

# Local Market Update for October 2024

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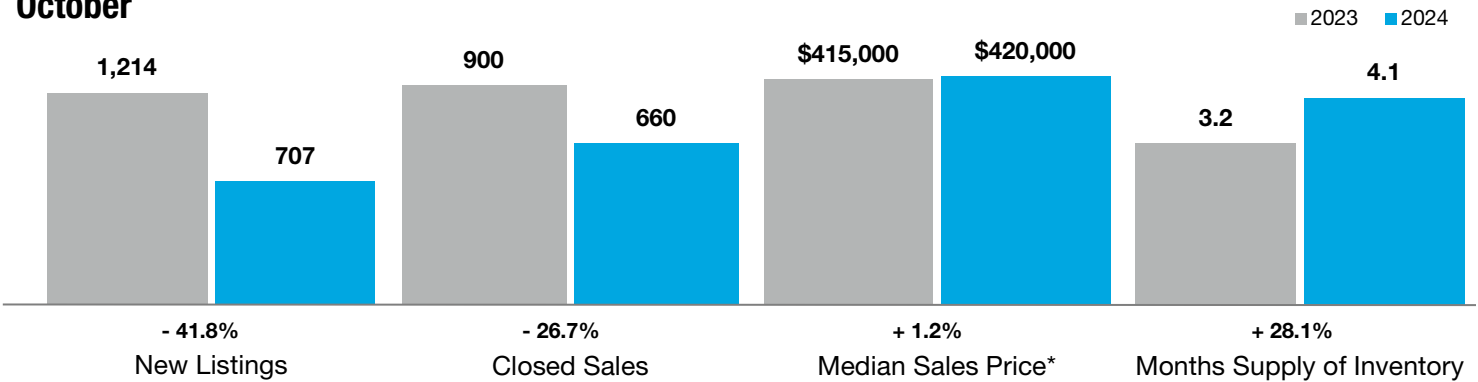
## Asheville Region

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

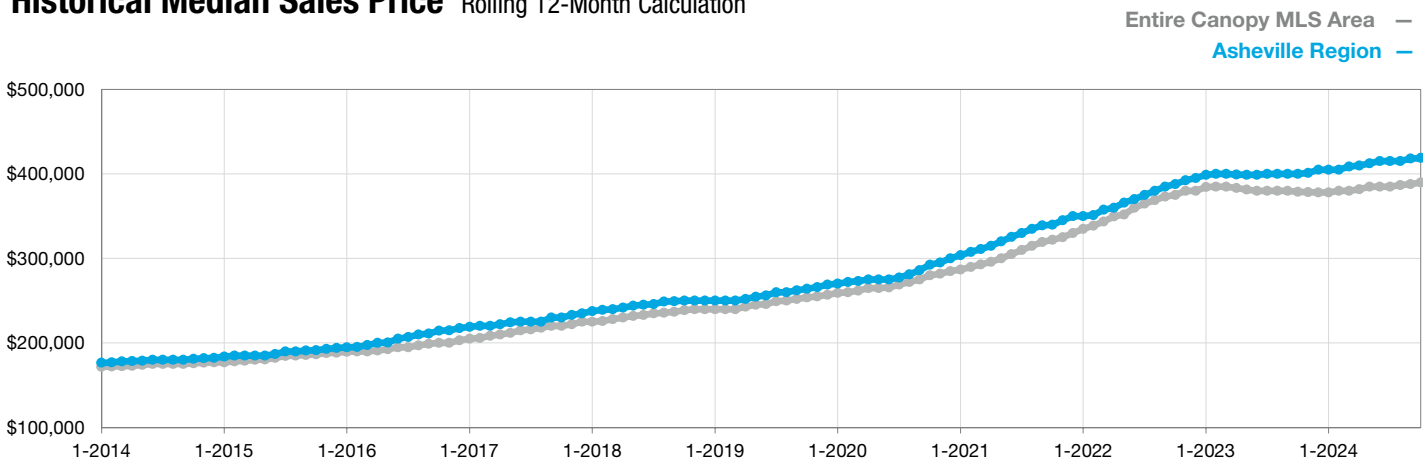
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1,214	707	- 41.8%	11,083	11,685	+ 5.4%
Pending Sales	868	536	- 38.2%	8,732	8,144	- 6.7%
Closed Sales	900	660	- 26.7%	8,446	8,024	- 5.0%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$402,000	\$419,995	+ 4.5%
Average Sales Price*	\$510,621	\$543,741	+ 6.5%	\$489,886	\$528,655	+ 7.9%
Percent of Original List Price Received*	94.7%	94.4%	- 0.3%	96.1%	94.9%	- 1.2%
List to Close	86	103	+ 19.8%	91	95	+ 4.4%
Days on Market Until Sale	38	48	+ 26.3%	40	48	+ 20.0%
Cumulative Days on Market Until Sale	46	53	+ 15.2%	45	54	+ 20.0%
Average List Price	\$578,836	\$567,909	- 1.9%	\$558,374	\$609,599	+ 9.2%
Inventory of Homes for Sale	2,636	3,216	+ 22.0%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

\* 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.

### October



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



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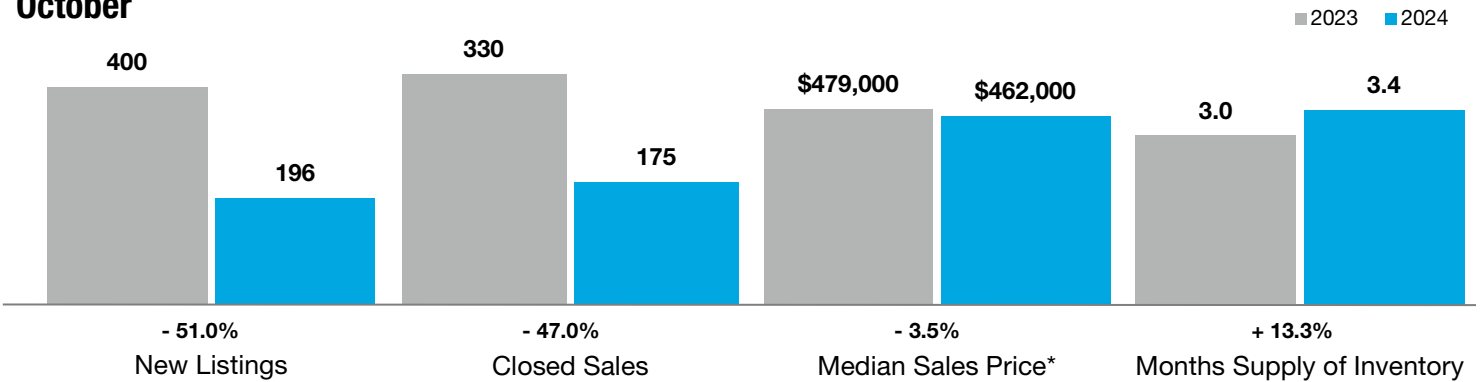
## Buncombe County

North Carolina

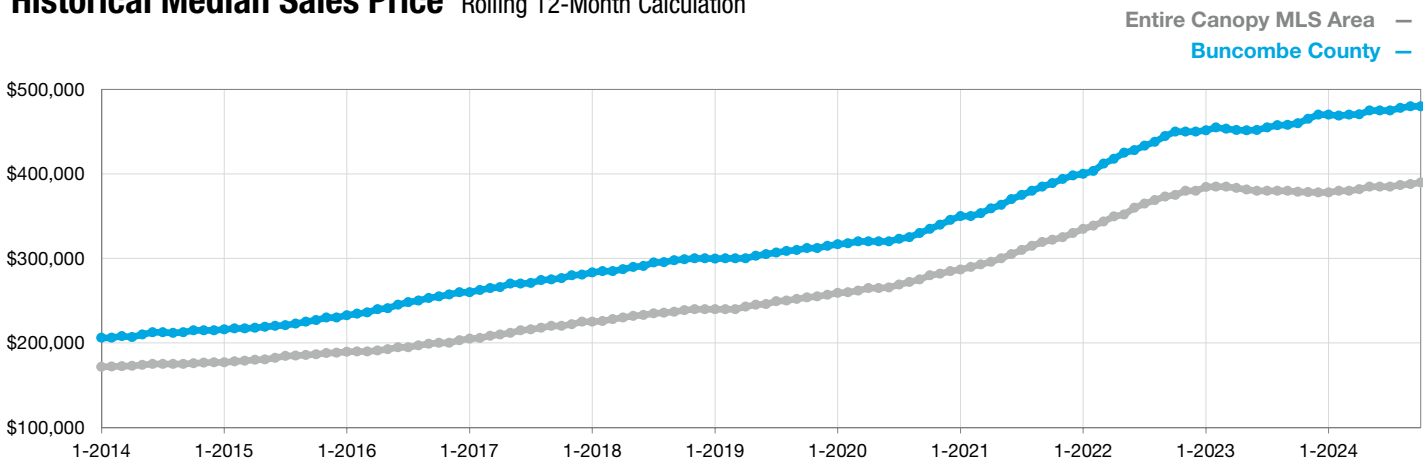
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	400	196	- 51.0%	3,853	3,847	- 0.2%
Pending Sales	297	142	- 52.2%	3,070	2,771	- 9.7%
Closed Sales	330	175	- 47.0%	3,041	2,765	- 9.1%
Median Sales Price*	\$479,000	\$462,000	- 3.5%	\$467,000	\$480,000	+ 2.8%
Average Sales Price*	\$616,861	\$692,561	+ 12.3%	\$589,807	\$643,226	+ 9.1%
Percent of Original List Price Received*	95.3%	95.4%	+ 0.1%	97.0%	96.0%	- 1.0%
List to Close	89	99	+ 11.2%	93	92	- 1.1%
Days on Market Until Sale	36	45	+ 25.0%	38	44	+ 15.8%
Cumulative Days on Market Until Sale	45	48	+ 6.7%	40	48	+ 20.0%
Average List Price	\$690,534	\$647,889	- 6.2%	\$659,785	\$727,476	+ 10.3%
Inventory of Homes for Sale	865	918	+ 6.1%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

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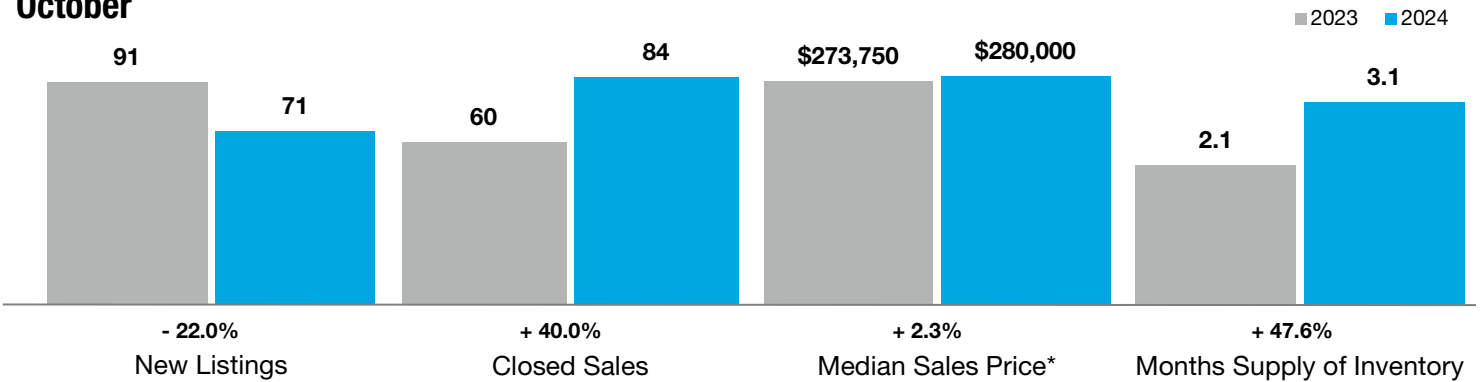
## Burke County

