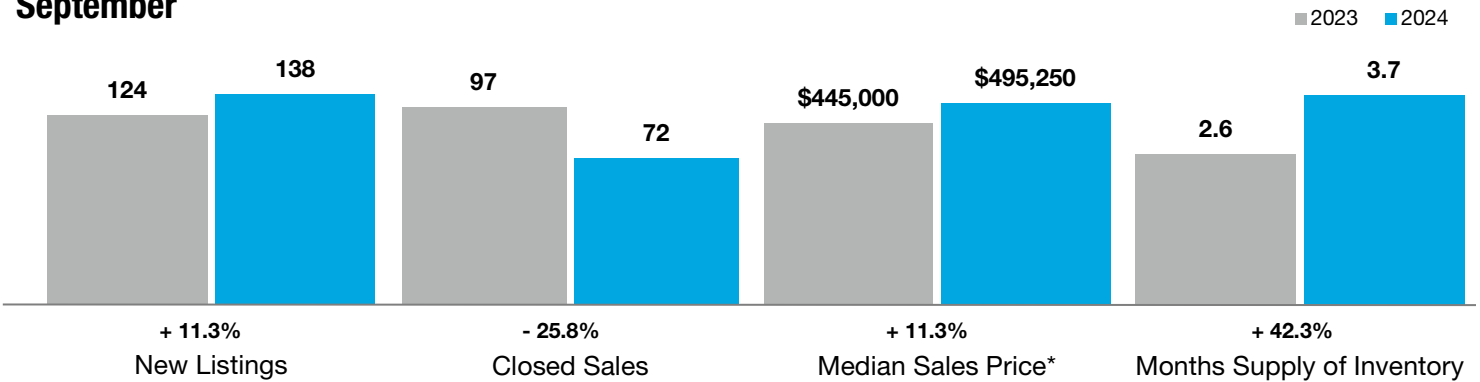
City of Hendersonville

North Carolina

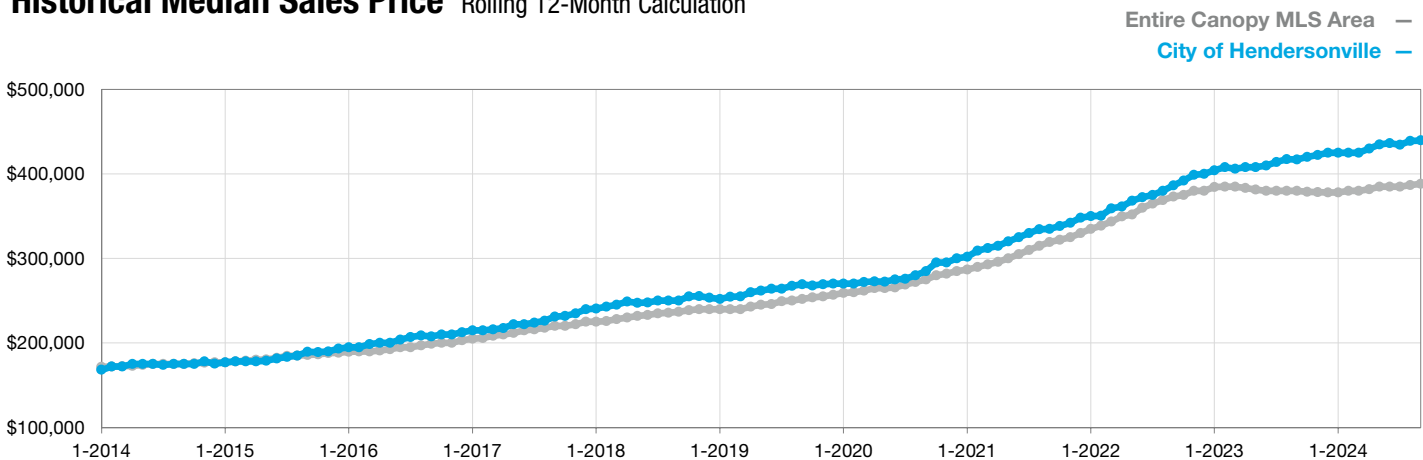
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	124	138	+ 11.3%	1,019	1,133	+ 11.2%
Pending Sales	92	97	+ 5.4%	840	849	+ 1.1%
Closed Sales	97	72	- 25.8%	803	779	- 3.0%
Median Sales Price*	\$445,000	\$495,250	+ 11.3%	\$422,127	\$440,000	+ 4.2%
Average Sales Price*	\$477,178	\$556,536	+ 16.6%	\$465,330	\$504,144	+ 8.3%
Percent of Original List Price Received*	97.6%	94.7%	- 3.0%	98.1%	96.5%	- 1.6%
List to Close	101	84	- 16.8%	92	97	+ 5.4%
Days on Market Until Sale	28	42	+ 50.0%	35	44	+ 25.7%
Cumulative Days on Market Until Sale	33	50	+ 51.5%	39	52	+ 33.3%
Average List Price	\$499,999	\$583,750	+ 16.8%	\$520,161	\$573,231	+ 10.2%
Inventory of Homes for Sale	230	328	+ 42.6%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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September



