

Local Market Update for November 2024

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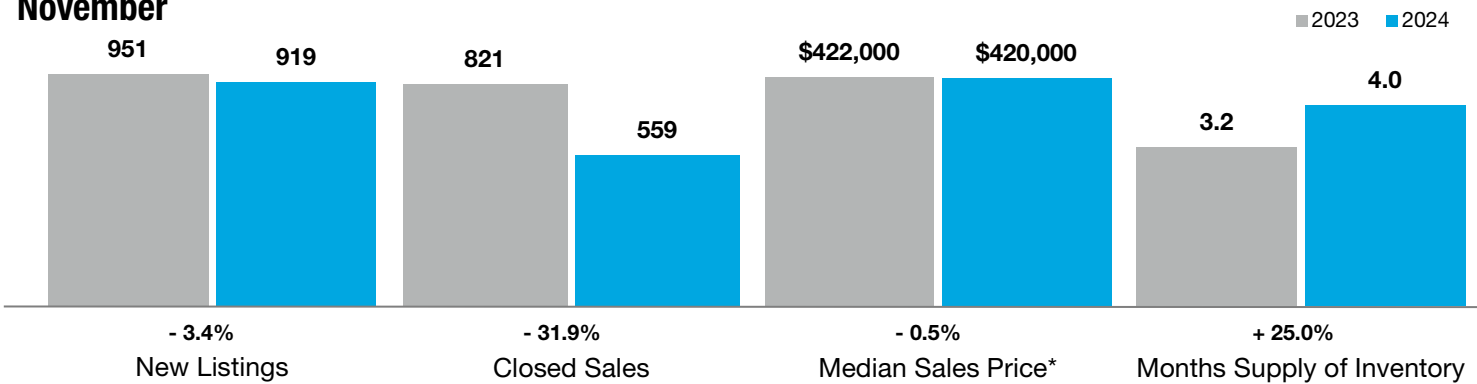
Asheville Region

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

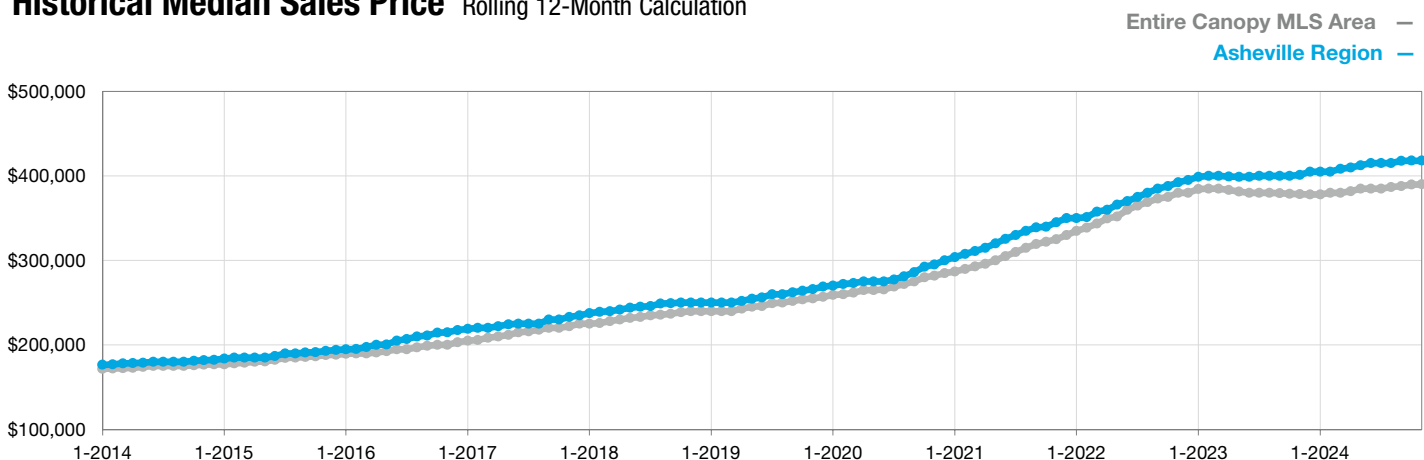
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	951	919	- 3.4%	12,035	12,615	+ 4.8%
Pending Sales	710	764	+ 7.6%	9,443	8,847	- 6.3%
Closed Sales	821	559	- 31.9%	9,269	8,615	- 7.1%
Median Sales Price*	\$422,000	\$420,000	- 0.5%	\$405,000	\$419,951	+ 3.7%
Average Sales Price*	\$544,024	\$521,353	- 4.2%	\$494,619	\$527,621	+ 6.7%
Percent of Original List Price Received*	95.2%	93.4%	- 1.9%	96.1%	94.8%	- 1.4%
List to Close	88	109	+ 23.9%	90	96	+ 6.7%
Days on Market Until Sale	38	57	+ 50.0%	40	49	+ 22.5%
Cumulative Days on Market Until Sale	41	62	+ 51.2%	44	55	+ 25.0%
Average List Price	\$536,656	\$577,154	+ 7.5%	\$556,603	\$605,226	+ 8.7%
Inventory of Homes for Sale	2,624	3,125	+ 19.1%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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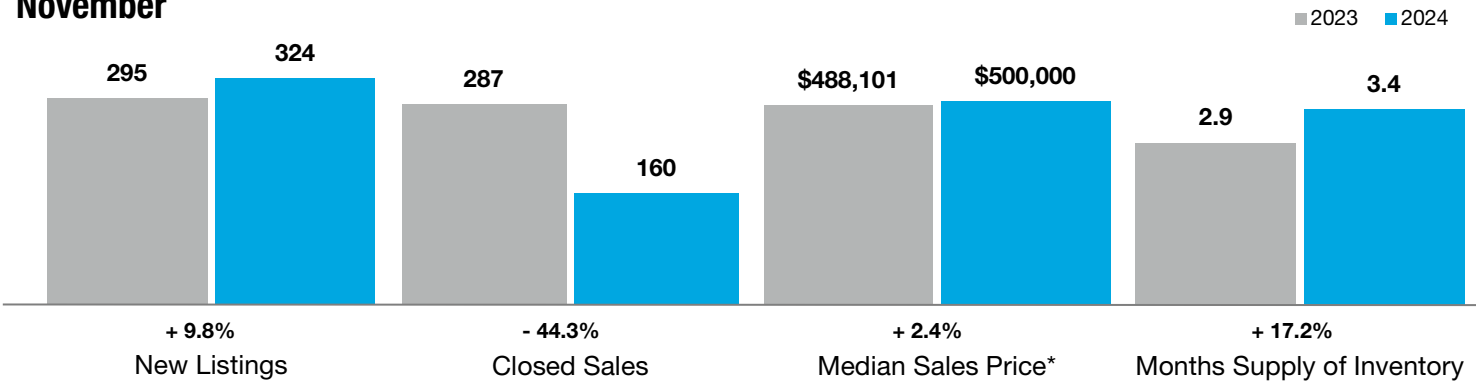
Buncombe County

North Carolina

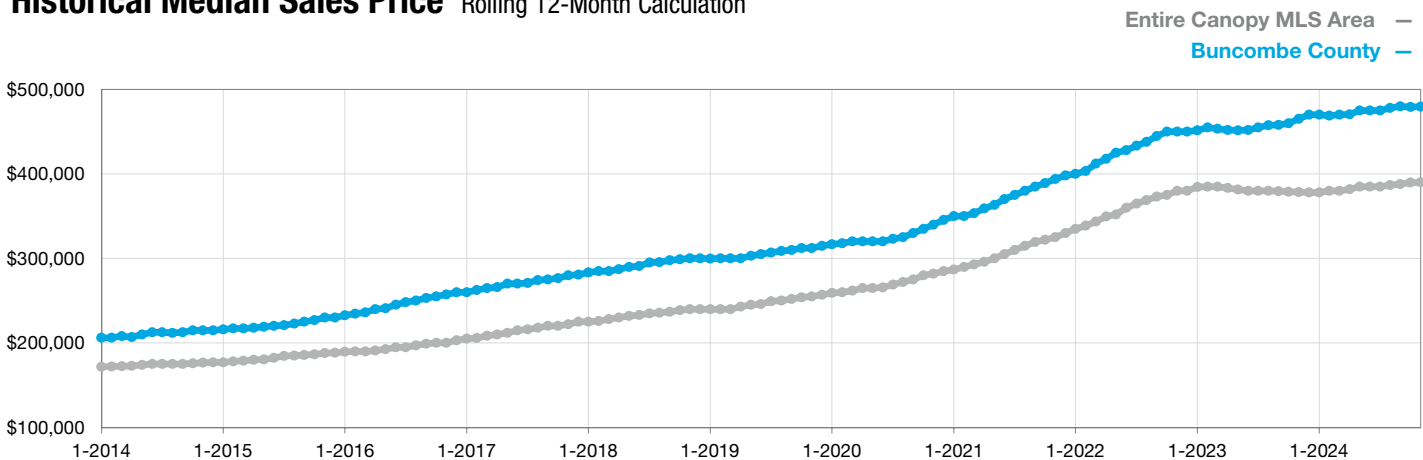
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	295	324	+ 9.8%	4,148	4,172	+ 0.6%
Pending Sales	243	248	+ 2.1%	3,313	2,994	- 9.6%
Closed Sales	287	160	- 44.3%	3,328	2,940	- 11.7%
Median Sales Price*	\$488,101	\$500,000	+ 2.4%	\$470,000	\$480,000	+ 2.1%
Average Sales Price*	\$722,398	\$619,430	- 14.3%	\$601,245	\$640,564	+ 6.5%
Percent of Original List Price Received*	96.4%	94.8%	- 1.7%	97.0%	95.9%	- 1.1%
List to Close	91	109	+ 19.8%	93	93	0.0%
Days on Market Until Sale	33	55	+ 66.7%	37	45	+ 21.6%
Cumulative Days on Market Until Sale	35	60	+ 71.4%	40	49	+ 22.5%
Average List Price	\$616,598	\$662,468	+ 7.4%	\$656,641	\$720,029	+ 9.7%
Inventory of Homes for Sale	829	917	+ 10.6%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