North Carolina

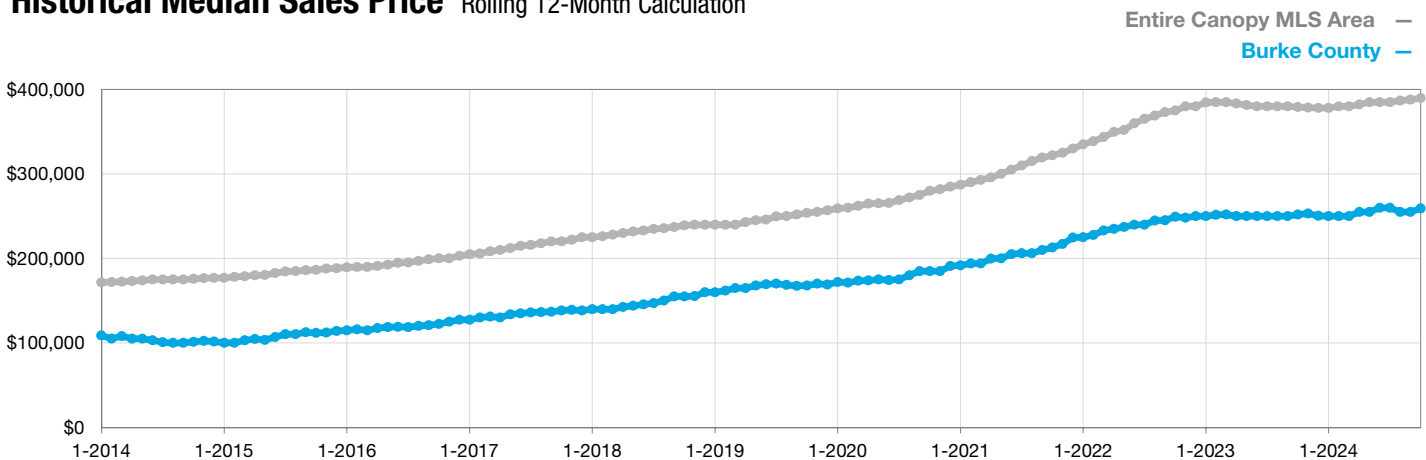
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	91	71	- 22.0%	795	957	+ 20.4%
Pending Sales	71	69	- 2.8%	679	718	+ 5.7%
Closed Sales	60	84	+ 40.0%	654	675	+ 3.2%
Median Sales Price*	\$273,750	\$280,000	+ 2.3%	\$253,250	\$260,000	+ 2.7%
Average Sales Price*	\$286,503	\$352,249	+ 22.9%	\$305,275	\$323,436	+ 5.9%
Percent of Original List Price Received*	94.8%	95.3%	+ 0.5%	96.0%	94.5%	- 1.6%
List to Close	70	87	+ 24.3%	77	80	+ 3.9%
Days on Market Until Sale	32	39	+ 21.9%	33	40	+ 21.2%
Cumulative Days on Market Until Sale	36	52	+ 44.4%	37	44	+ 18.9%
Average List Price	\$326,509	\$377,591	+ 15.6%	\$323,208	\$381,797	+ 18.1%
Inventory of Homes for Sale	138	211	+ 52.9%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

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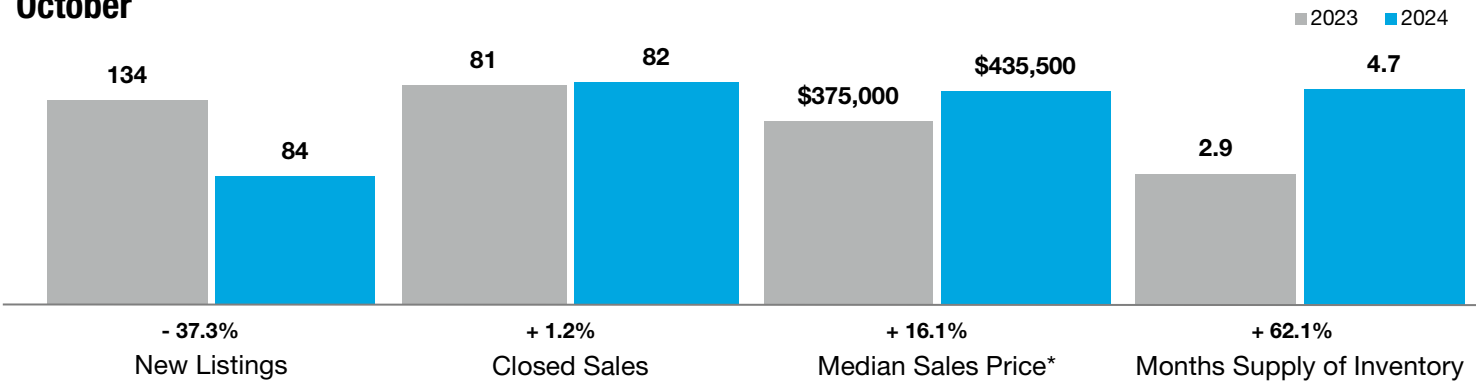
## Haywood County

North Carolina

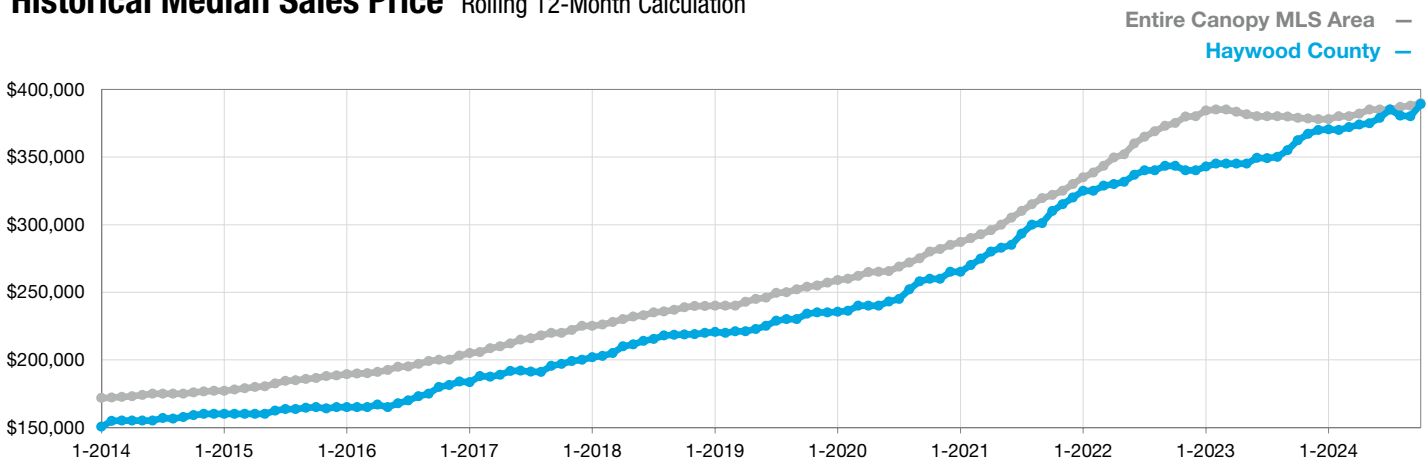
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	134	84	- 37.3%	1,124	1,155	+ 2.8%
Pending Sales	99	79	- 20.2%	909	797	- 12.3%
Closed Sales	81	82	+ 1.2%	857	766	- 10.6%
Median Sales Price*	\$375,000	\$435,500	+ 16.1%	\$370,000	\$393,750	+ 6.4%
Average Sales Price*	\$471,426	\$506,352	+ 7.4%	\$421,663	\$453,743	+ 7.6%
Percent of Original List Price Received*	92.3%	94.8%	+ 2.7%	94.7%	94.2%	- 0.5%
List to Close	97	123	+ 26.8%	89	98	+ 10.1%
Days on Market Until Sale	51	57	+ 11.8%	44	49	+ 11.4%
Cumulative Days on Market Until Sale	59	61	+ 3.4%	49	55	+ 12.2%
Average List Price	\$478,768	\$491,083	+ 2.6%	\$479,676	\$511,872	+ 6.7%
Inventory of Homes for Sale	247	368	+ 49.0%	--	--	--
Months Supply of Inventory	2.9	4.7	+ 62.1%	--	--	--

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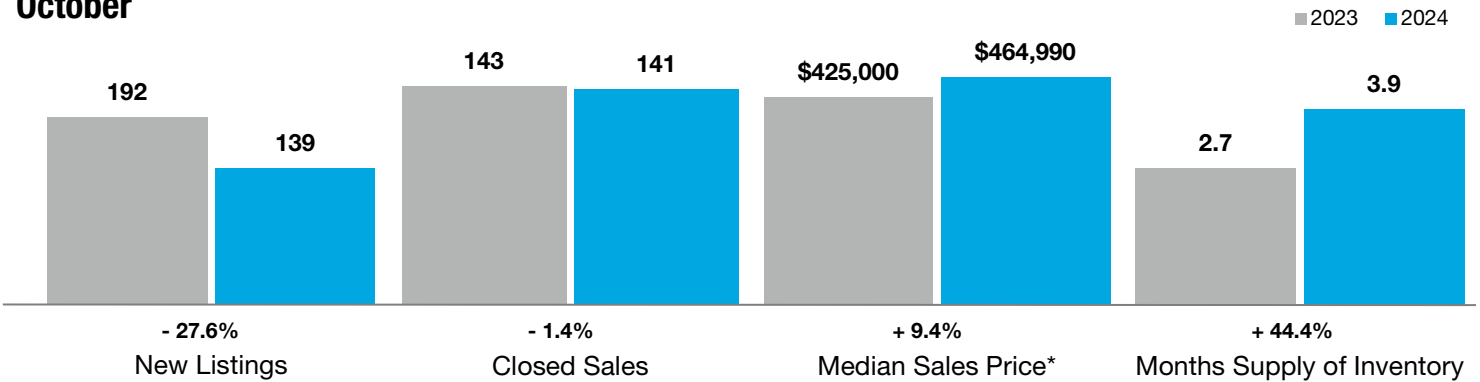
## Henderson County

North Carolina

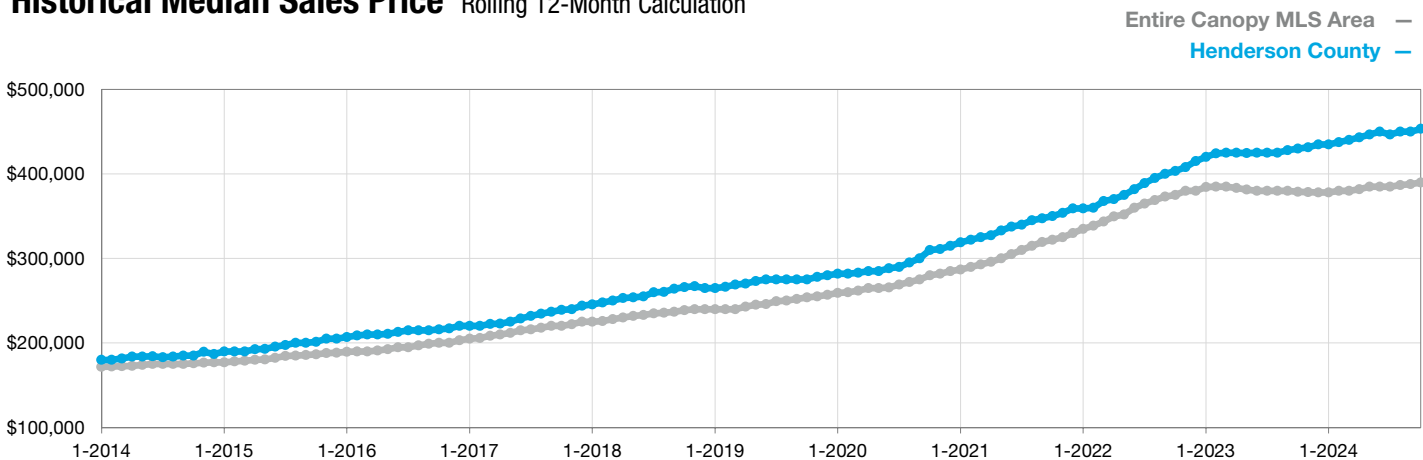
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	192	139	- 27.6%	1,901	2,111	+ 11.0%
Pending Sales	150	107	- 28.7%	1,558	1,512	- 3.0%
Closed Sales	143	141	- 1.4%	1,484	1,461	- 1.5%
Median Sales Price*	\$425,000	\$464,990	+ 9.4%	\$434,000	\$453,390	+ 4.5%
Average Sales Price*	\$528,951	\$499,559	- 5.6%	\$497,087	\$519,259	+ 4.5%
Percent of Original List Price Received*	96.8%	95.3%	- 1.5%	97.7%	96.2%	- 1.5%
List to Close	77	106	+ 37.7%	87	97	+ 11.5%
Days on Market Until Sale	32	45	+ 40.6%	35	45	+ 28.6%
Cumulative Days on Market Until Sale	36	47	+ 30.6%	39	50	+ 28.2%
Average List Price	\$597,704	\$537,295	- 10.1%	\$549,758	\$590,887	+ 7.5%
Inventory of Homes for Sale	397	562	+ 41.6%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--

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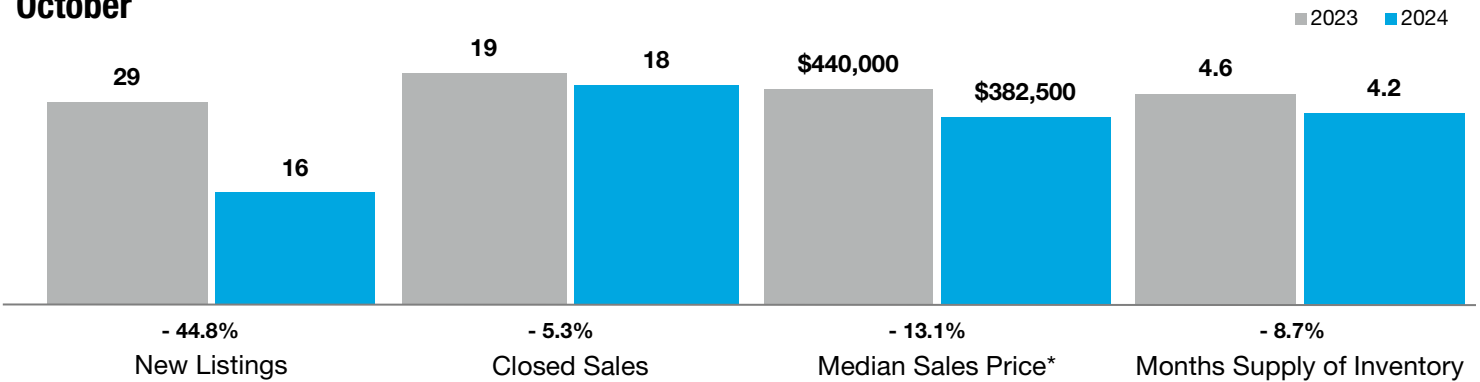
## Jackson County