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Local Market Update for September 2024

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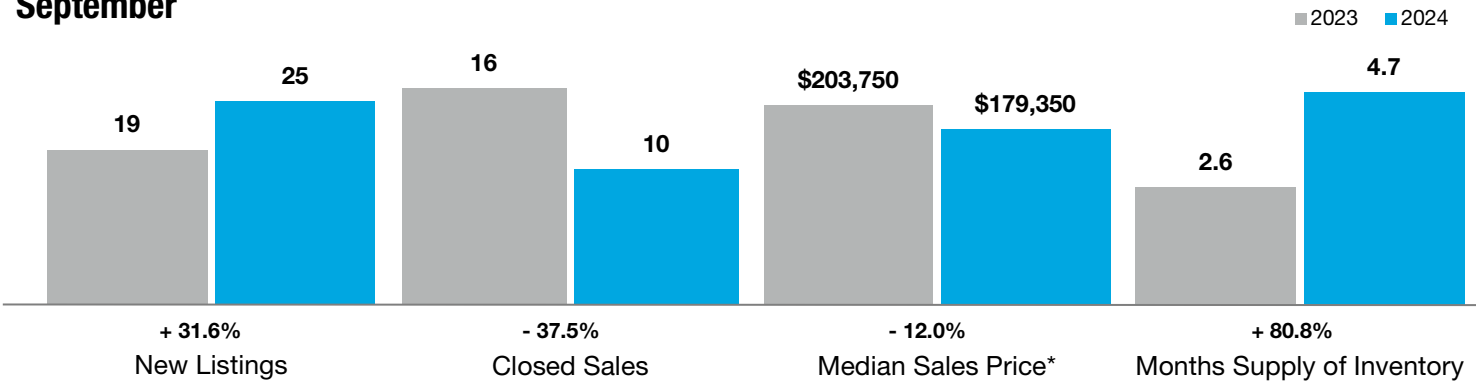
Forest City

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	19	25	+ 31.6%	156	203	+ 30.1%
Pending Sales	17	18	+ 5.9%	125	124	- 0.8%
Closed Sales	16	10	- 37.5%	115	116	+ 0.9%
Median Sales Price*	\$203,750	\$179,350	- 12.0%	\$200,400	\$227,000	+ 13.3%
Average Sales Price*	\$203,831	\$203,120	- 0.3%	\$218,345	\$241,951	+ 10.8%
Percent of Original List Price Received*	99.4%	94.8%	- 4.6%	97.3%	93.1%	- 4.3%
List to Close	59	67	+ 13.6%	71	92	+ 29.6%
Days on Market Until Sale	12	25	+ 108.3%	28	47	+ 67.9%
Cumulative Days on Market Until Sale	12	26	+ 116.7%	31	52	+ 67.7%
Average List Price	\$234,531	\$276,676	+ 18.0%	\$243,218	\$259,837	+ 6.8%
Inventory of Homes for Sale	36	65	+ 80.6%	--	--	--
Months Supply of Inventory	2.6	4.7	+ 80.8%	--	--	--