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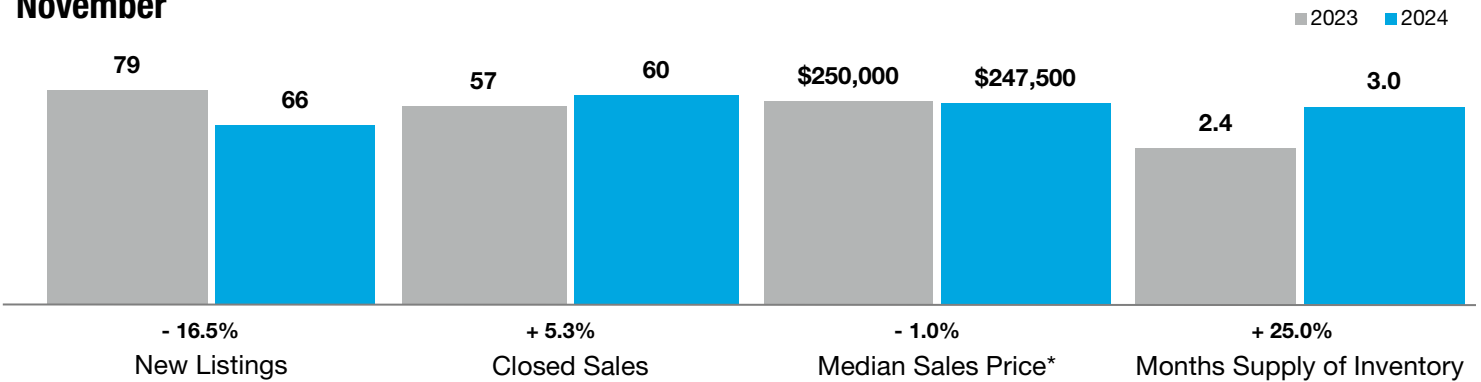
Burke County

North Carolina

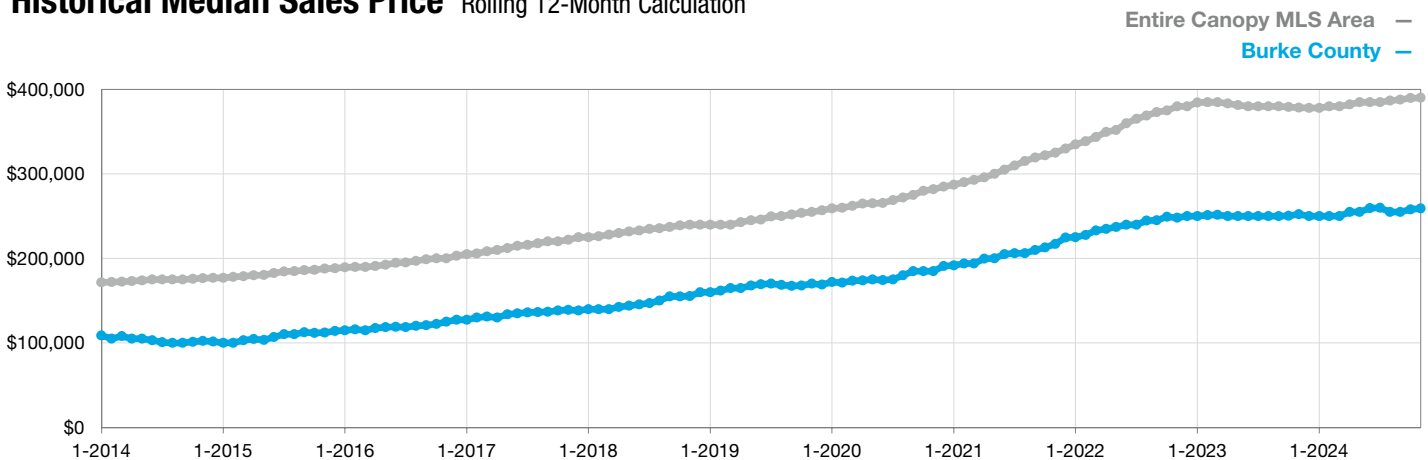
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	79	66	- 16.5%	874	1,024	+ 17.2%
Pending Sales	49	54	+ 10.2%	728	763	+ 4.8%
Closed Sales	57	60	+ 5.3%	713	736	+ 3.2%
Median Sales Price*	\$250,000	\$247,500	- 1.0%	\$252,000	\$259,950	+ 3.2%
Average Sales Price*	\$271,808	\$338,797	+ 24.6%	\$302,268	\$324,415	+ 7.3%
Percent of Original List Price Received*	96.7%	93.1%	- 3.7%	96.1%	94.4%	- 1.8%
List to Close	62	99	+ 59.7%	76	82	+ 7.9%
Days on Market Until Sale	23	46	+ 100.0%	32	40	+ 25.0%
Cumulative Days on Market Until Sale	24	55	+ 129.2%	36	45	+ 25.0%
Average List Price	\$315,718	\$408,370	+ 29.3%	\$322,521	\$382,341	+ 18.5%
Inventory of Homes for Sale	155	205	+ 32.3%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

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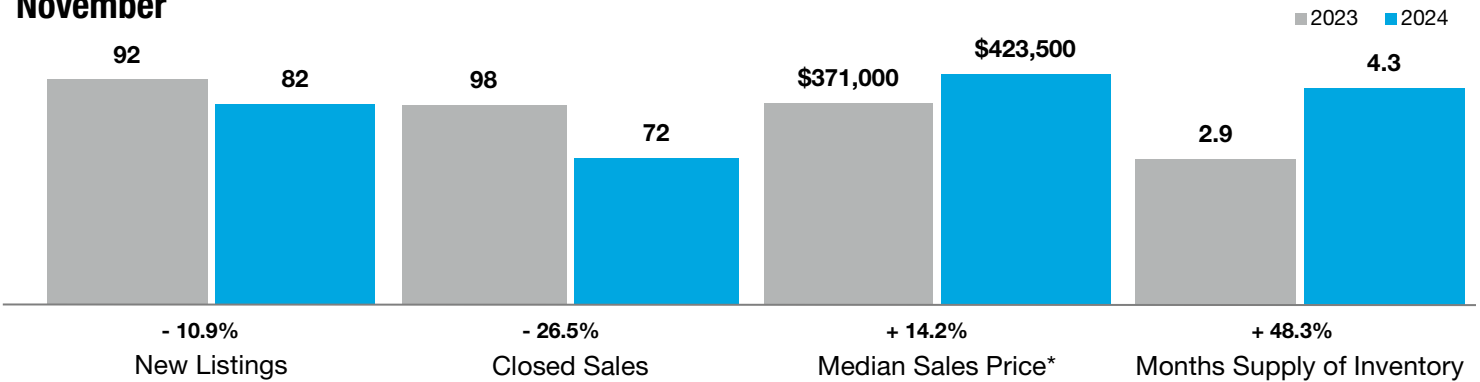
Haywood County