North Carolina

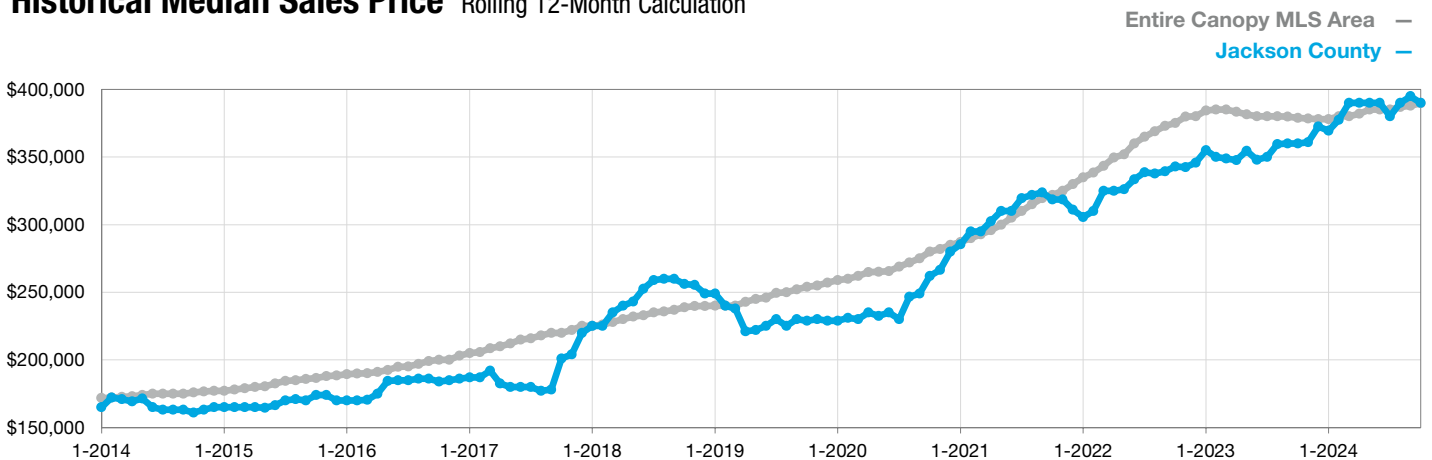
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	29	16	- 44.8%	285	312	+ 9.5%
Pending Sales	22	11	- 50.0%	205	214	+ 4.4%
Closed Sales	19	18	- 5.3%	198	209	+ 5.6%
Median Sales Price*	\$440,000	\$382,500	- 13.1%	\$372,700	\$392,500	+ 5.3%
Average Sales Price*	\$432,789	\$644,222	+ 48.9%	\$496,963	\$544,278	+ 9.5%
Percent of Original List Price Received*	87.7%	90.8%	+ 3.5%	93.1%	92.6%	- 0.5%
List to Close	127	92	- 27.6%	104	104	0.0%
Days on Market Until Sale	80	51	- 36.3%	56	58	+ 3.6%
Cumulative Days on Market Until Sale	103	52	- 49.5%	67	67	0.0%
Average List Price	\$523,306	\$678,981	+ 29.7%	\$631,175	\$764,444	+ 21.1%
Inventory of Homes for Sale	89	84	- 5.6%	--	--	--
Months Supply of Inventory	4.6	4.2	- 8.7%	--	--	--

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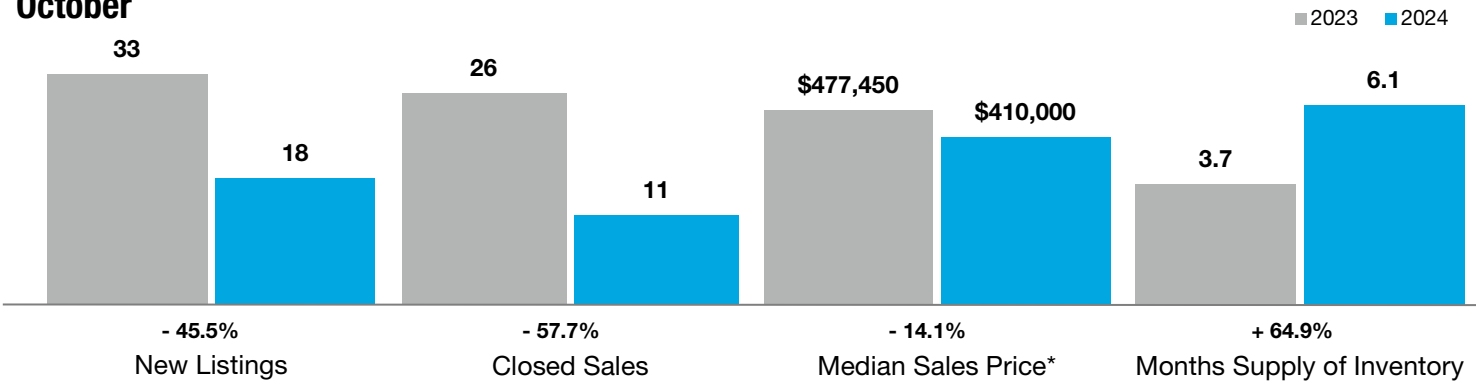
## Madison County

North Carolina

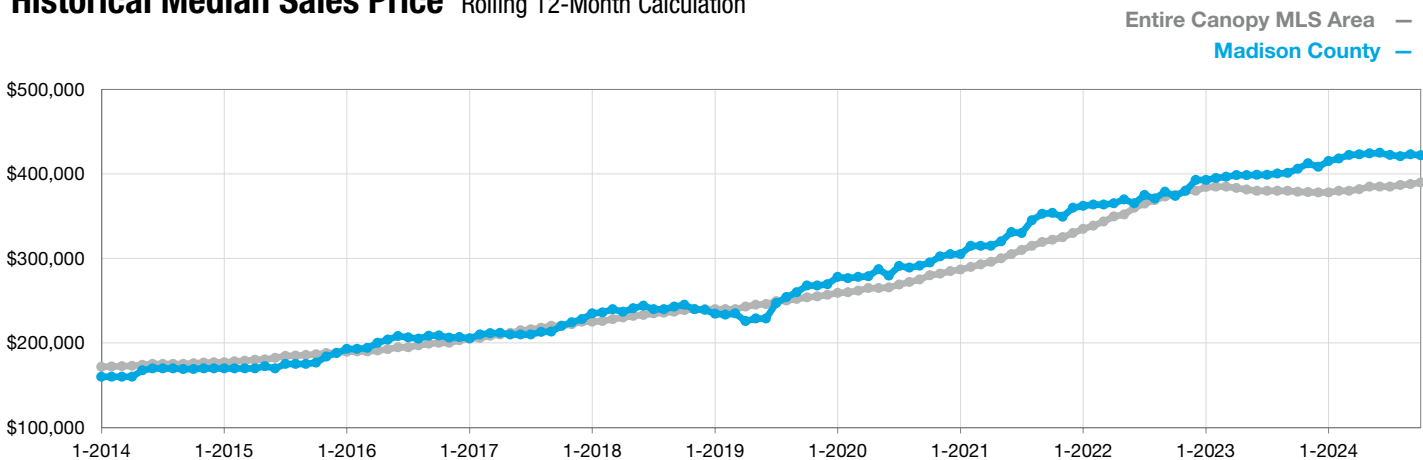
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	33	18	- 45.5%	346	284	- 17.9%
Pending Sales	27	9	- 66.7%	274	188	- 31.4%
Closed Sales	26	11	- 57.7%	256	202	- 21.1%
Median Sales Price*	\$477,450	\$410,000	- 14.1%	\$405,095	\$420,000	+ 3.7%
Average Sales Price*	\$474,400	\$464,623	- 2.1%	\$451,953	\$477,618	+ 5.7%
Percent of Original List Price Received*	94.5%	95.7%	+ 1.3%	95.2%	94.9%	- 0.3%
List to Close	106	97	- 8.5%	111	120	+ 8.1%
Days on Market Until Sale	54	42	- 22.2%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	55	57	+ 3.6%	57	78	+ 36.8%
Average List Price	\$583,032	\$443,706	- 23.9%	\$529,591	\$588,471	+ 11.1%
Inventory of Homes for Sale	94	110	+ 17.0%	--	--	--
Months Supply of Inventory	3.7	6.1	+ 64.9%	--	--	--

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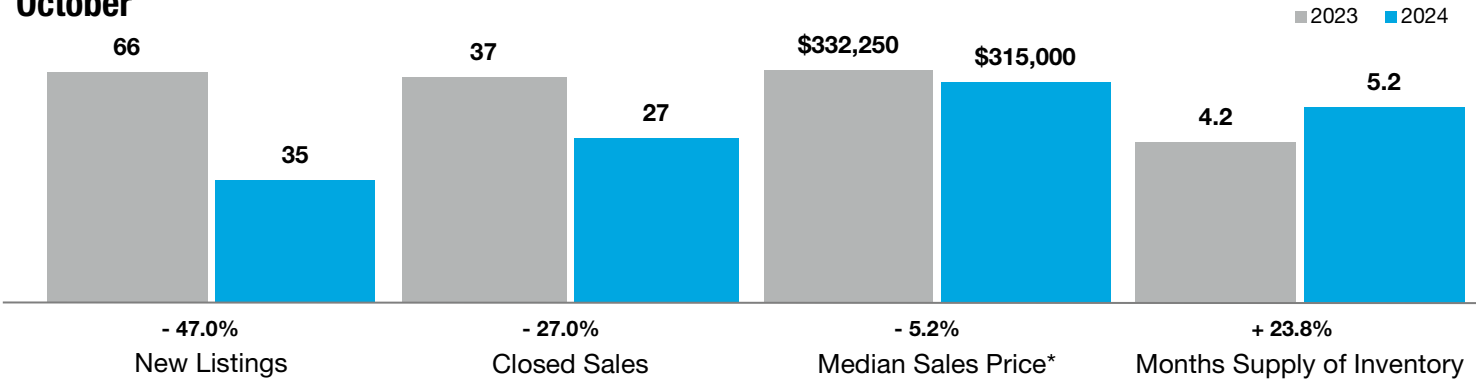
## McDowell County

North Carolina

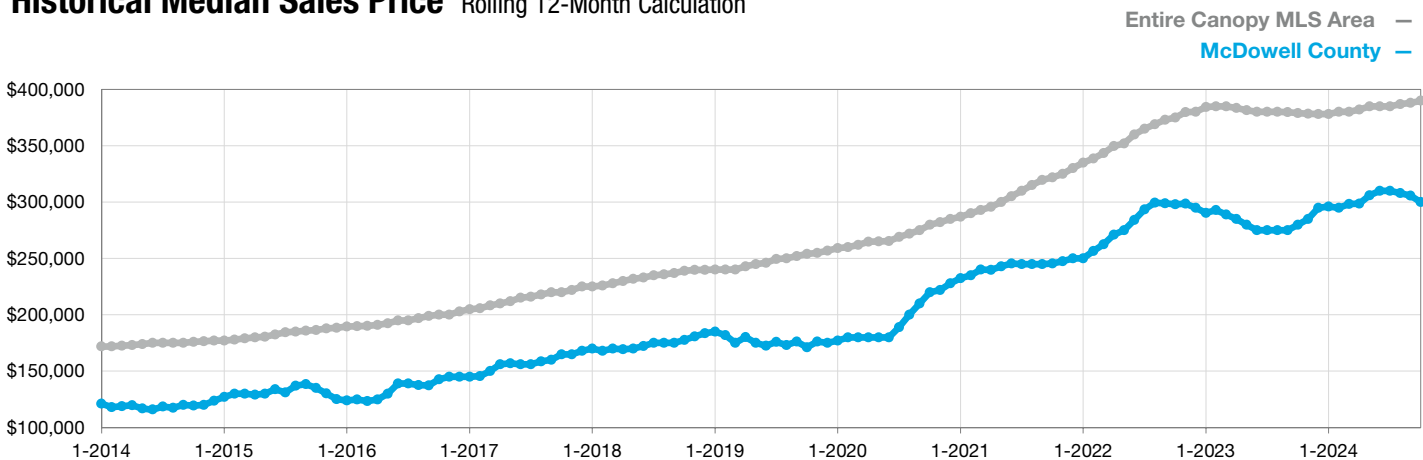
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	66	35	- 47.0%	475	494	+ 4.0%
Pending Sales	40	17	- 57.5%	339	318	- 6.2%
Closed Sales	37	27	- 27.0%	321	330	+ 2.8%
Median Sales Price*	\$332,250	\$315,000	- 5.2%	\$285,500	\$299,750	+ 5.0%
Average Sales Price*	\$435,858	\$366,474	- 15.9%	\$355,966	\$403,549	+ 13.4%
Percent of Original List Price Received*	94.6%	91.0%	- 3.8%	95.4%	92.4%	- 3.1%
List to Close	62	95	+ 53.2%	77	106	+ 37.7%
Days on Market Until Sale	25	47	+ 88.0%	34	57	+ 67.6%
Cumulative Days on Market Until Sale	29	53	+ 82.8%	38	66	+ 73.7%
Average List Price	\$336,921	\$308,514	- 8.4%	\$432,406	\$451,154	+ 4.3%
Inventory of Homes for Sale	134	162	+ 20.9%	--	--	--
Months Supply of Inventory	4.2	5.2	+ 23.8%	--	--	--

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Current as of November 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.