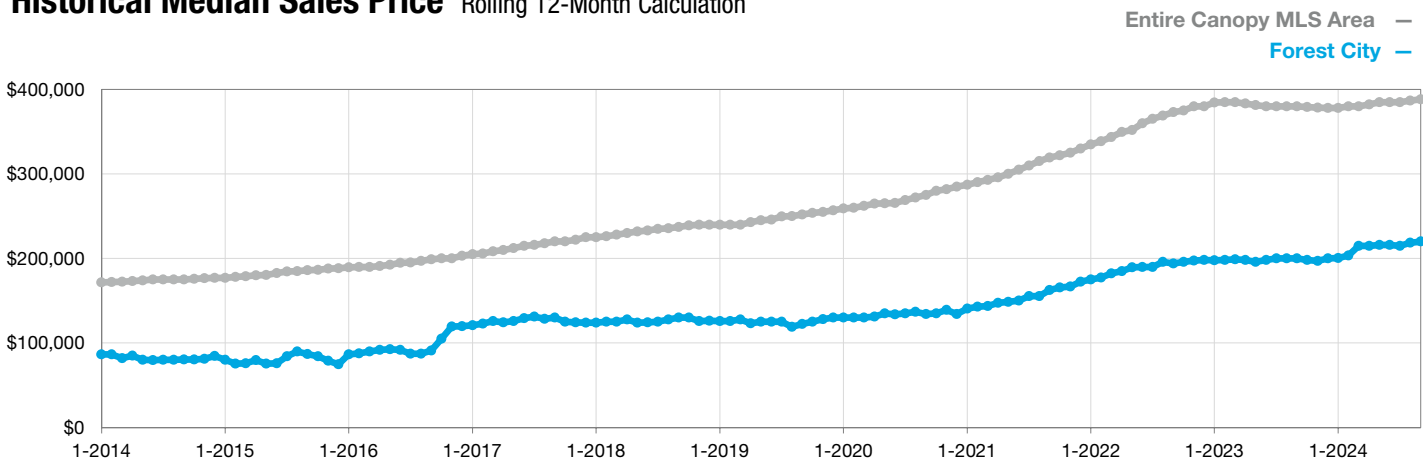
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September



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for September 2024

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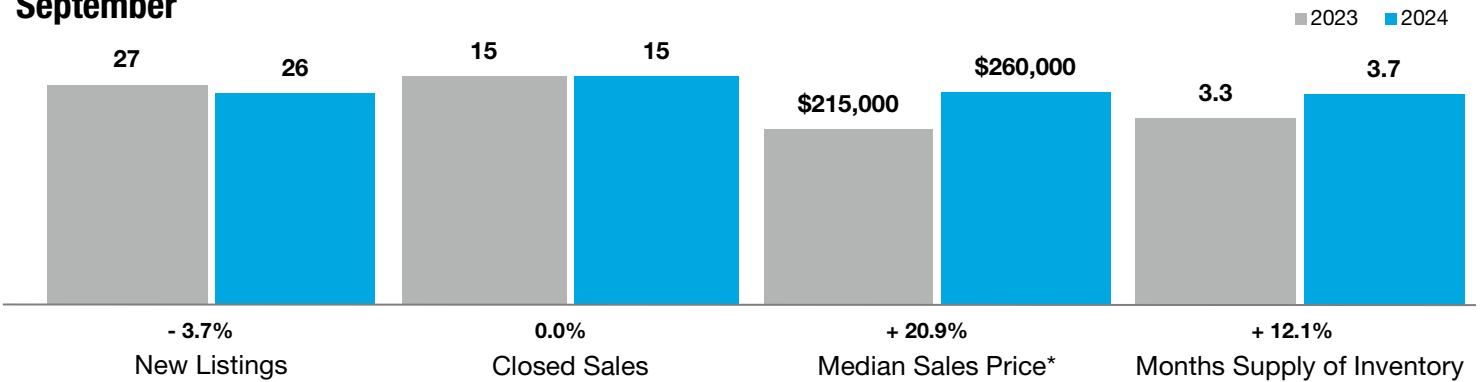
Marion