North Carolina

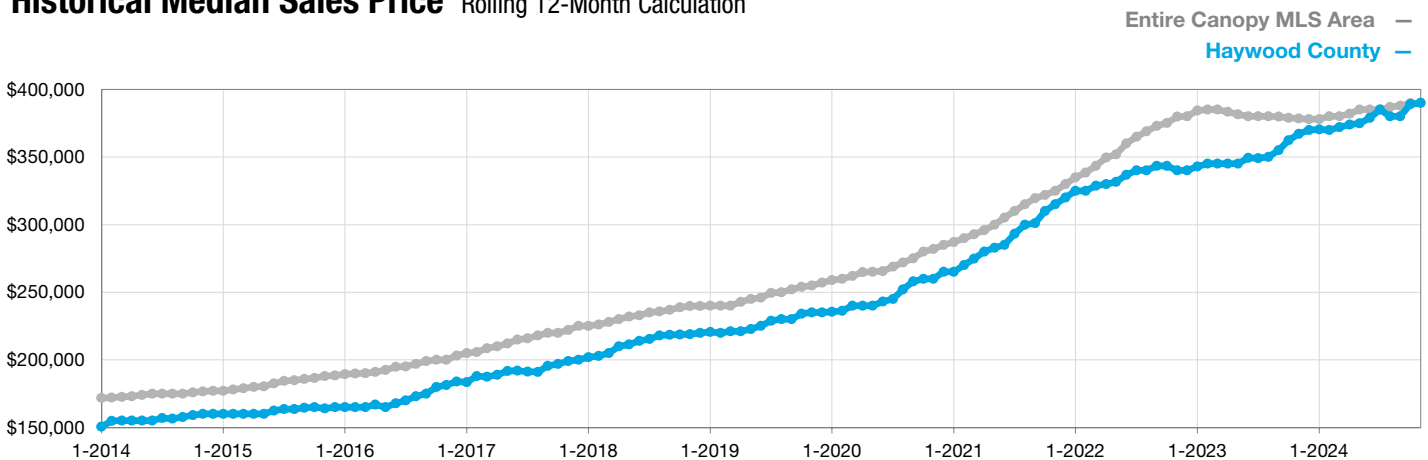
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	92	82	- 10.9%	1,216	1,237	+ 1.7%
Pending Sales	69	91	+ 31.9%	978	880	- 10.0%
Closed Sales	98	72	- 26.5%	955	840	- 12.0%
Median Sales Price*	\$371,000	\$423,500	+ 14.2%	\$370,000	\$395,000	+ 6.8%
Average Sales Price*	\$443,510	\$481,655	+ 8.6%	\$423,905	\$455,913	+ 7.6%
Percent of Original List Price Received*	95.9%	92.8%	- 3.2%	94.8%	94.1%	- 0.7%
List to Close	85	104	+ 22.4%	89	99	+ 11.2%
Days on Market Until Sale	45	53	+ 17.8%	44	49	+ 11.4%
Cumulative Days on Market Until Sale	42	55	+ 31.0%	48	55	+ 14.6%
Average List Price	\$469,291	\$483,355	+ 3.0%	\$478,865	\$508,659	+ 6.2%
Inventory of Homes for Sale	248	338	+ 36.3%	--	--	--
Months Supply of Inventory	2.9	4.3	+ 48.3%	--	--	--

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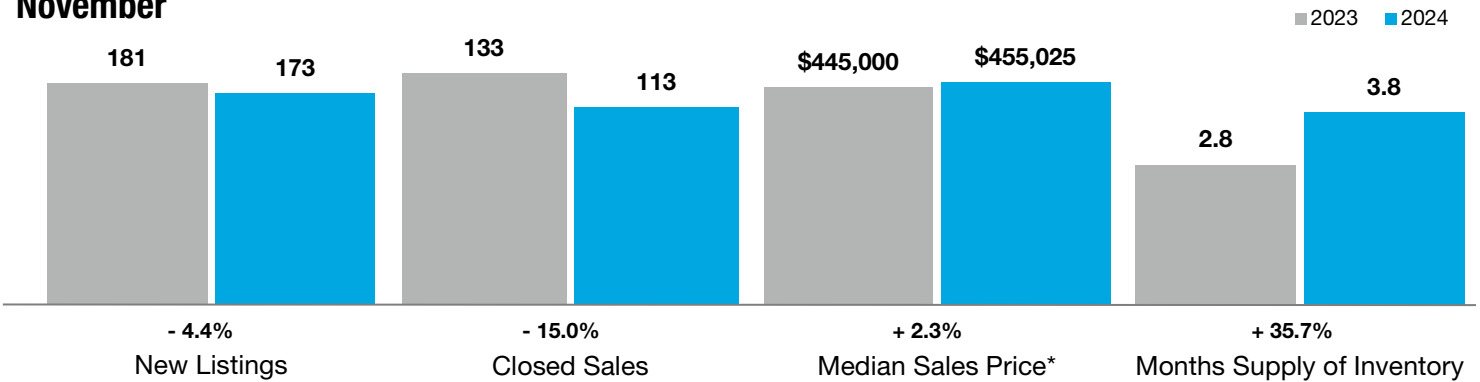
Henderson County

North Carolina

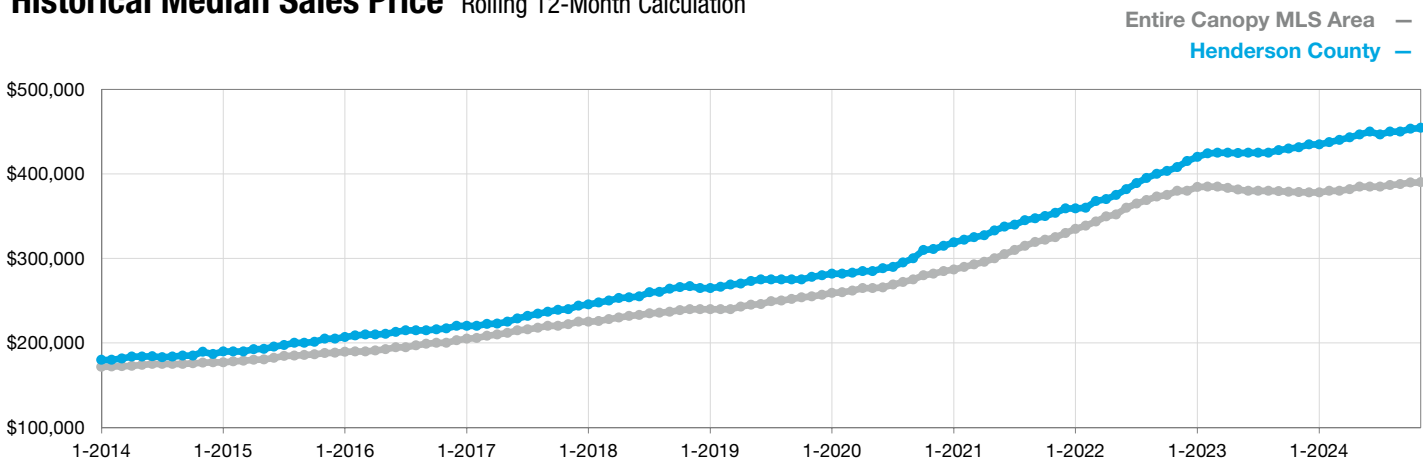
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	181	173	- 4.4%	2,083	2,288	+ 9.8%
Pending Sales	127	148	+ 16.5%	1,686	1,656	- 1.8%
Closed Sales	133	113	- 15.0%	1,617	1,580	- 2.3%
Median Sales Price*	\$445,000	\$455,025	+ 2.3%	\$435,000	\$453,970	+ 4.4%
Average Sales Price*	\$515,780	\$536,580	+ 4.0%	\$498,625	\$520,219	+ 4.3%
Percent of Original List Price Received*	96.9%	94.4%	- 2.6%	97.6%	96.1%	- 1.5%
List to Close	76	116	+ 52.6%	86	99	+ 15.1%
Days on Market Until Sale	31	62	+ 100.0%	35	46	+ 31.4%
Cumulative Days on Market Until Sale	34	63	+ 85.3%	38	51	+ 34.2%
Average List Price	\$549,994	\$564,527	+ 2.6%	\$549,774	\$587,493	+ 6.9%
Inventory of Homes for Sale	411	560	+ 36.3%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

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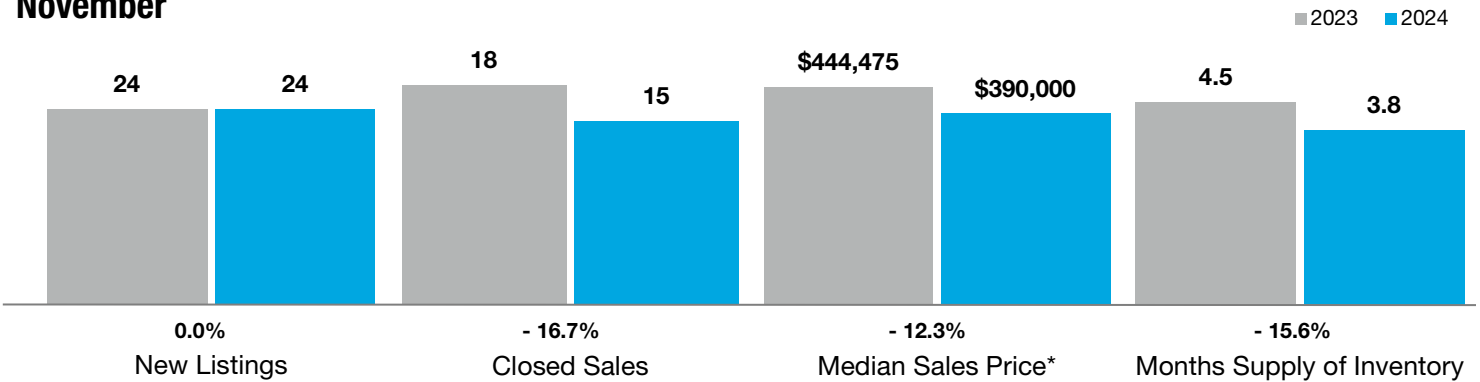
Jackson County