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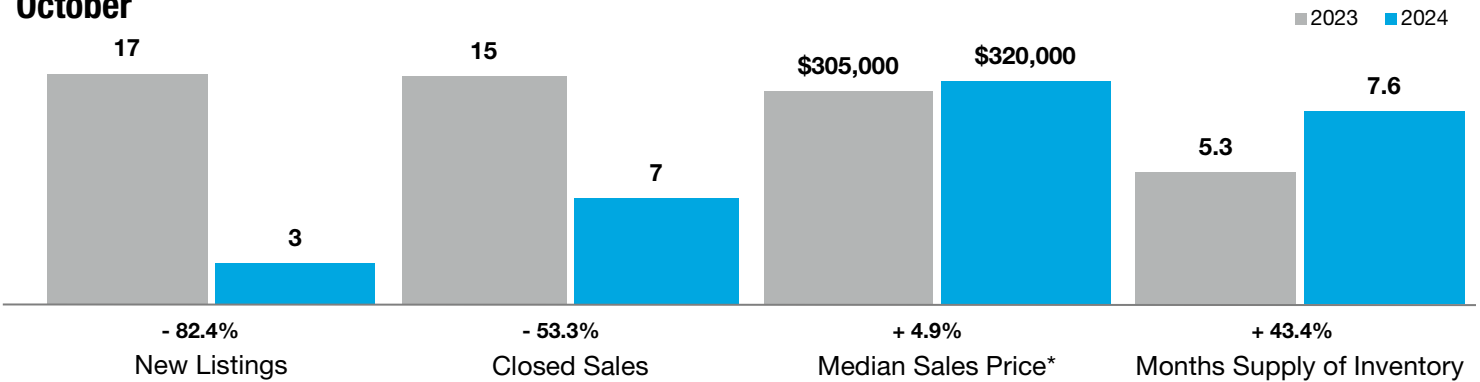
## Mitchell County

North Carolina

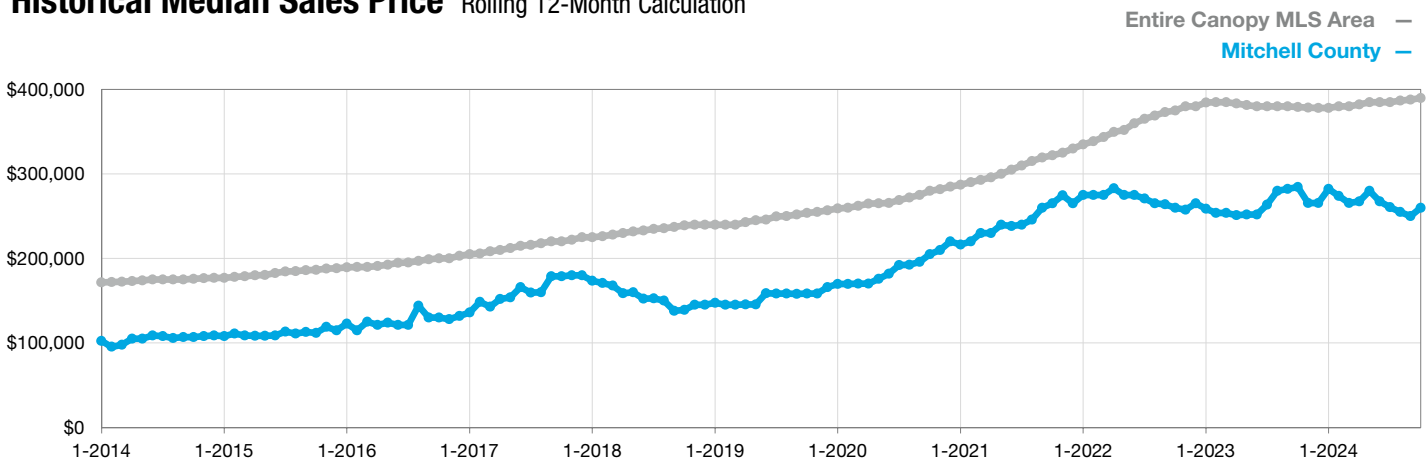
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	17	3	- 82.4%	188	165	- 12.2%
Pending Sales	8	3	- 62.5%	134	99	- 26.1%
Closed Sales	15	7	- 53.3%	130	94	- 27.7%
Median Sales Price*	\$305,000	\$320,000	+ 4.9%	\$267,500	\$260,000	- 2.8%
Average Sales Price*	\$303,795	\$382,929	+ 26.0%	\$320,709	\$348,304	+ 8.6%
Percent of Original List Price Received*	95.0%	91.6%	- 3.6%	91.4%	89.6%	- 2.0%
List to Close	87	117	+ 34.5%	112	127	+ 13.4%
Days on Market Until Sale	48	59	+ 22.9%	63	77	+ 22.2%
Cumulative Days on Market Until Sale	91	60	- 34.1%	80	98	+ 22.5%
Average List Price	\$576,100	\$269,667	- 53.2%	\$400,543	\$426,173	+ 6.4%
Inventory of Homes for Sale	63	72	+ 14.3%	--	--	--
Months Supply of Inventory	5.3	7.6	+ 43.4%	--	--	--

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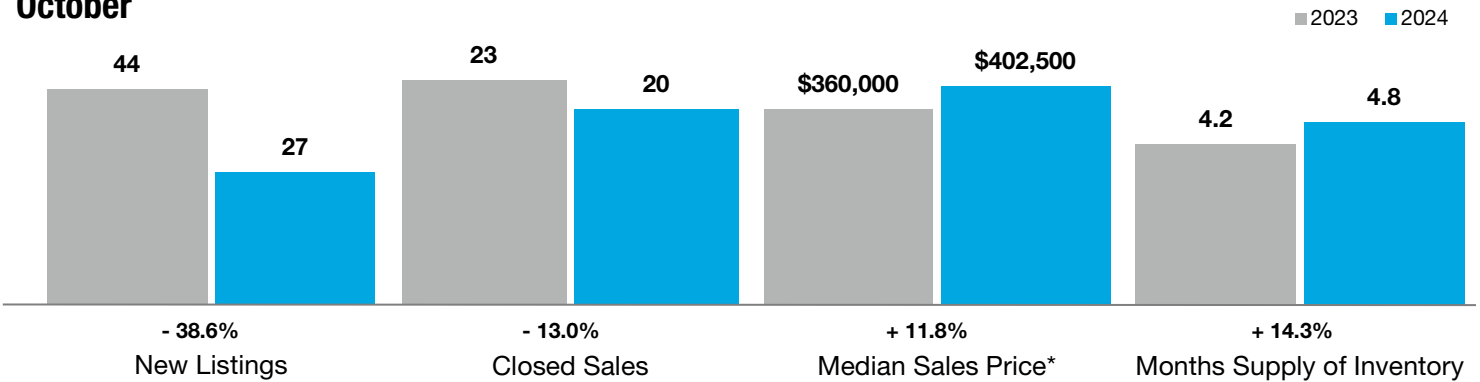
## Polk County

North Carolina

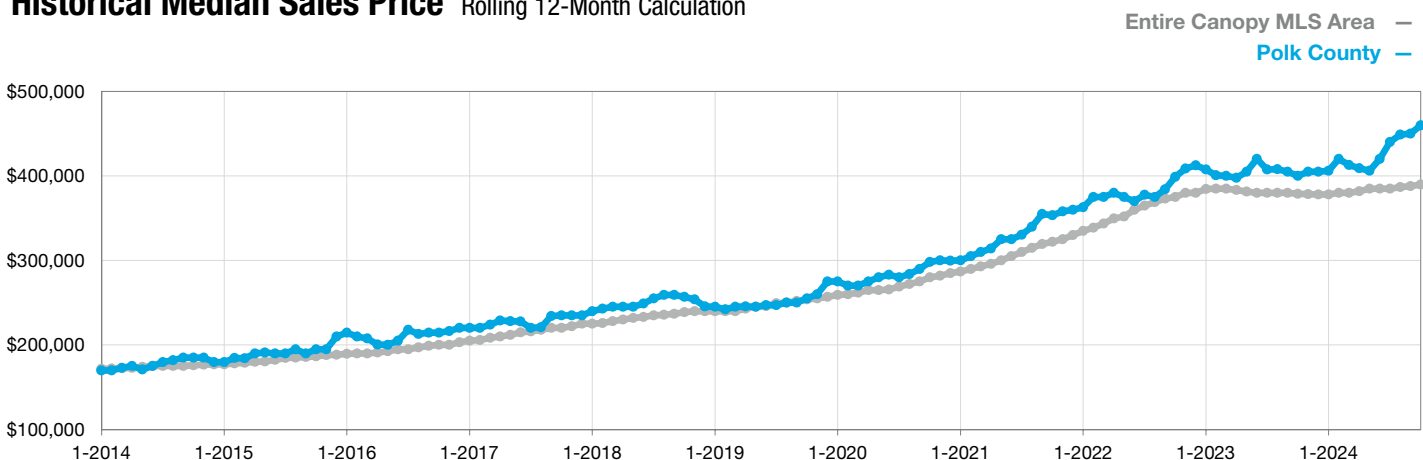
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	44	27	- 38.6%	333	335	+ 0.6%
Pending Sales	22	17	- 22.7%	244	241	- 1.2%
Closed Sales	23	20	- 13.0%	233	243	+ 4.3%
Median Sales Price*	\$360,000	\$402,500	+ 11.8%	\$392,000	\$450,000	+ 14.8%
Average Sales Price*	\$427,300	\$585,738	+ 37.1%	\$500,172	\$557,139	+ 11.4%
Percent of Original List Price Received*	96.8%	93.1%	- 3.8%	95.1%	92.6%	- 2.6%
List to Close	63	128	+ 103.2%	86	103	+ 19.8%
Days on Market Until Sale	21	61	+ 190.5%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	22	63	+ 186.4%	50	74	+ 48.0%
Average List Price	\$836,127	\$743,971	- 11.0%	\$644,472	\$716,971	+ 11.2%
Inventory of Homes for Sale	99	117	+ 18.2%	--	--	--
Months Supply of Inventory	4.2	4.8	+ 14.3%	--	--	--

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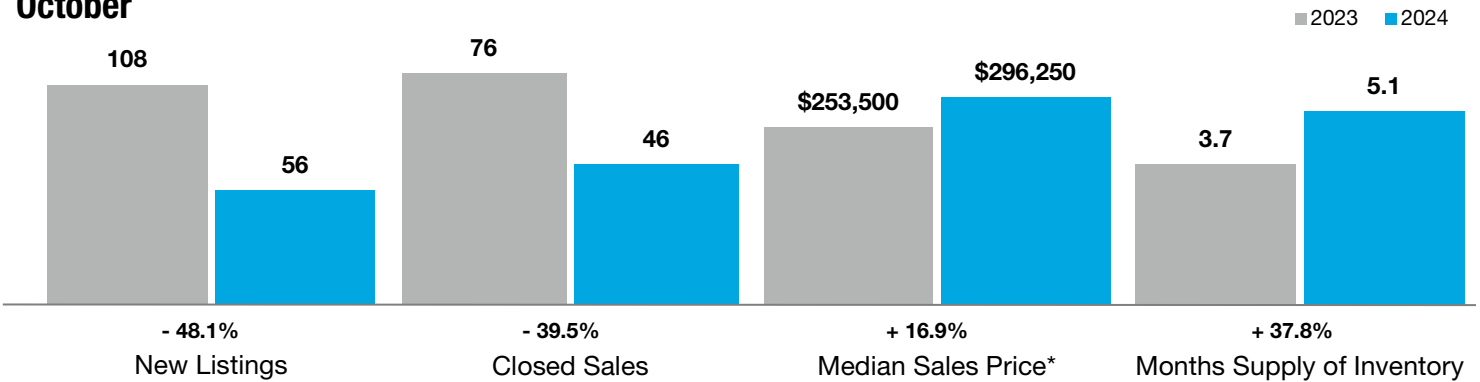
## Rutherford County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	108	56	- 48.1%	849	986	+ 16.1%
Pending Sales	67	41	- 38.8%	644	616	- 4.3%
Closed Sales	76	46	- 39.5%	615	611	- 0.7%
Median Sales Price*	\$253,500	<b>\$296,250</b>	+ 16.9%	\$255,000	<b>\$273,303</b>	+ 7.2%
Average Sales Price*	\$336,387	<b>\$323,630</b>	- 3.8%	\$324,240	<b>\$363,479</b>	+ 12.1%
Percent of Original List Price Received*	92.4%	<b>91.1%</b>	- 1.4%	94.9%	<b>92.9%</b>	- 2.1%
List to Close	84	<b>101</b>	+ 20.2%	86	<b>92</b>	+ 7.0%
Days on Market Until Sale	42	<b>58</b>	+ 38.1%	40	<b>48</b>	+ 20.0%
Cumulative Days on Market Until Sale	56	<b>63</b>	+ 12.5%	46	<b>57</b>	+ 23.9%
Average List Price	\$380,743	<b>\$523,961</b>	+ 37.6%	\$385,411	<b>\$419,742</b>	+ 8.9%
Inventory of Homes for Sale	222	<b>305</b>	+ 37.4%	--	--	--
Months Supply of Inventory	3.7	<b>5.1</b>	+ 37.8%	--	--	--