North Carolina

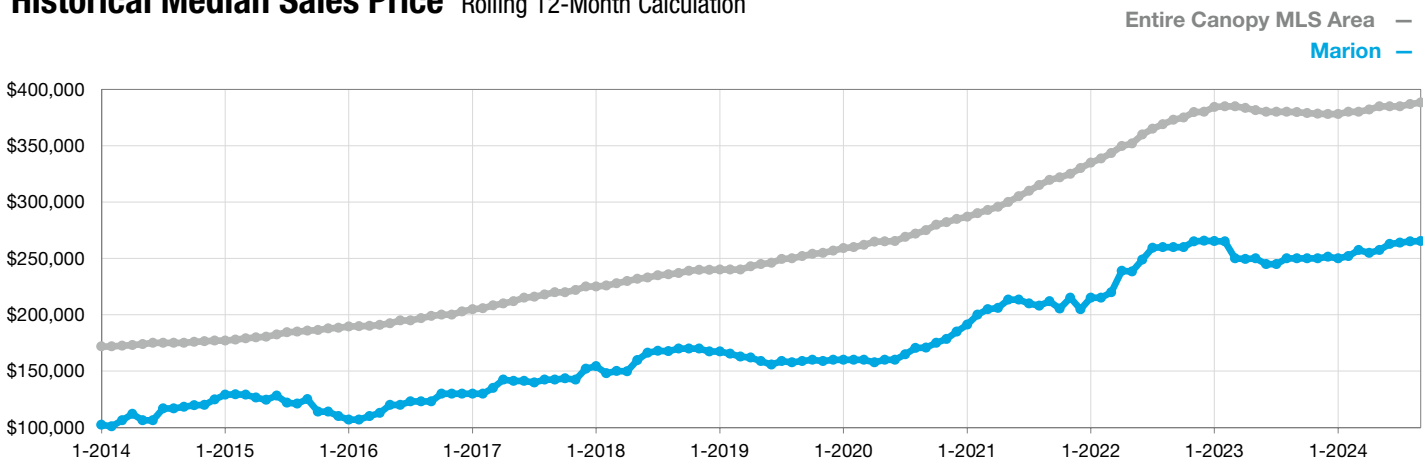
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	27	26	- 3.7%	223	249	+ 11.7%
Pending Sales	19	15	- 21.1%	212	192	- 9.4%
Closed Sales	15	15	0.0%	204	188	- 7.8%
Median Sales Price*	\$215,000	\$260,000	+ 20.9%	\$250,000	\$264,500	+ 5.8%
Average Sales Price*	\$241,781	\$284,533	+ 17.7%	\$287,167	\$320,430	+ 11.6%
Percent of Original List Price Received*	93.4%	95.1%	+ 1.8%	96.1%	91.6%	- 4.7%
List to Close	66	73	+ 10.6%	78	117	+ 50.0%
Days on Market Until Sale	24	29	+ 20.8%	34	67	+ 97.1%
Cumulative Days on Market Until Sale	24	30	+ 25.0%	38	74	+ 94.7%
Average List Price	\$401,388	\$345,469	- 13.9%	\$325,909	\$367,591	+ 12.8%
Inventory of Homes for Sale	69	76	+ 10.1%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

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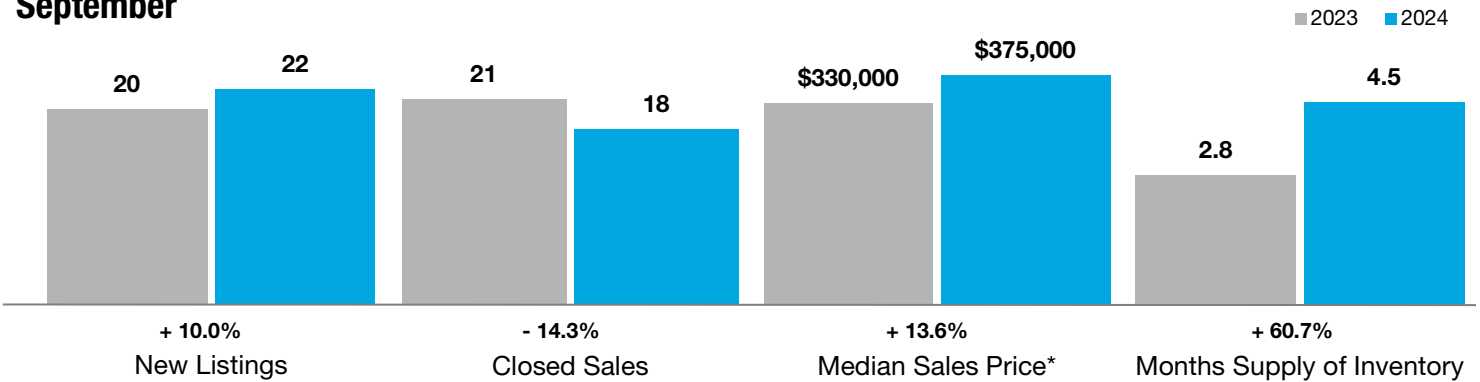
Rutherfordton