North Carolina

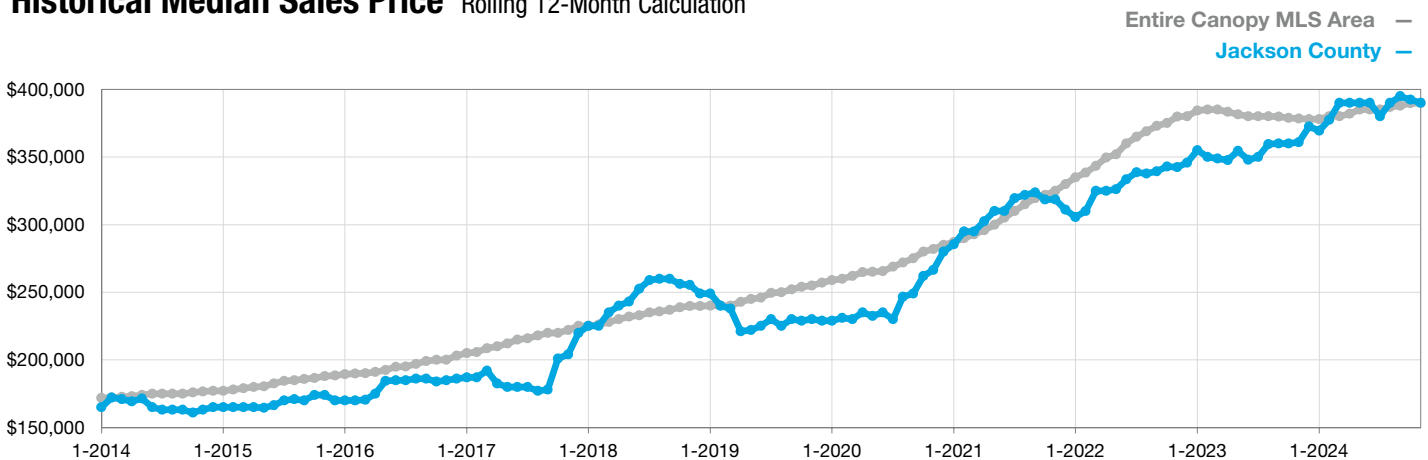
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	24	24	0.0%	309	337	+ 9.1%
Pending Sales	14	17	+ 21.4%	219	230	+ 5.0%
Closed Sales	18	15	- 16.7%	216	225	+ 4.2%
Median Sales Price*	\$444,475	\$390,000	- 12.3%	\$377,500	\$392,500	+ 4.0%
Average Sales Price*	\$572,503	\$472,867	- 17.4%	\$503,258	\$540,187	+ 7.3%
Percent of Original List Price Received*	99.7%	93.8%	- 5.9%	93.6%	92.7%	- 1.0%
List to Close	143	105	- 26.6%	107	103	- 3.7%
Days on Market Until Sale	80	59	- 26.3%	58	58	0.0%
Cumulative Days on Market Until Sale	88	70	- 20.5%	69	67	- 2.9%
Average List Price	\$581,883	\$538,175	- 7.5%	\$627,292	\$746,320	+ 19.0%
Inventory of Homes for Sale	87	77	- 11.5%	--	--	--
Months Supply of Inventory	4.5	3.8	- 15.6%	--	--	--

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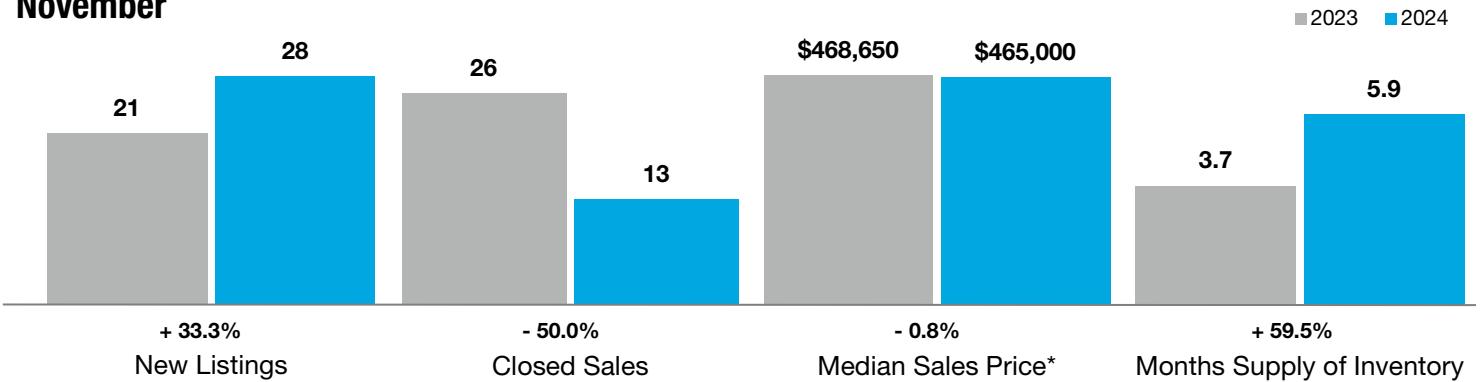
Madison County

North Carolina

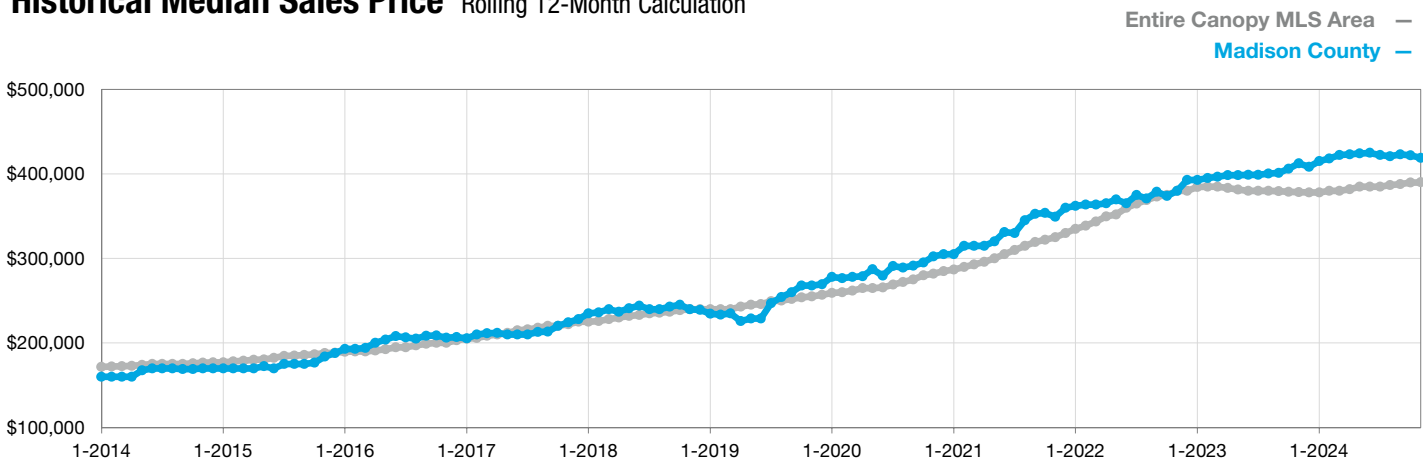
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	21	28	+ 33.3%	367	312	- 15.0%
Pending Sales	16	23	+ 43.8%	290	210	- 27.6%
Closed Sales	26	13	- 50.0%	282	215	- 23.8%
Median Sales Price*	\$468,650	\$465,000	- 0.8%	\$409,245	\$421,990	+ 3.1%
Average Sales Price*	\$582,333	\$520,362	- 10.6%	\$463,974	\$480,203	+ 3.5%
Percent of Original List Price Received*	93.8%	93.7%	- 0.1%	95.1%	94.8%	- 0.3%
List to Close	117	89	- 23.9%	111	119	+ 7.2%
Days on Market Until Sale	56	46	- 17.9%	51	63	+ 23.5%
Cumulative Days on Market Until Sale	71	43	- 39.4%	58	76	+ 31.0%
Average List Price	\$446,644	\$639,275	+ 43.1%	\$524,183	\$591,800	+ 12.9%
Inventory of Homes for Sale	92	108	+ 17.4%	--	--	--
Months Supply of Inventory	3.7	5.9	+ 59.5%	--	--	--