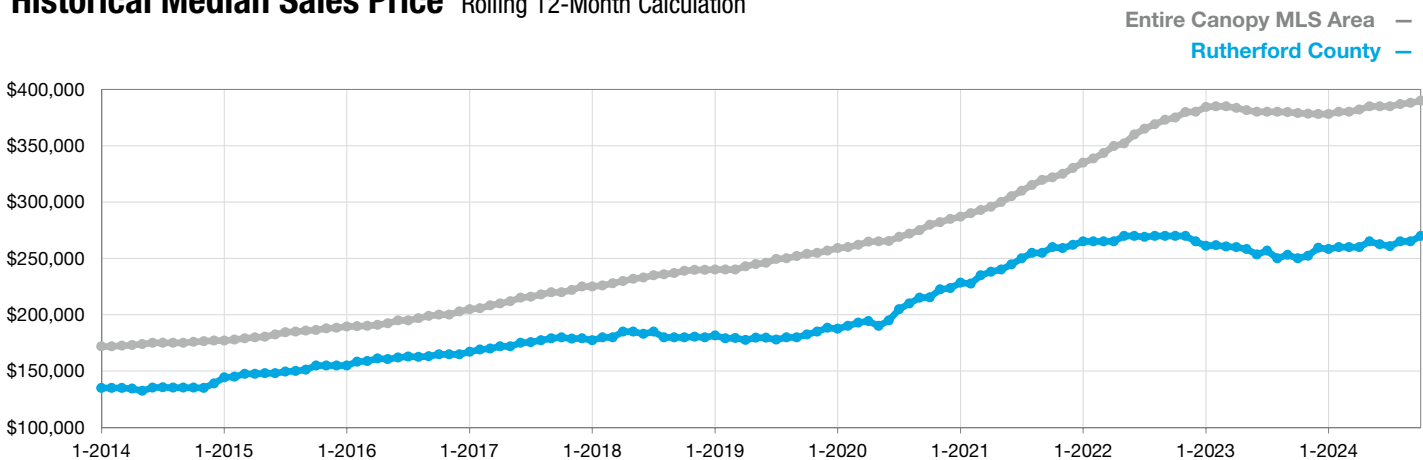
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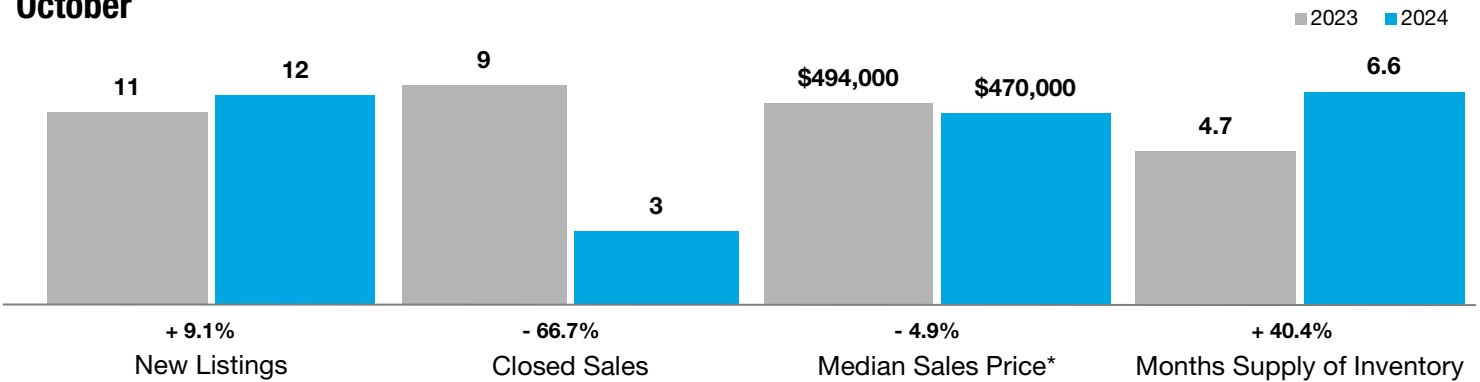
## Swain County

North Carolina

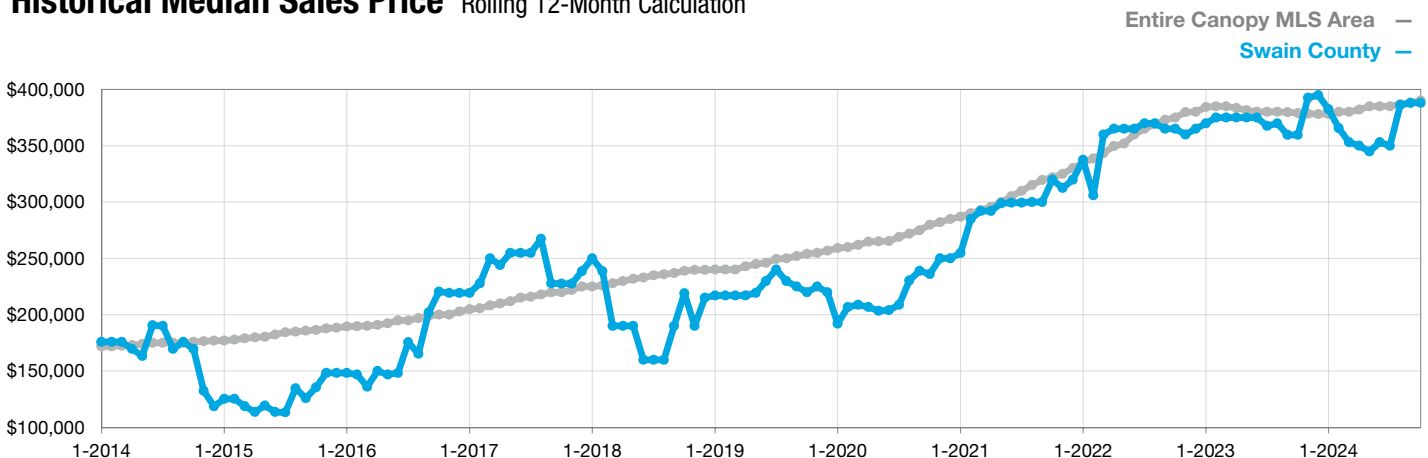
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	11	12	+ 9.1%	96	111	+ 15.6%
Pending Sales	13	7	- 46.2%	65	68	+ 4.6%
Closed Sales	9	3	- 66.7%	55	62	+ 12.7%
Median Sales Price*	\$494,000	\$470,000	- 4.9%	\$350,000	\$338,700	- 3.2%
Average Sales Price*	\$886,556	\$435,667	- 50.9%	\$484,240	\$479,365	- 1.0%
Percent of Original List Price Received*	92.3%	93.1%	+ 0.9%	93.4%	93.3%	- 0.1%
List to Close	116	89	- 23.3%	109	96	- 11.9%
Days on Market Until Sale	61	39	- 36.1%	60	51	- 15.0%
Cumulative Days on Market Until Sale	118	78	- 33.9%	76	64	- 15.8%
Average List Price	\$529,322	\$403,192	- 23.8%	\$611,445	\$463,188	- 24.2%
Inventory of Homes for Sale	30	41	+ 36.7%	--	--	--
Months Supply of Inventory	4.7	6.6	+ 40.4%	--	--	--

\* 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.

### October



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



# Local Market Update for October 2024

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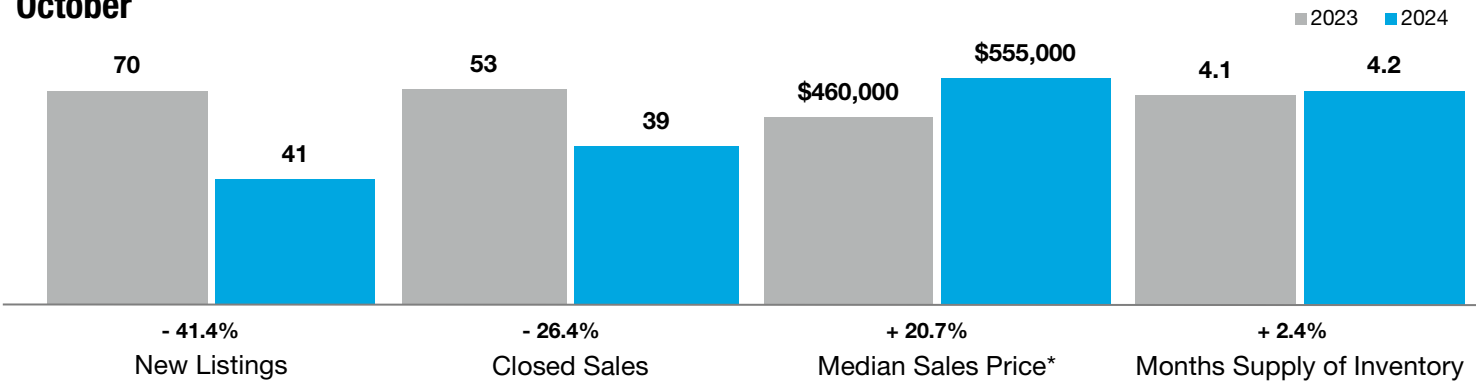
## Transylvania County

North Carolina

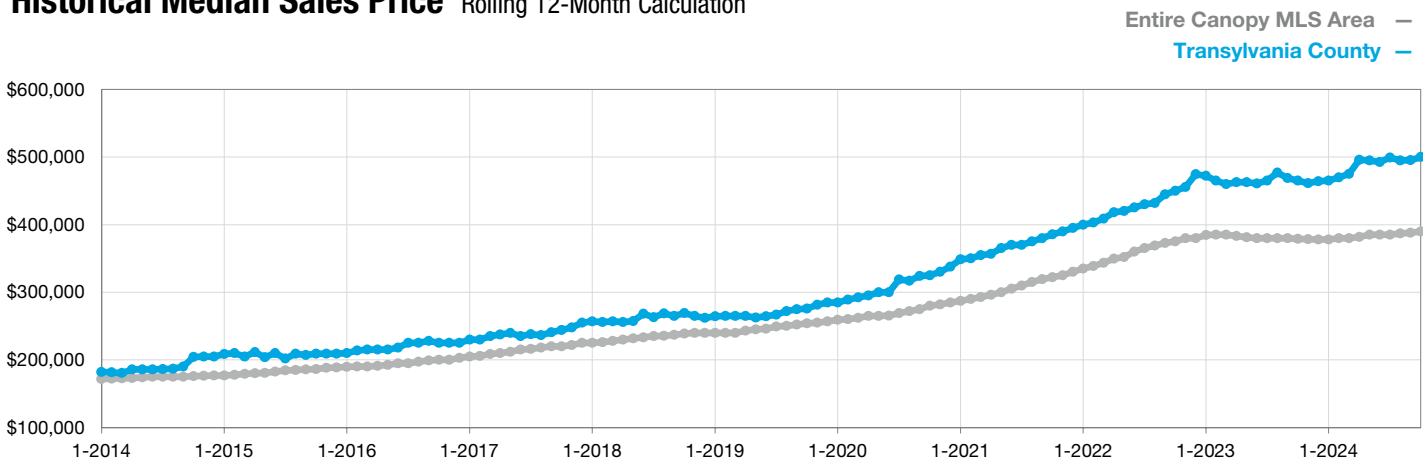
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	70	41	- 41.4%	580	632	+ 9.0%
Pending Sales	37	28	- 24.3%	418	431	+ 3.1%
Closed Sales	53	39	- 26.4%	415	431	+ 3.9%
Median Sales Price*	\$460,000	\$555,000	+ 20.7%	\$460,500	\$500,000	+ 8.6%
Average Sales Price*	\$579,114	\$910,831	+ 57.3%	\$596,902	\$682,907	+ 14.4%
Percent of Original List Price Received*	94.9%	93.2%	- 1.8%	95.1%	94.1%	- 1.1%
List to Close	87	109	+ 25.3%	94	93	- 1.1%
Days on Market Until Sale	38	59	+ 55.3%	47	52	+ 10.6%
Cumulative Days on Market Until Sale	35	63	+ 80.0%	50	56	+ 12.0%
Average List Price	\$763,800	\$1,048,639	+ 37.3%	\$722,327	\$861,388	+ 19.3%
Inventory of Homes for Sale	166	177	+ 6.6%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