North Carolina

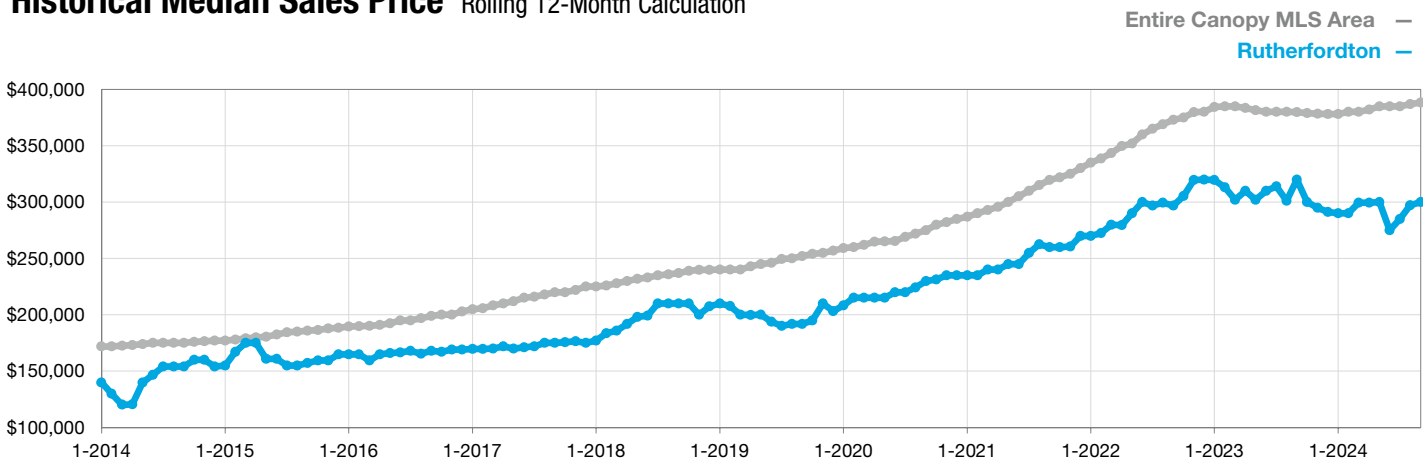
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	20	22	+ 10.0%	173	230	+ 32.9%
Pending Sales	16	14	- 12.5%	144	149	+ 3.5%
Closed Sales	21	18	- 14.3%	136	141	+ 3.7%
Median Sales Price*	\$330,000	\$375,000	+ 13.6%	\$295,000	\$315,000	+ 6.8%
Average Sales Price*	\$357,377	\$390,161	+ 9.2%	\$334,928	\$338,780	+ 1.2%
Percent of Original List Price Received*	99.5%	92.4%	- 7.1%	94.5%	93.7%	- 0.8%
List to Close	102	97	- 4.9%	98	86	- 12.2%
Days on Market Until Sale	43	47	+ 9.3%	47	42	- 10.6%
Cumulative Days on Market Until Sale	44	58	+ 31.8%	52	57	+ 9.6%
Average List Price	\$414,945	\$368,258	- 11.3%	\$367,606	\$407,162	+ 10.8%
Inventory of Homes for Sale	41	69	+ 68.3%	--	--	--
Months Supply of Inventory	2.8	4.5	+ 60.7%	--	--	--