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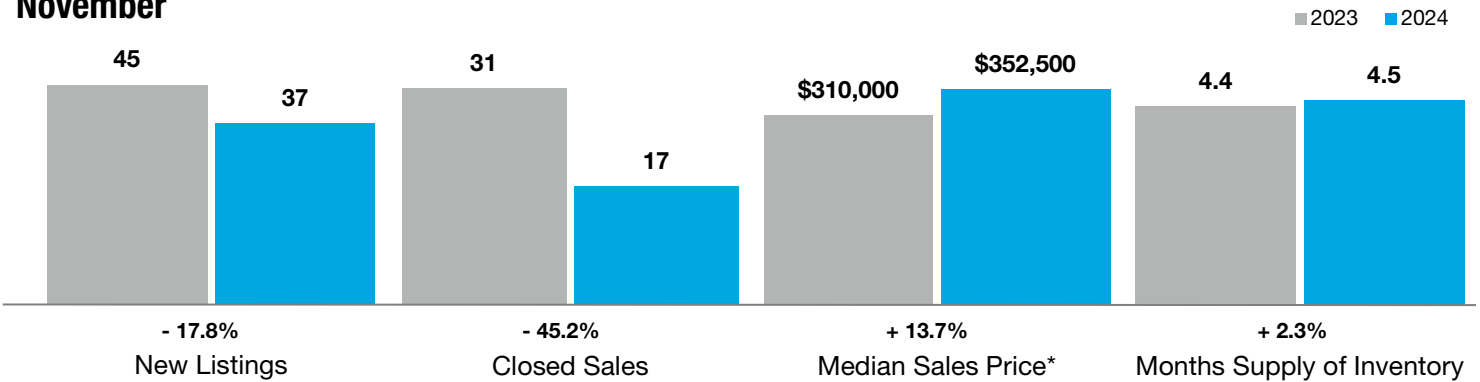
McDowell County

North Carolina

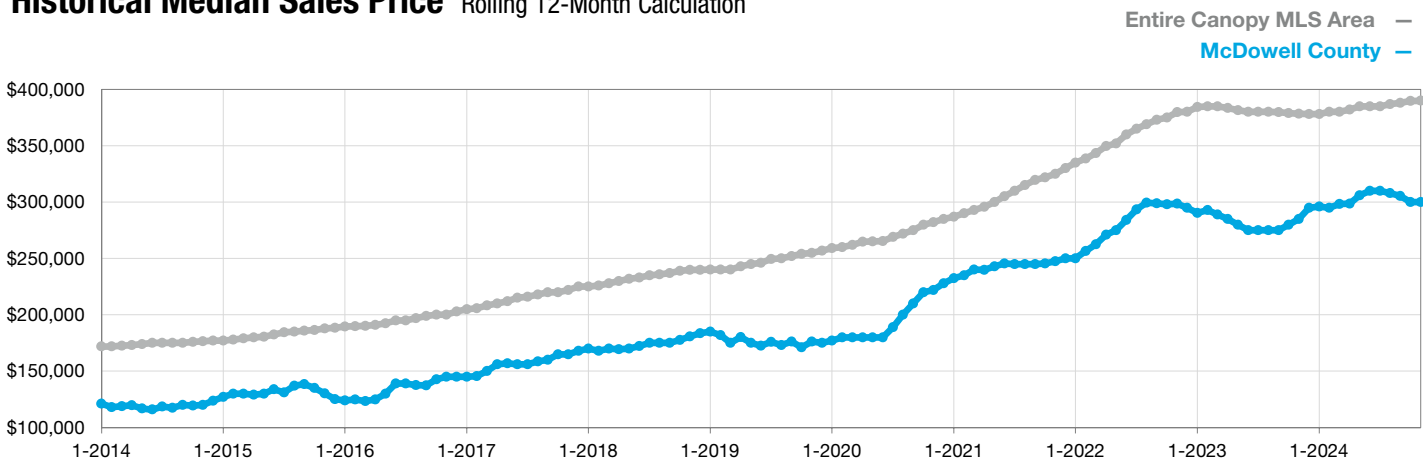
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	45	37	- 17.8%	520	530	+ 1.9%
Pending Sales	30	40	+ 33.3%	369	355	- 3.8%
Closed Sales	31	17	- 45.2%	352	348	- 1.1%
Median Sales Price*	\$310,000	\$352,500	+ 13.7%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$310,502	\$467,035	+ 50.4%	\$351,927	\$405,950	+ 15.4%
Percent of Original List Price Received*	87.9%	95.6%	+ 8.8%	94.7%	92.6%	- 2.2%
List to Close	108	77	- 28.7%	80	104	+ 30.0%
Days on Market Until Sale	68	37	- 45.6%	37	56	+ 51.4%
Cumulative Days on Market Until Sale	68	37	- 45.6%	40	65	+ 62.5%
Average List Price	\$424,349	\$467,284	+ 10.1%	\$431,698	\$451,306	+ 4.5%
Inventory of Homes for Sale	141	144	+ 2.1%	--	--	--
Months Supply of Inventory	4.4	4.5	+ 2.3%	--	--	--

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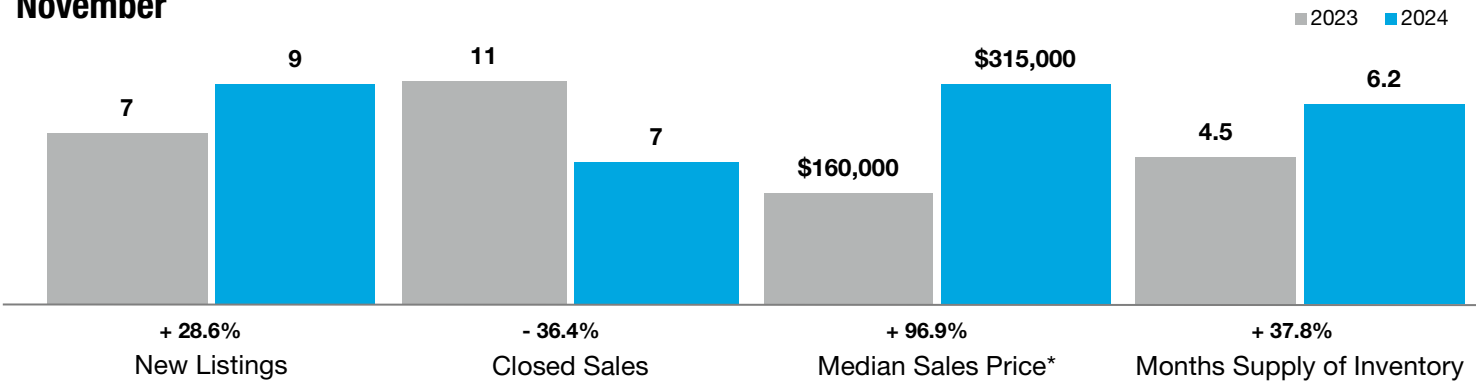
Mitchell County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	7	9	+ 28.6%	195	174	- 10.8%
Pending Sales	8	9	+ 12.5%	142	107	- 24.6%
Closed Sales	11	7	- 36.4%	141	102	- 27.7%
Median Sales Price*	\$160,000	\$315,000	+ 96.9%	\$262,500	\$262,500	0.0%
Average Sales Price*	\$197,364	\$276,500	+ 40.1%	\$311,017	\$342,903	+ 10.3%
Percent of Original List Price Received*	84.1%	86.7%	+ 3.1%	90.8%	89.1%	- 1.9%
List to Close	111	99	- 10.8%	112	131	+ 17.0%
Days on Market Until Sale	62	36	- 41.9%	63	78	+ 23.8%
Cumulative Days on Market Until Sale	63	36	- 42.9%	79	98	+ 24.1%
Average List Price	\$395,557	\$288,422	- 27.1%	\$400,360	\$417,764	+ 4.3%
Inventory of Homes for Sale	57	58	+ 1.8%	--	--	--
Months Supply of Inventory	4.5	6.2	+ 37.8%	--	--	--