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### October



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



# Local Market Update for October 2024

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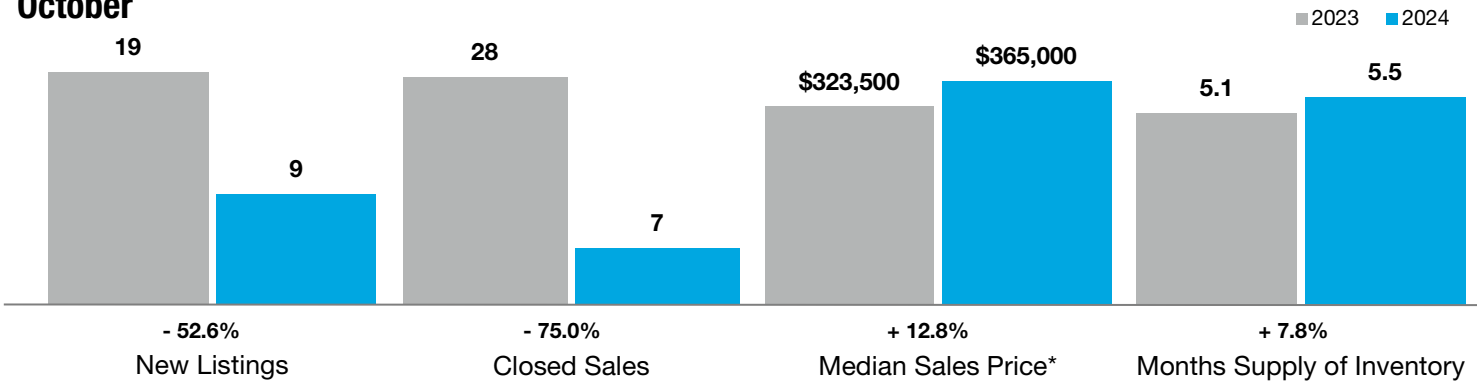
## Yancey County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	19	9	- 52.6%	258	296	+ 14.7%
Pending Sales	15	6	- 60.0%	193	171	- 11.4%
Closed Sales	28	7	- 75.0%	187	175	- 6.4%
Median Sales Price*	\$323,500	\$365,000	+ 12.8%	\$341,000	\$365,000	+ 7.0%
Average Sales Price*	\$346,574	\$459,786	+ 32.7%	\$449,870	\$460,586	+ 2.4%
Percent of Original List Price Received*	92.2%	94.0%	+ 2.0%	92.9%	93.6%	+ 0.8%
List to Close	86	95	+ 10.5%	116	113	- 2.6%
Days on Market Until Sale	48	28	- 41.7%	69	65	- 5.8%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	81	75	- 7.4%
Average List Price	\$773,774	\$451,378	- 41.7%	\$567,607	\$600,930	+ 5.9%
Inventory of Homes for Sale	92	89	- 3.3%	--	--	--
Months Supply of Inventory	5.1	5.5	+ 7.8%	--	--	--

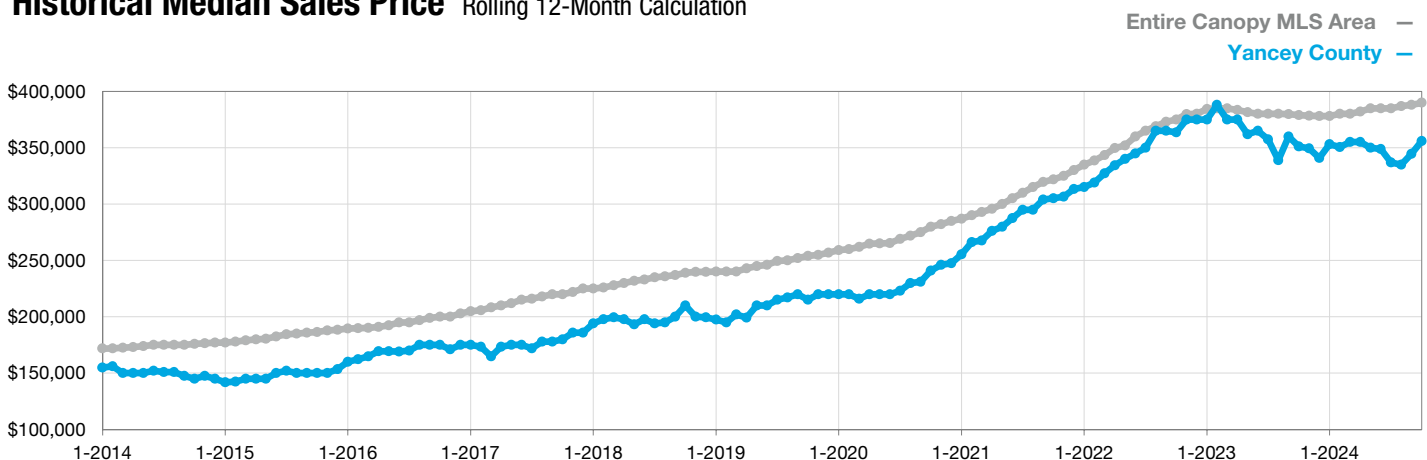
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### October



### Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for October 2024

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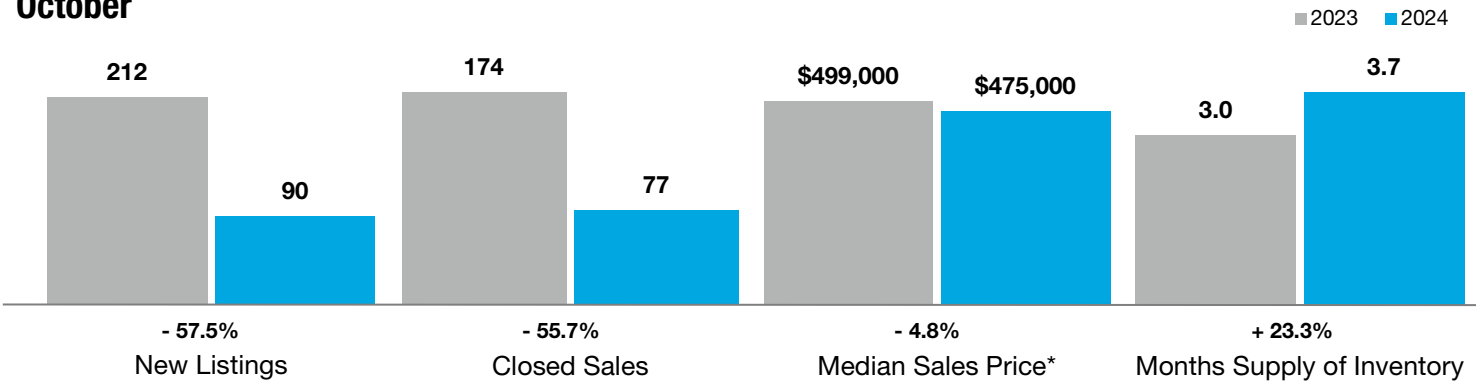
## City of Asheville

North Carolina

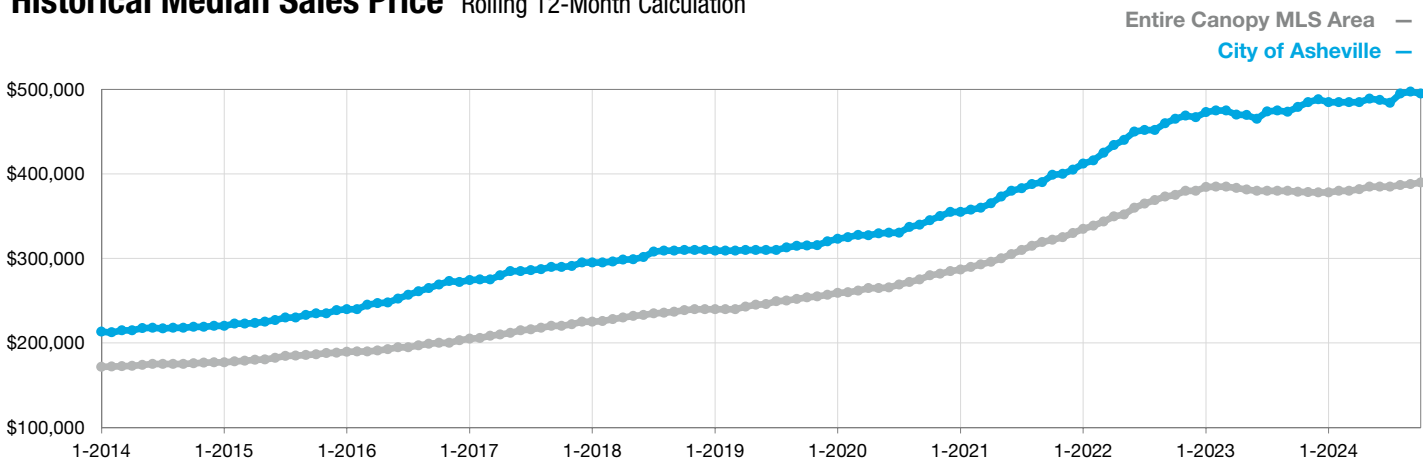
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	212	90	- 57.5%	1,967	2,003	+ 1.8%
Pending Sales	169	61	- 63.9%	1,552	1,391	- 10.4%
Closed Sales	174	77	- 55.7%	1,503	1,395	- 7.2%
Median Sales Price*	\$499,000	\$475,000	- 4.8%	\$489,000	\$499,000	+ 2.0%
Average Sales Price*	\$642,601	\$637,933	- 0.7%	\$617,590	\$670,868	+ 8.6%
Percent of Original List Price Received*	94.7%	94.8%	+ 0.1%	96.8%	95.9%	- 0.9%
List to Close	72	84	+ 16.7%	83	89	+ 7.2%
Days on Market Until Sale	31	40	+ 29.0%	39	42	+ 7.7%
Cumulative Days on Market Until Sale	36	43	+ 19.4%	38	47	+ 23.7%
Average List Price	\$674,824	\$686,765	+ 1.8%	\$690,545	\$766,735	+ 11.0%
Inventory of Homes for Sale	440	504	+ 14.5%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

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### October



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



# Local Market Update for October 2024

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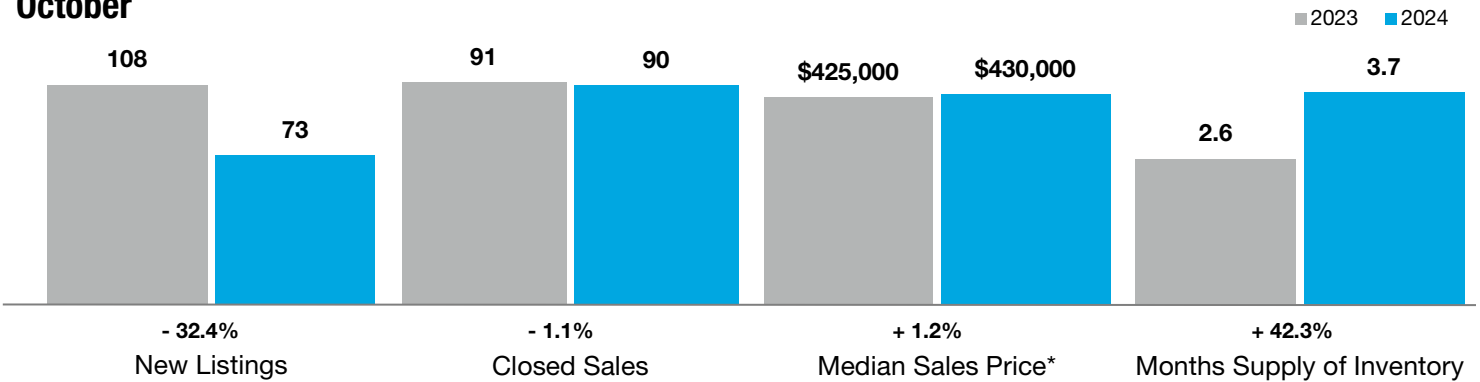
## City of Hendersonville