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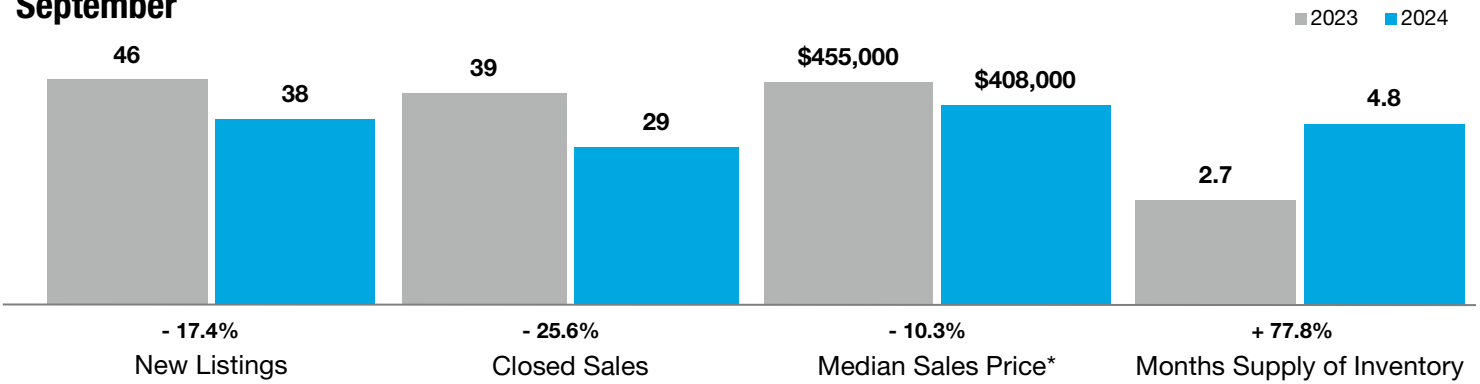
Waynesville

North Carolina

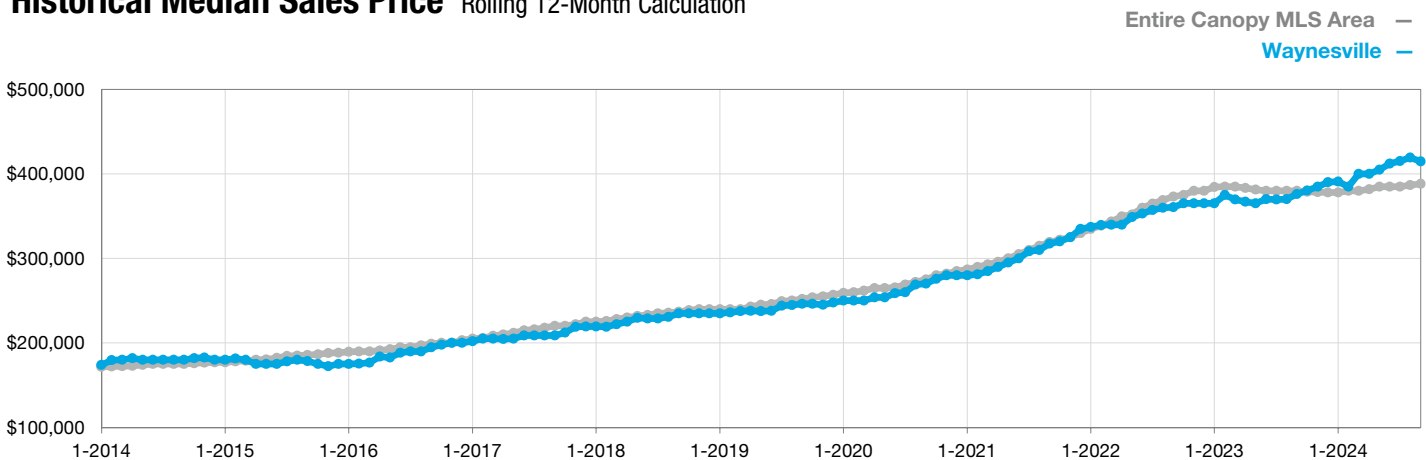
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	46	38	- 17.4%	449	525	+ 16.9%
Pending Sales	30	48	+ 60.0%	366	353	- 3.6%
Closed Sales	39	29	- 25.6%	353	307	- 13.0%
Median Sales Price*	\$455,000	\$408,000	- 10.3%	\$390,000	\$419,000	+ 7.4%
Average Sales Price*	\$448,266	\$526,543	+ 17.5%	\$415,440	\$490,233	+ 18.0%
Percent of Original List Price Received*	97.9%	96.6%	- 1.3%	94.6%	94.7%	+ 0.1%
List to Close	59	75	+ 27.1%	88	93	+ 5.7%
Days on Market Until Sale	22	39	+ 77.3%	44	44	0.0%
Cumulative Days on Market Until Sale	22	60	+ 172.7%	47	50	+ 6.4%
Average List Price	\$465,404	\$534,418	+ 14.8%	\$488,223	\$552,643	+ 13.2%
Inventory of Homes for Sale	106	183	+ 72.6%	--	--	--
Months Supply of Inventory	2.7	4.8	+ 77.8%	--	--	--