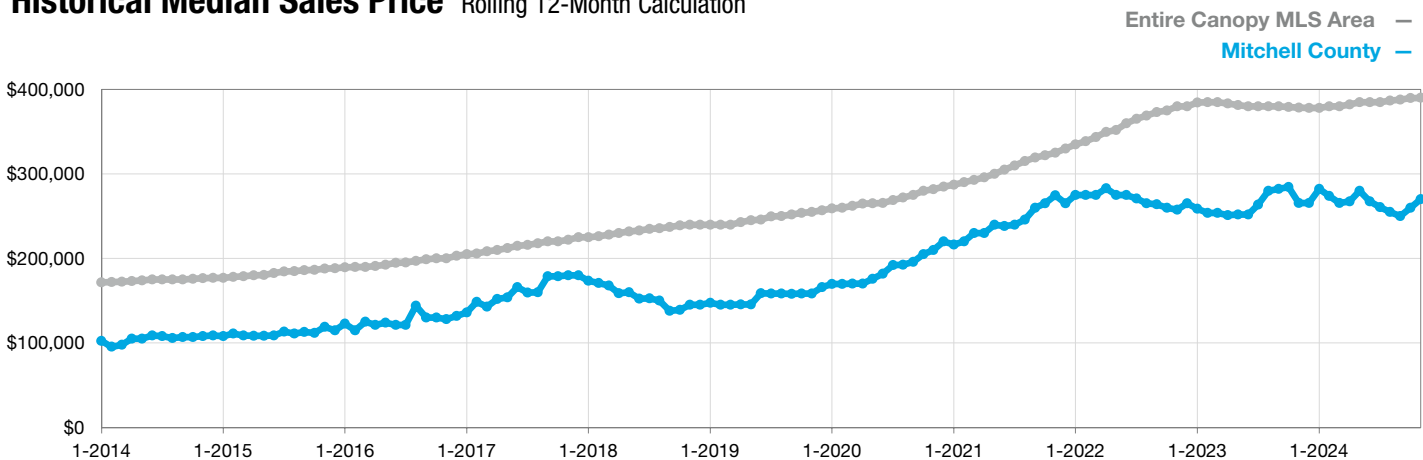
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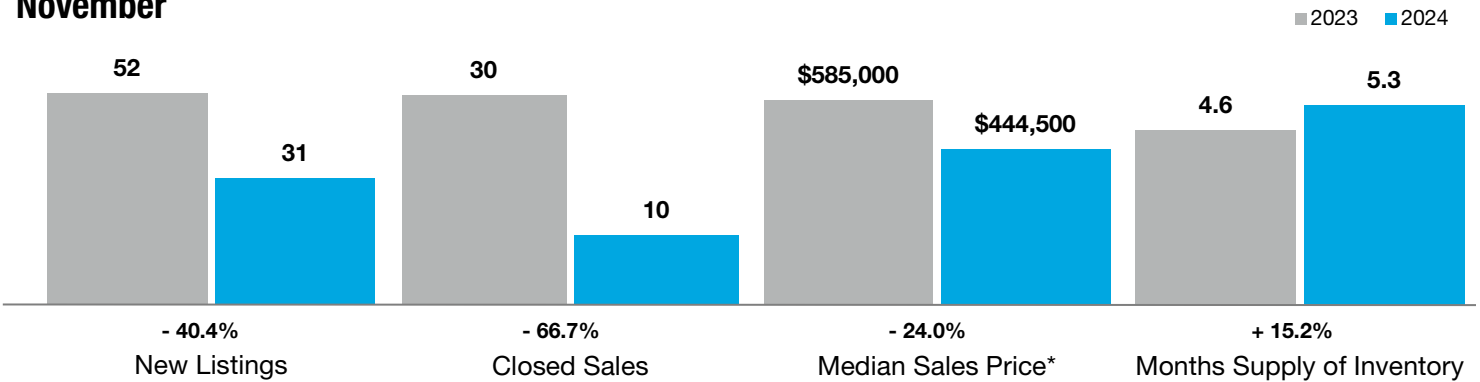
Polk County

North Carolina

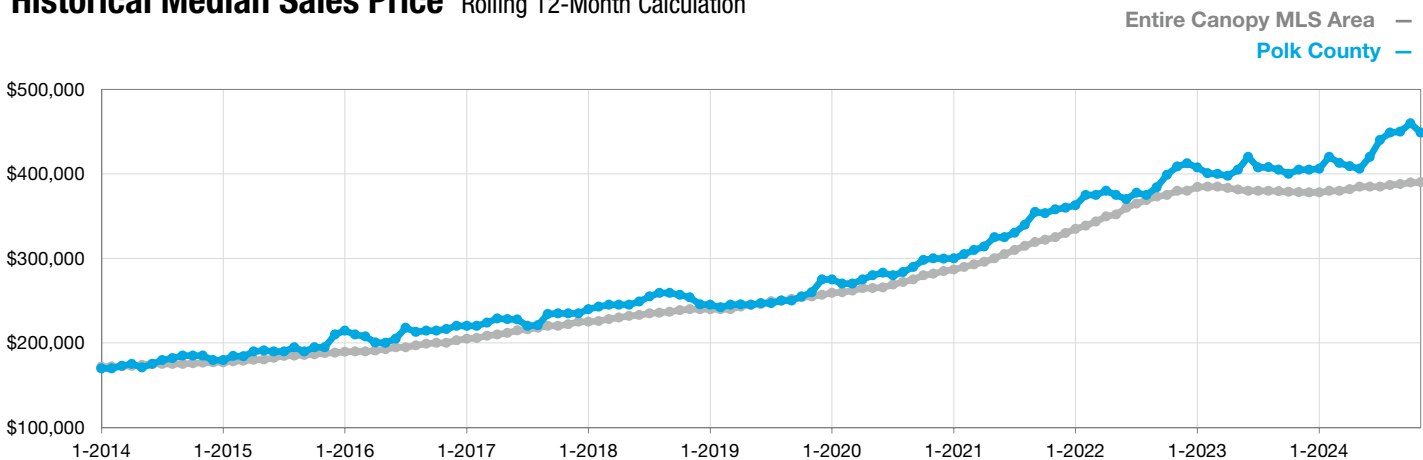
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	52	31	- 40.4%	385	367	- 4.7%
Pending Sales	30	23	- 23.3%	274	260	- 5.1%
Closed Sales	30	10	- 66.7%	263	254	- 3.4%
Median Sales Price*	\$585,000	\$444,500	- 24.0%	\$405,000	\$450,000	+ 11.1%
Average Sales Price*	\$653,046	\$459,300	- 29.7%	\$517,610	\$553,613	+ 7.0%
Percent of Original List Price Received*	93.0%	90.6%	- 2.6%	94.9%	92.5%	- 2.5%
List to Close	70	135	+ 92.9%	84	105	+ 25.0%
Days on Market Until Sale	35	81	+ 131.4%	41	61	+ 48.8%
Cumulative Days on Market Until Sale	47	83	+ 76.6%	50	74	+ 48.0%
Average List Price	\$759,748	\$772,399	+ 1.7%	\$660,288	\$720,137	+ 9.1%
Inventory of Homes for Sale	109	123	+ 12.8%	--	--	--
Months Supply of Inventory	4.6	5.3	+ 15.2%	--	--	--

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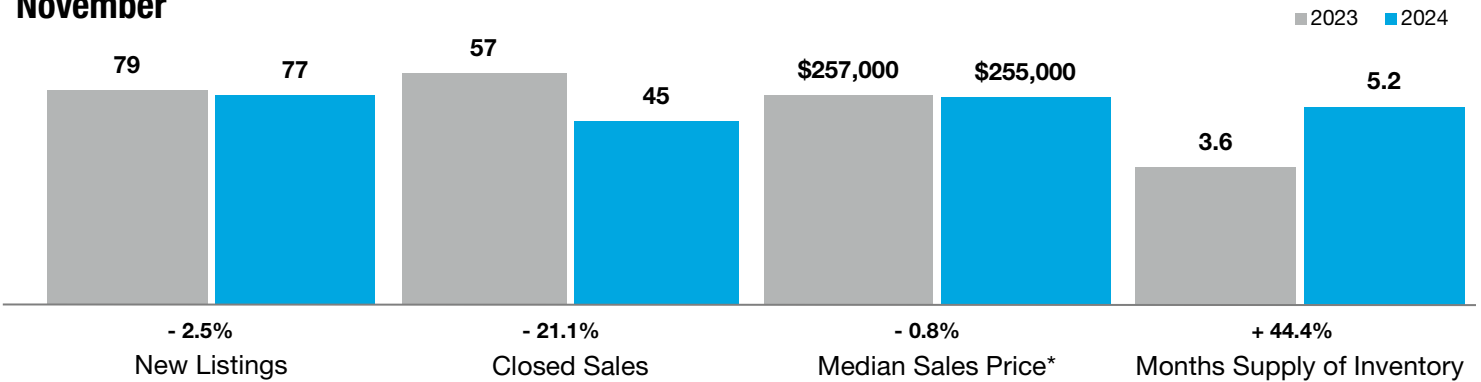
Rutherford County