North Carolina

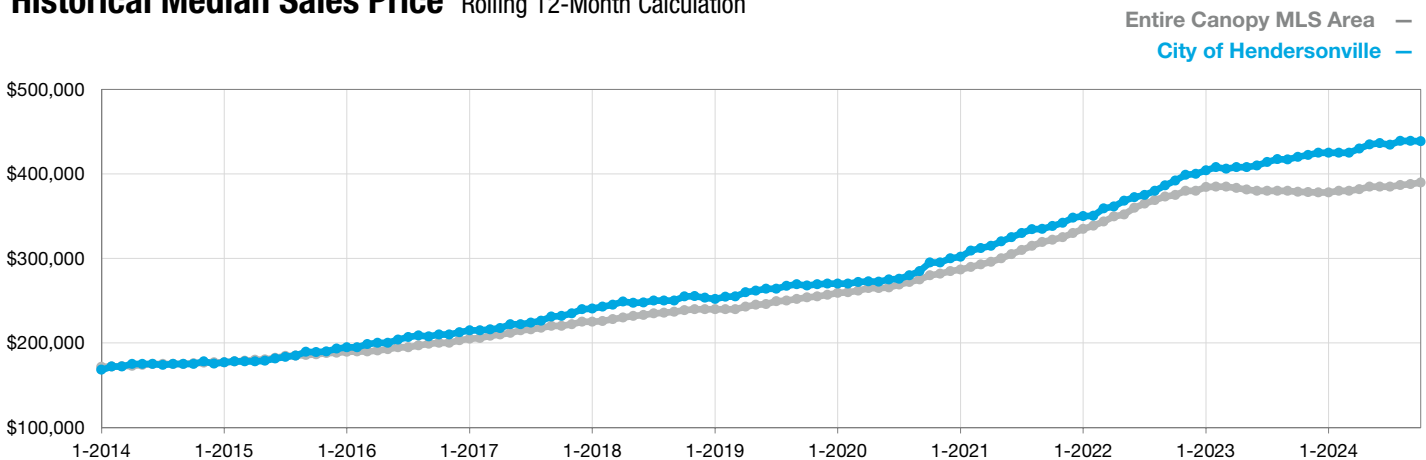
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	108	73	- 32.4%	1,127	1,208	+ 7.2%
Pending Sales	93	54	- 41.9%	933	884	- 5.3%
Closed Sales	91	90	- 1.1%	894	876	- 2.0%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$423,004	\$438,600	+ 3.7%
Average Sales Price*	\$517,400	\$469,330	- 9.3%	\$470,630	\$499,217	+ 6.1%
Percent of Original List Price Received*	97.9%	95.2%	- 2.8%	98.1%	96.3%	- 1.8%
List to Close	82	98	+ 19.5%	91	98	+ 7.7%
Days on Market Until Sale	35	43	+ 22.9%	35	45	+ 28.6%
Cumulative Days on Market Until Sale	39	46	+ 17.9%	39	51	+ 30.8%
Average List Price	\$570,231	\$519,607	- 8.9%	\$524,875	\$568,681	+ 8.3%
Inventory of Homes for Sale	226	314	+ 38.9%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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### October



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





# Local Market Update for October 2024

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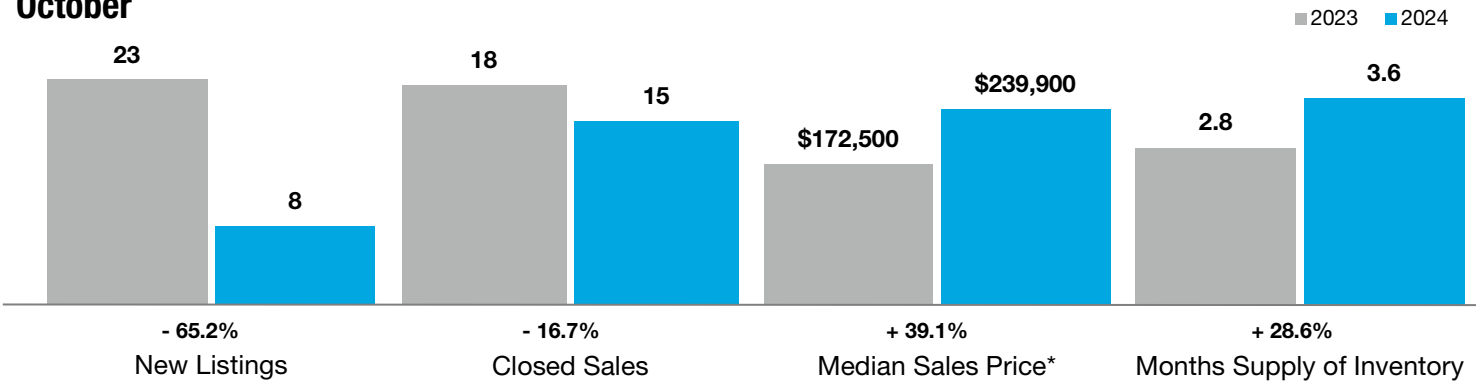
## Forest City

North Carolina

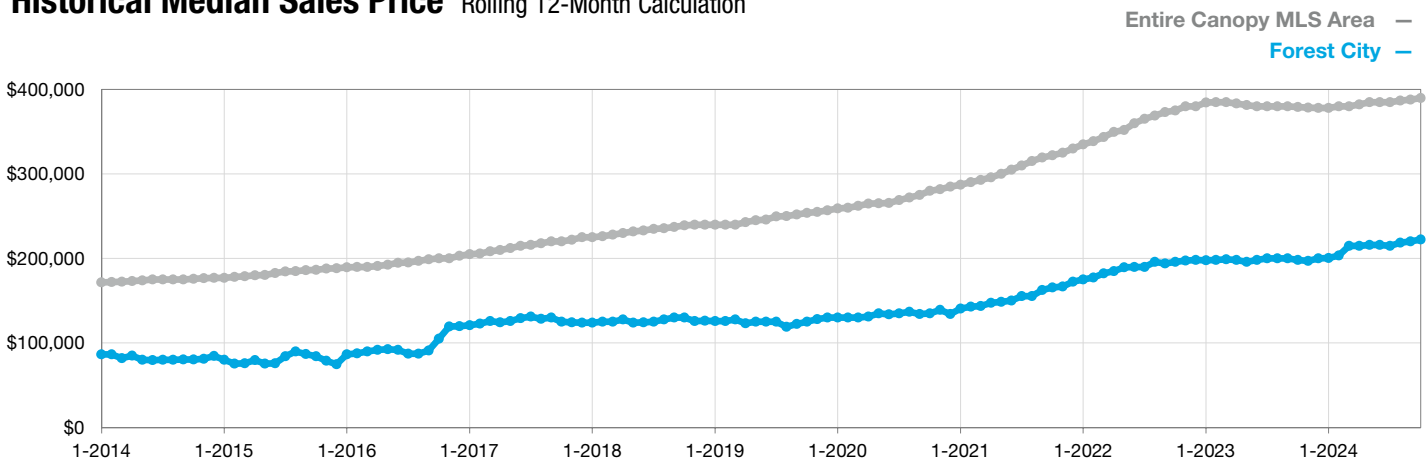
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	23	8	- 65.2%	179	211	+ 17.9%
Pending Sales	16	16	0.0%	141	138	- 2.1%
Closed Sales	18	15	- 16.7%	133	132	- 0.8%
Median Sales Price*	\$172,500	\$239,900	+ 39.1%	\$200,000	\$229,000	+ 14.5%
Average Sales Price*	\$242,722	\$263,827	+ 8.7%	\$221,644	\$244,642	+ 10.4%
Percent of Original List Price Received*	86.6%	95.1%	+ 9.8%	95.9%	93.3%	- 2.7%
List to Close	94	79	- 16.0%	74	90	+ 21.6%
Days on Market Until Sale	52	41	- 21.2%	31	46	+ 48.4%
Cumulative Days on Market Until Sale	53	41	- 22.6%	34	52	+ 52.9%
Average List Price	\$222,624	\$420,738	+ 89.0%	\$240,658	\$265,335	+ 10.3%
Inventory of Homes for Sale	37	50	+ 35.1%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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### October



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



# Local Market Update for October 2024

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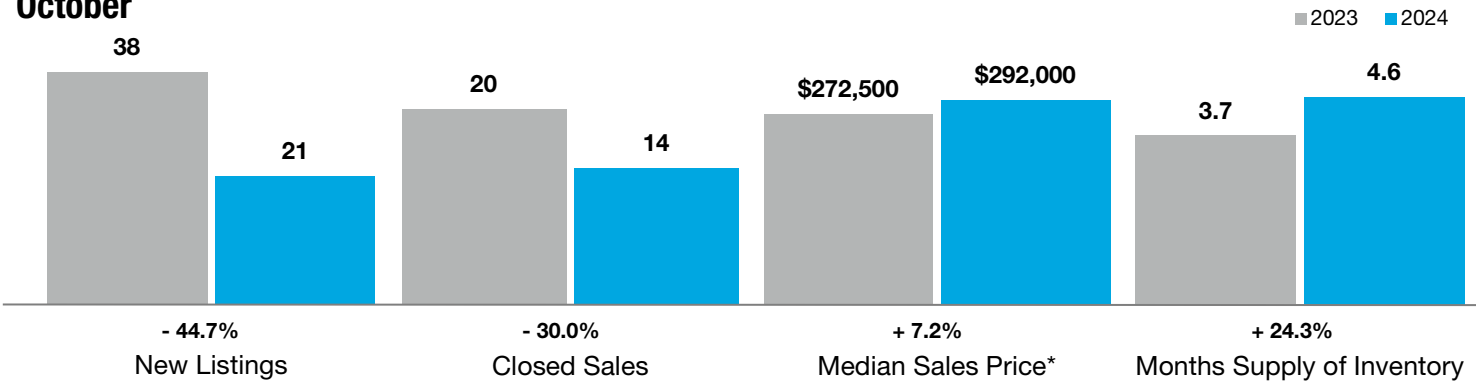
## Marion

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	38	21	- 44.7%	261	271	+ 3.8%
Pending Sales	19	9	- 52.6%	231	194	- 16.0%
Closed Sales	20	14	- 30.0%	224	203	- 9.4%
Median Sales Price*	\$272,500	<b>\$292,000</b>	+ 7.2%	\$250,000	<b>\$265,500</b>	+ 6.2%
Average Sales Price*	\$300,550	<b>\$269,279</b>	- 10.4%	\$288,654	<b>\$316,777</b>	+ 9.7%
Percent of Original List Price Received*	93.7%	<b>94.1%</b>	+ 0.4%	95.8%	<b>91.9%</b>	- 4.1%
List to Close	58	<b>98</b>	+ 69.0%	76	<b>116</b>	+ 52.6%
Days on Market Until Sale	22	<b>53</b>	+ 140.9%	32	<b>66</b>	+ 106.3%
Cumulative Days on Market Until Sale	22	<b>54</b>	+ 145.5%	37	<b>72</b>	+ 94.6%
Average List Price	\$279,776	<b>\$247,724</b>	- 11.5%	\$319,061	<b>\$357,931</b>	+ 12.2%
Inventory of Homes for Sale	78	<b>87</b>	+ 11.5%	--	--	--
Months Supply of Inventory	3.7	<b>4.6</b>	+ 24.3%	--	--	--

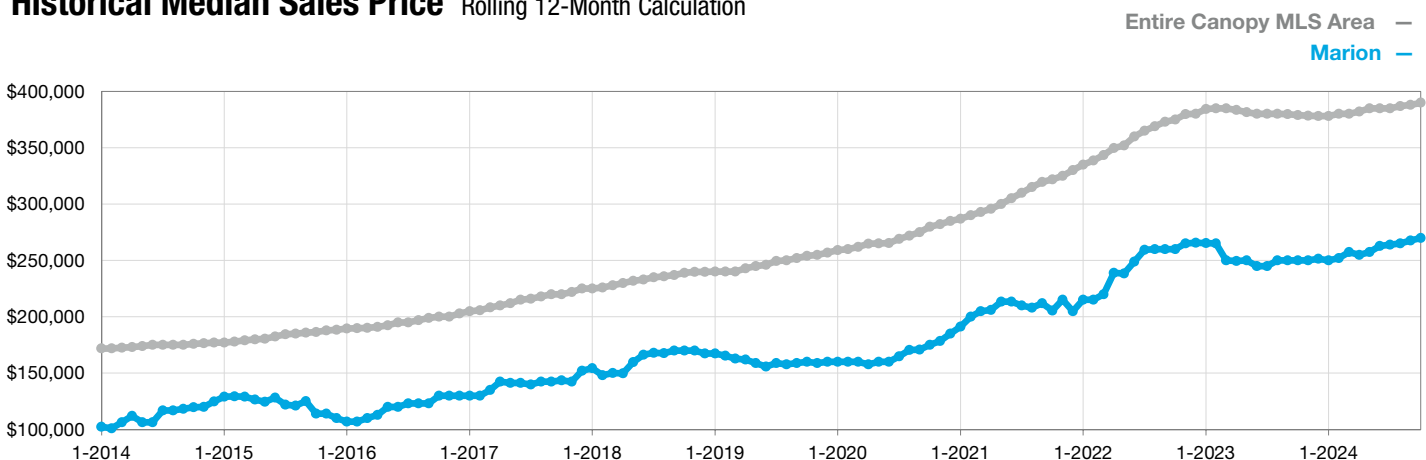
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### October