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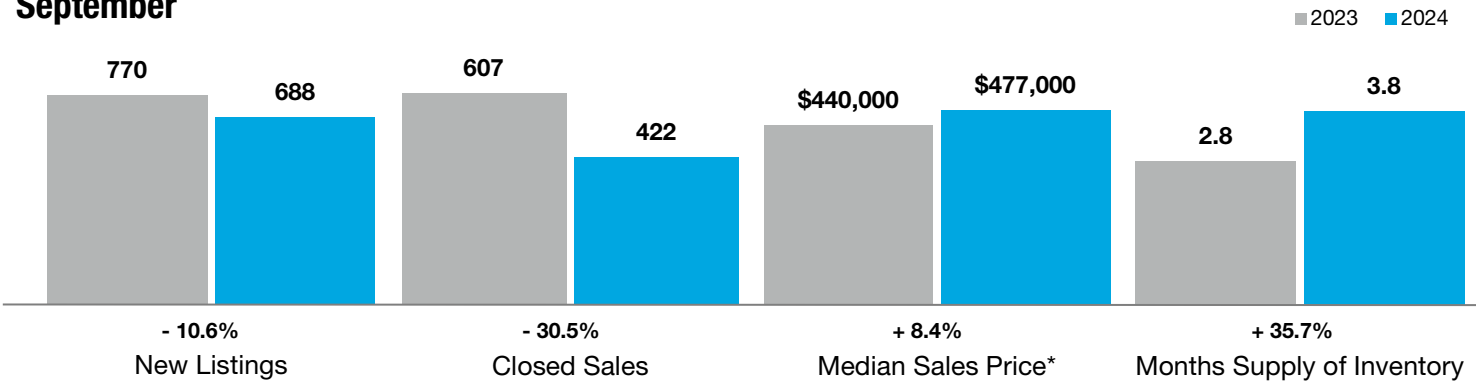
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	770	688	- 10.6%	6,465	6,948	+ 7.5%
Pending Sales	559	521	- 6.8%	5,240	5,060	- 3.4%
Closed Sales	607	422	- 30.5%	5,058	4,743	- 6.2%
Median Sales Price*	\$440,000	\$477,000	+ 8.4%	\$435,000	\$453,945	+ 4.4%
Average Sales Price*	\$533,404	\$622,993	+ 16.8%	\$529,587	\$573,939	+ 8.4%
Percent of Original List Price Received*	96.7%	94.5%	- 2.3%	96.9%	95.8%	- 1.1%
List to Close	87	91	+ 4.6%	92	94	+ 2.2%
Days on Market Until Sale	34	47	+ 38.2%	39	46	+ 17.9%
Cumulative Days on Market Until Sale	38	56	+ 47.4%	42	51	+ 21.4%
Average List Price	\$620,708	\$692,983	+ 11.6%	\$593,350	\$655,651	+ 10.5%
Inventory of Homes for Sale	1,561	2,067	+ 32.4%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

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