North Carolina

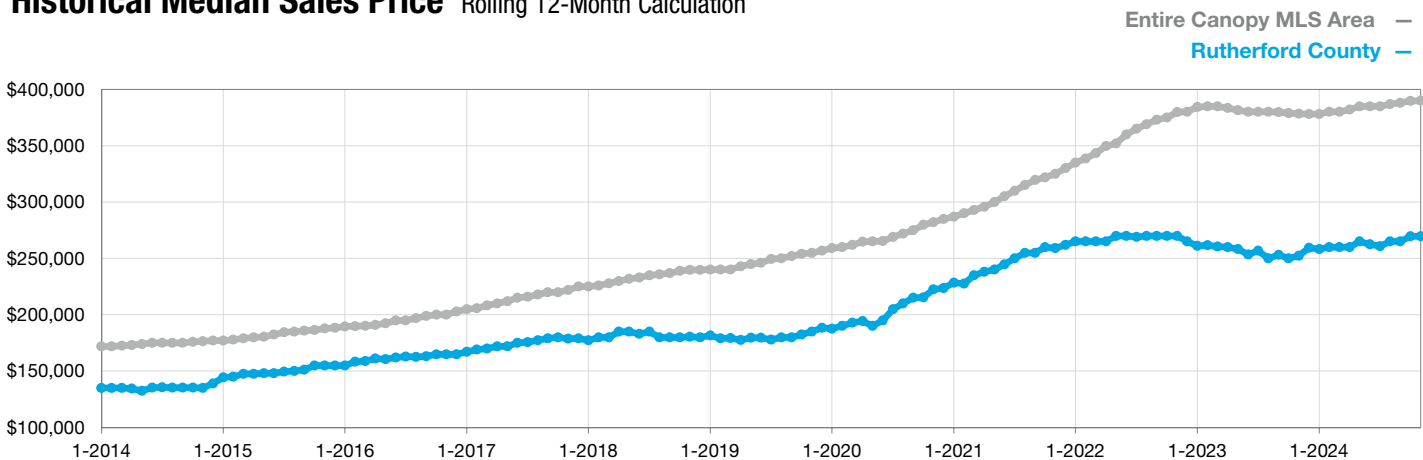
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	79	77	- 2.5%	928	1,063	+ 14.5%
Pending Sales	62	54	- 12.9%	706	667	- 5.5%
Closed Sales	57	45	- 21.1%	672	658	- 2.1%
Median Sales Price*	\$257,000	\$255,000	- 0.8%	\$256,000	\$269,950	+ 5.4%
Average Sales Price*	\$341,181	\$323,870	- 5.1%	\$325,682	\$360,349	+ 10.6%
Percent of Original List Price Received*	92.3%	91.2%	- 1.2%	94.7%	92.7%	- 2.1%
List to Close	86	117	+ 36.0%	86	94	+ 9.3%
Days on Market Until Sale	39	67	+ 71.8%	40	49	+ 22.5%
Cumulative Days on Market Until Sale	41	83	+ 102.4%	46	58	+ 26.1%
Average List Price	\$405,484	\$405,806	+ 0.1%	\$387,084	\$418,050	+ 8.0%
Inventory of Homes for Sale	224	307	+ 37.1%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--

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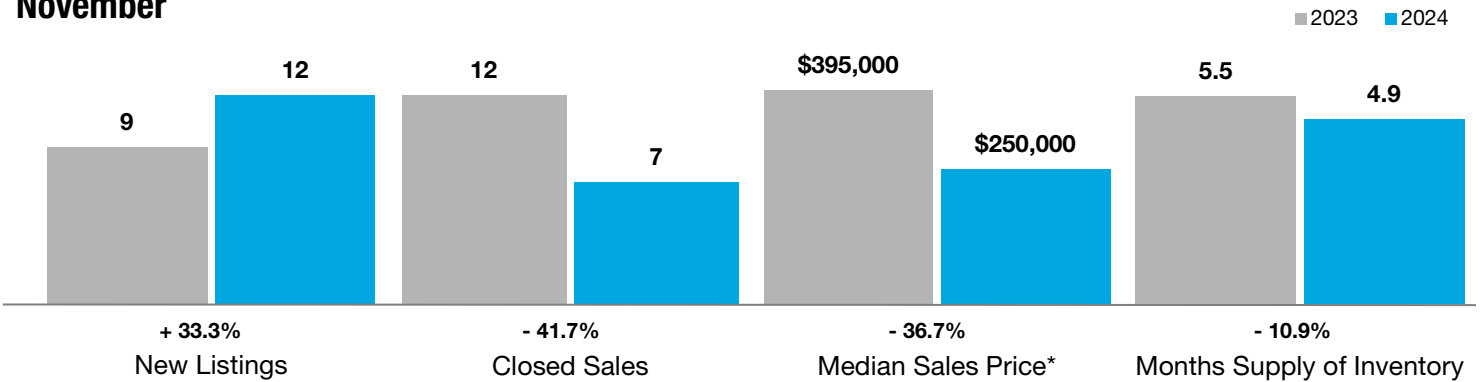
Swain County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	9	12	+ 33.3%	105	123	+ 17.1%
Pending Sales	2	13	+ 550.0%	67	81	+ 20.9%
Closed Sales	12	7	- 41.7%	67	70	+ 4.5%
Median Sales Price*	\$395,000	\$250,000	- 36.7%	\$390,000	\$327,250	- 16.1%
Average Sales Price*	\$550,575	\$262,071	- 52.4%	\$496,121	\$454,573	- 8.4%
Percent of Original List Price Received*	95.9%	84.4%	- 12.0%	93.9%	92.5%	- 1.5%
List to Close	92	104	+ 13.0%	106	96	- 9.4%
Days on Market Until Sale	42	59	+ 40.5%	57	51	- 10.5%
Cumulative Days on Market Until Sale	43	66	+ 53.5%	70	63	- 10.0%
Average List Price	\$355,225	\$433,715	+ 22.1%	\$589,788	\$459,728	- 22.1%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	5.5	4.9	- 10.9%	--	--	--

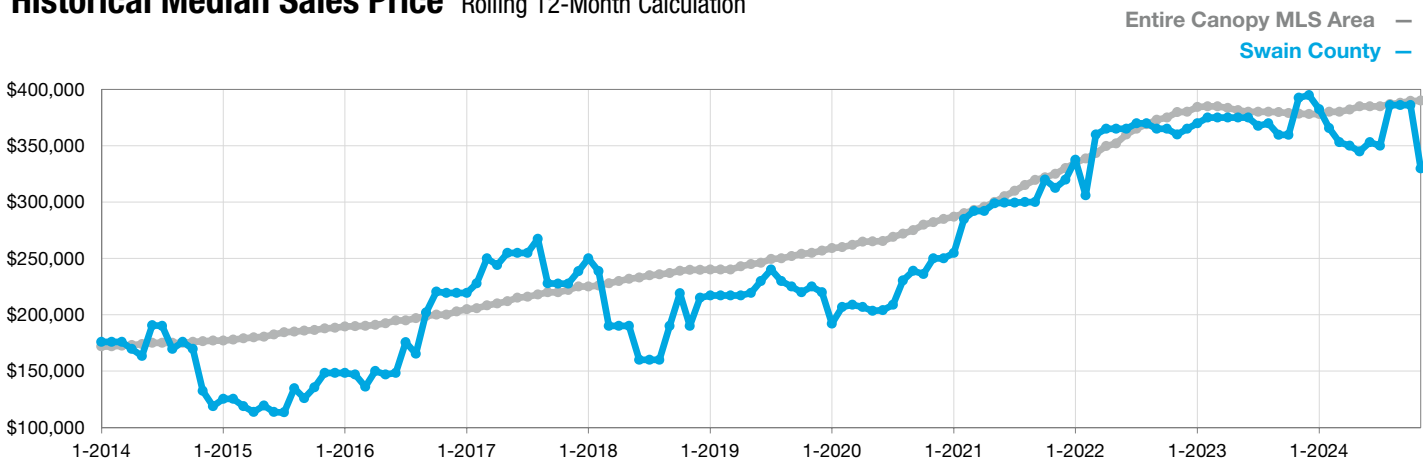
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Rolling 12-Month Calculation



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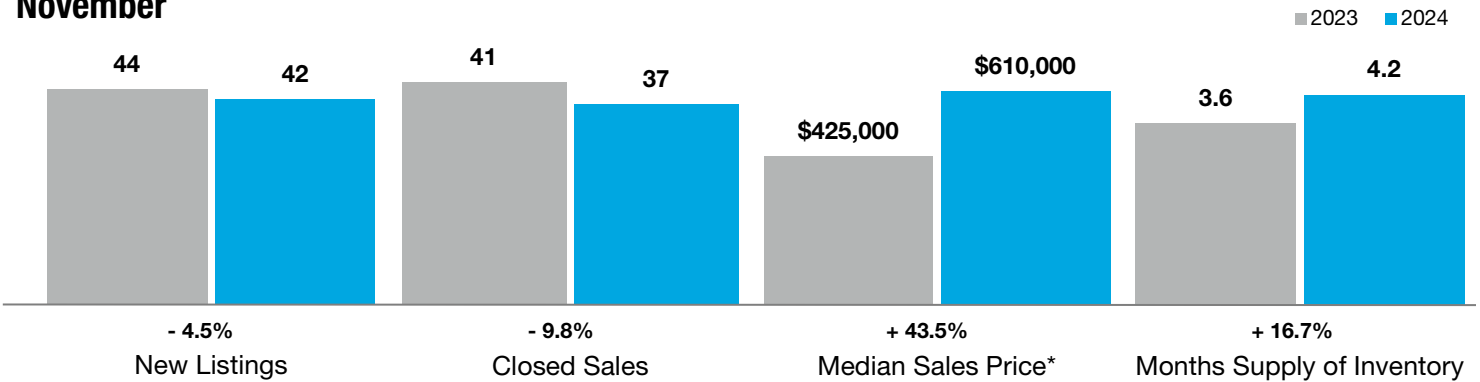
Transylvania County