### Historical Median Sales Price

Rolling 12-Month Calculation



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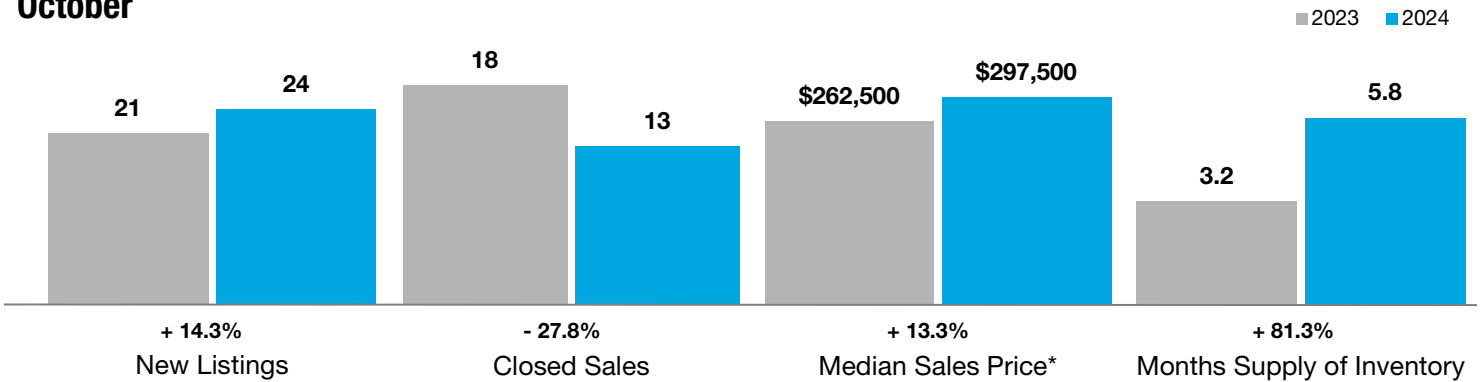
## Rutherfordton

North Carolina

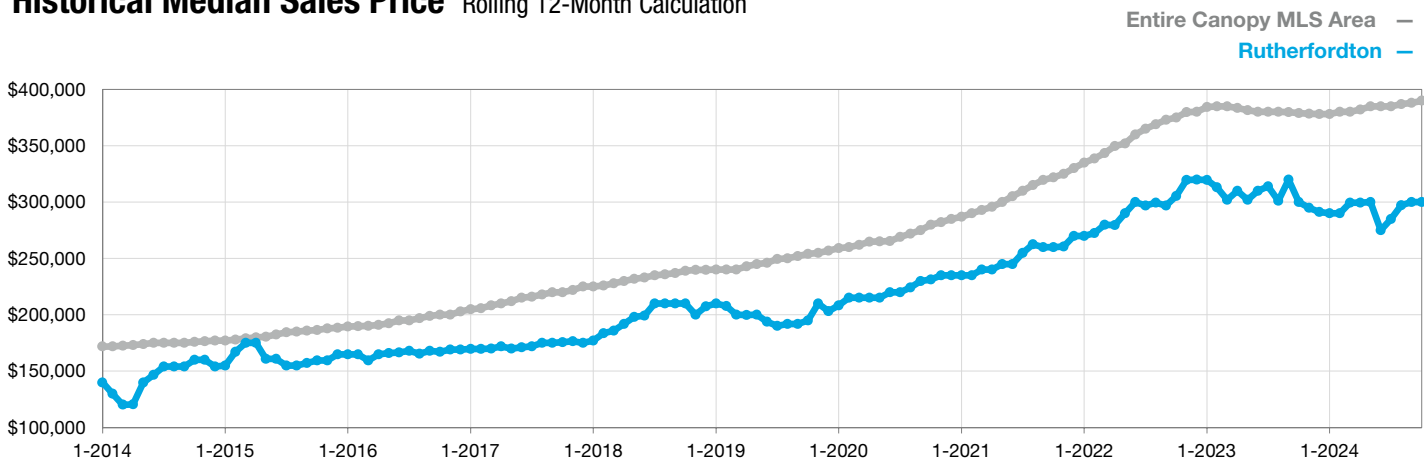
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	21	24	+ 14.3%	194	254	+ 30.9%
Pending Sales	14	3	- 78.6%	158	152	- 3.8%
Closed Sales	18	13	- 27.8%	154	155	+ 0.6%
Median Sales Price*	\$262,500	\$297,500	+ 13.3%	\$293,750	\$300,000	+ 2.1%
Average Sales Price*	\$365,571	\$272,269	- 25.5%	\$338,510	\$332,823	- 1.7%
Percent of Original List Price Received*	96.8%	87.1%	- 10.0%	94.8%	93.2%	- 1.7%
List to Close	78	109	+ 39.7%	95	88	- 7.4%
Days on Market Until Sale	27	75	+ 177.8%	44	44	0.0%
Cumulative Days on Market Until Sale	34	76	+ 123.5%	50	59	+ 18.0%
Average List Price	\$384,370	\$566,292	+ 47.3%	\$369,459	\$421,330	+ 14.0%
Inventory of Homes for Sale	46	84	+ 82.6%	--	--	--
Months Supply of Inventory	3.2	5.8	+ 81.3%	--	--	--

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### October



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



# Local Market Update for October 2024

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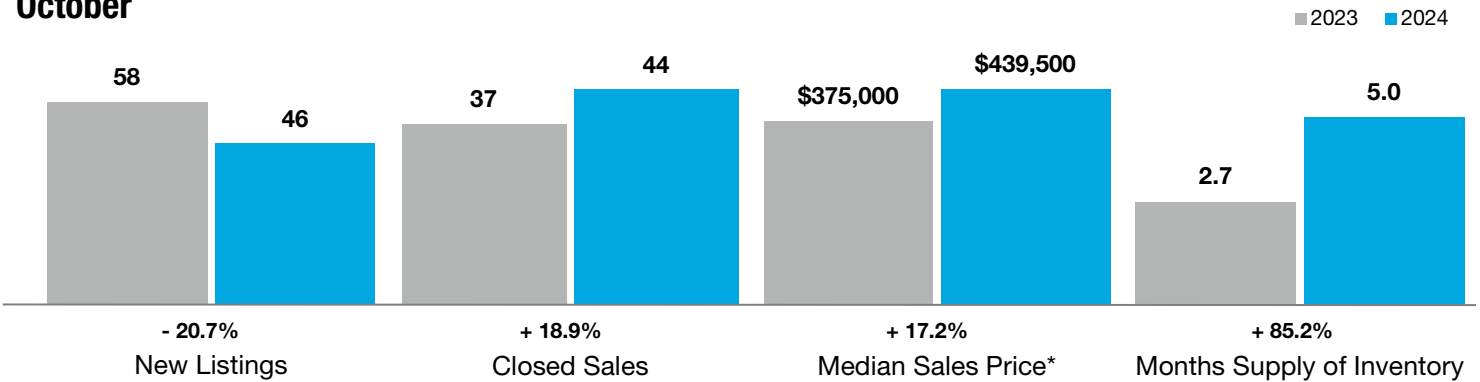
## Waynesville

North Carolina

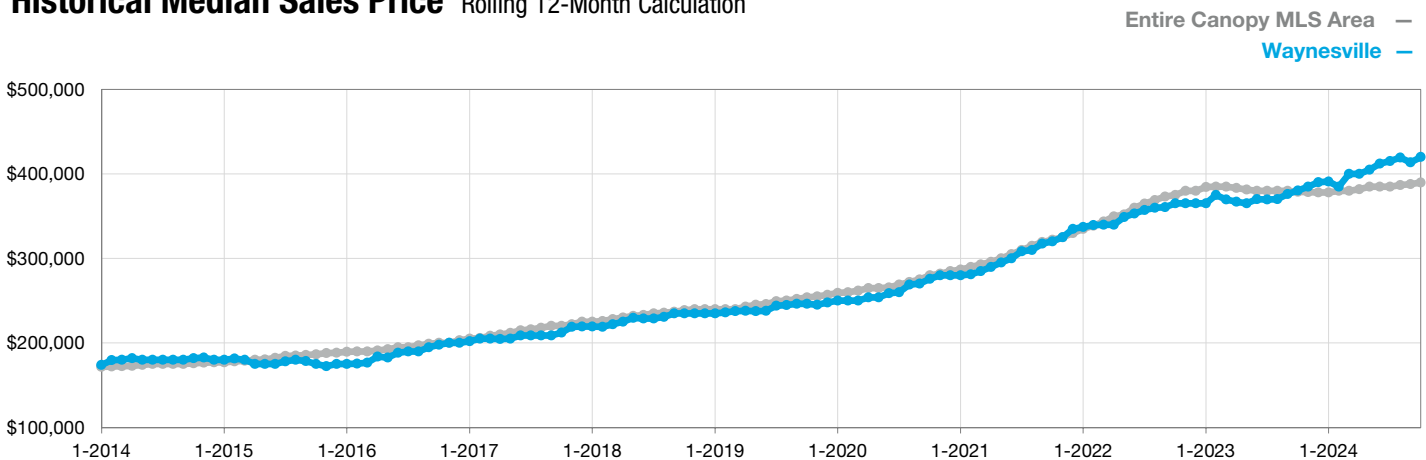
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	58	46	- 20.7%	507	573	+ 13.0%
Pending Sales	47	39	- 17.0%	412	381	- 7.5%
Closed Sales	37	44	+ 18.9%	390	355	- 9.0%
Median Sales Price*	\$375,000	\$439,500	+ 17.2%	\$387,500	\$422,000	+ 8.9%
Average Sales Price*	\$514,892	\$546,978	+ 6.2%	\$424,876	\$494,937	+ 16.5%
Percent of Original List Price Received*	93.2%	94.1%	+ 1.0%	94.5%	94.6%	+ 0.1%
List to Close	100	135	+ 35.0%	89	98	+ 10.1%
Days on Market Until Sale	54	58	+ 7.4%	45	45	0.0%
Cumulative Days on Market Until Sale	61	57	- 6.6%	48	50	+ 4.2%
Average List Price	\$546,107	\$511,826	- 6.3%	\$494,720	\$546,475	+ 10.5%
Inventory of Homes for Sale	105	182	+ 73.3%	--	--	--
Months Supply of Inventory	2.7	5.0	+ 85.2%	--	--	--

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### October



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# Local Market Update for October 2024

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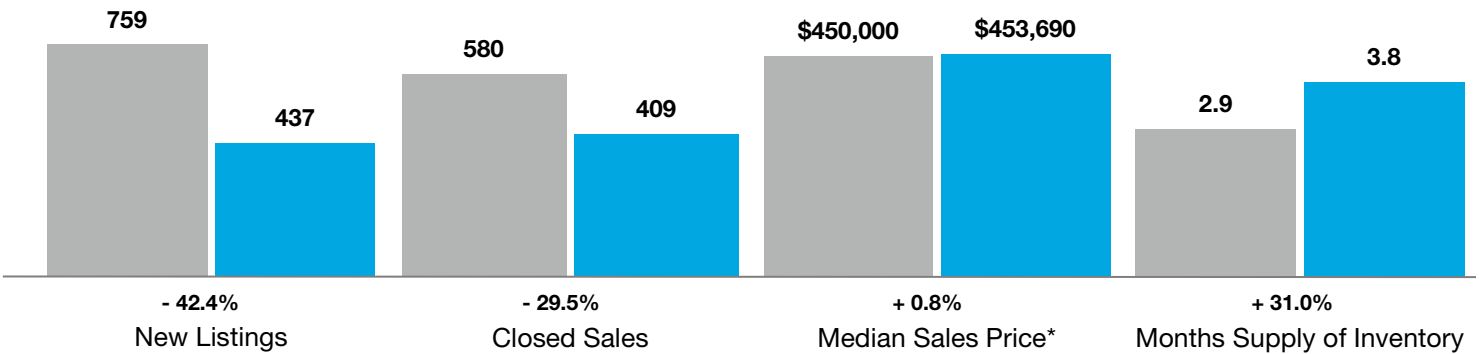
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	759	437	- 42.4%	7,224	7,397	+ 2.4%
Pending Sales	573	337	- 41.2%	5,811	5,268	- 9.3%
Closed Sales	580	409	- 29.5%	5,638	5,194	- 7.9%
Median Sales Price*	\$450,000	\$453,690	+ 0.8%	\$436,500	\$453,690	+ 3.9%
Average Sales Price*	\$568,406	\$582,562	+ 2.5%	\$533,574	\$573,957	+ 7.6%
Percent of Original List Price Received*	95.2%	95.2%	0.0%	96.8%	95.7%	- 1.1%
List to Close	88	106	+ 20.5%	92	95	+ 3.3%
Days on Market Until Sale	38	47	+ 23.7%	39	46	+ 17.9%
Cumulative Days on Market Until Sale	45	51	+ 13.3%	42	51	+ 21.4%
Average List Price	\$625,211	\$574,160	- 8.2%	\$596,697	\$649,261	+ 8.8%
Inventory of Homes for Sale	1,603	1,958	+ 22.1%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--

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### October



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