North Carolina

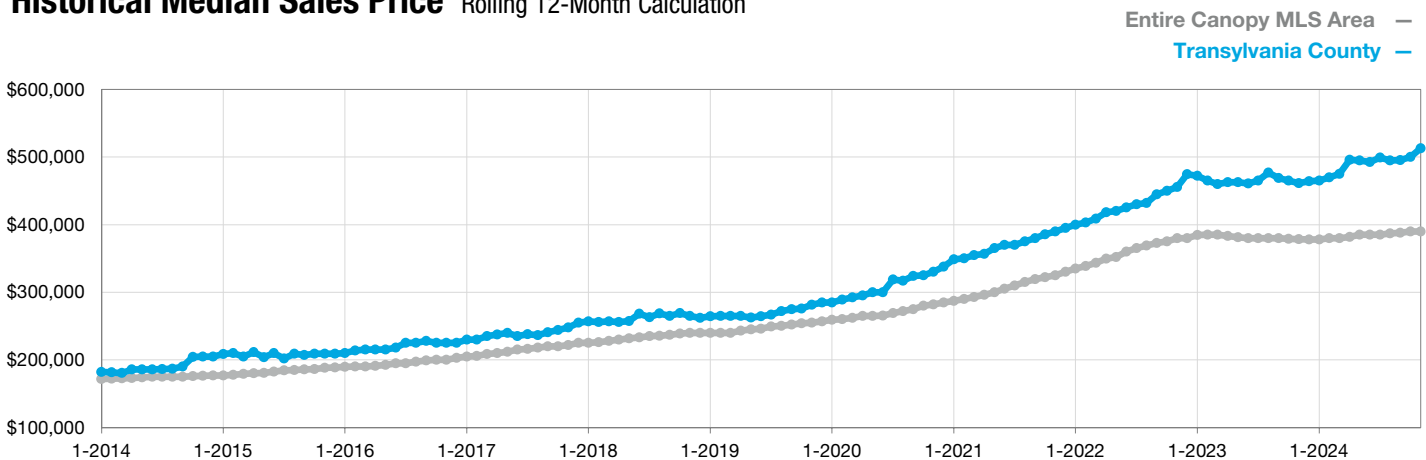
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	44	42	- 4.5%	624	677	+ 8.5%
Pending Sales	45	30	- 33.3%	463	462	- 0.2%
Closed Sales	41	37	- 9.8%	456	468	+ 2.6%
Median Sales Price*	\$425,000	\$610,000	+ 43.5%	\$460,000	\$510,000	+ 10.9%
Average Sales Price*	\$502,943	\$836,347	+ 66.3%	\$588,454	\$695,038	+ 18.1%
Percent of Original List Price Received*	93.8%	91.5%	- 2.5%	95.0%	93.9%	- 1.2%
List to Close	93	116	+ 24.7%	94	95	+ 1.1%
Days on Market Until Sale	37	74	+ 100.0%	46	53	+ 15.2%
Cumulative Days on Market Until Sale	44	82	+ 86.4%	50	58	+ 16.0%
Average List Price	\$610,697	\$807,405	+ 32.2%	\$715,089	\$848,716	+ 18.7%
Inventory of Homes for Sale	147	169	+ 15.0%	--	--	--
Months Supply of Inventory	3.6	4.2	+ 16.7%	--	--	--

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November



Historical Median Sales Price Rolling 12-Month Calculation



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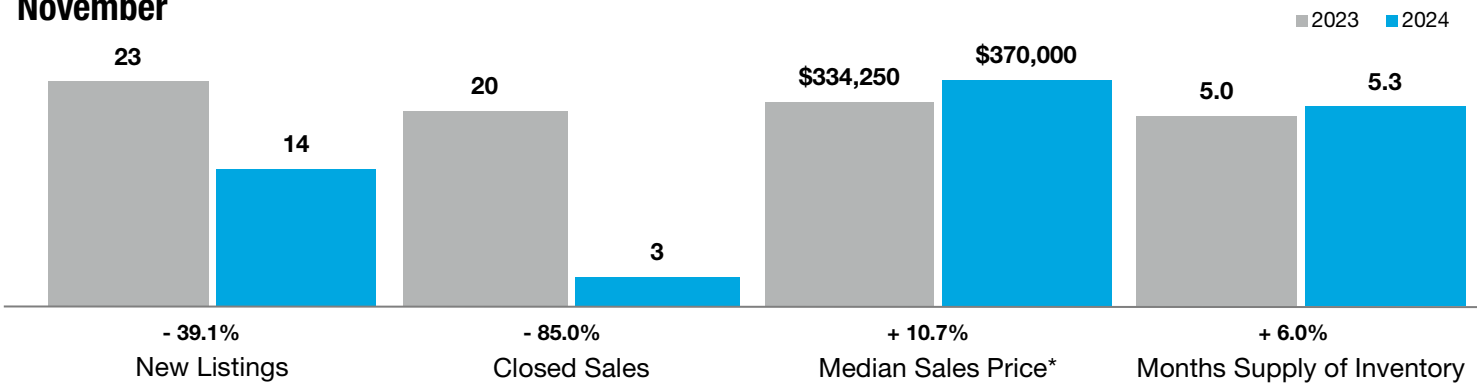
Yancey County

North Carolina

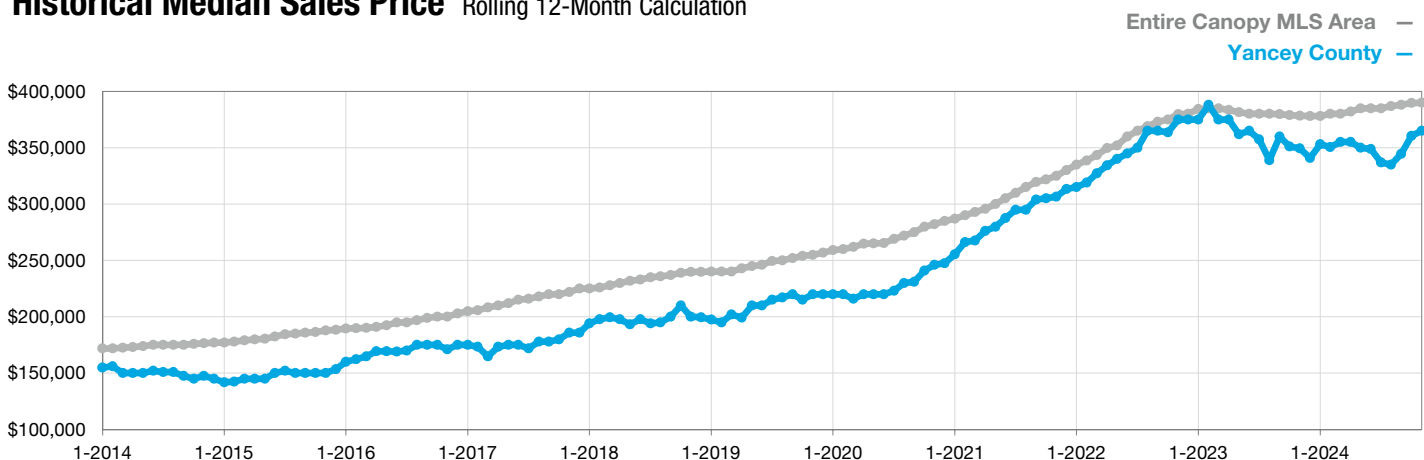
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	23	14	- 39.1%	281	311	+ 10.7%
Pending Sales	15	14	- 6.7%	208	182	- 12.5%
Closed Sales	20	3	- 85.0%	207	179	- 13.5%
Median Sales Price*	\$334,250	\$370,000	+ 10.7%	\$341,000	\$370,000	+ 8.5%
Average Sales Price*	\$412,563	\$368,667	- 10.6%	\$446,266	\$458,986	+ 2.9%
Percent of Original List Price Received*	90.2%	94.9%	+ 5.2%	92.6%	93.6%	+ 1.1%
List to Close	107	154	+ 43.9%	116	113	- 2.6%
Days on Market Until Sale	58	77	+ 32.8%	68	65	- 4.4%
Cumulative Days on Market Until Sale	62	79	+ 27.4%	79	75	- 5.1%
Average List Price	\$632,426	\$464,700	- 26.5%	\$572,989	\$593,937	+ 3.7%
Inventory of Homes for Sale	91	84	- 7.7%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

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November



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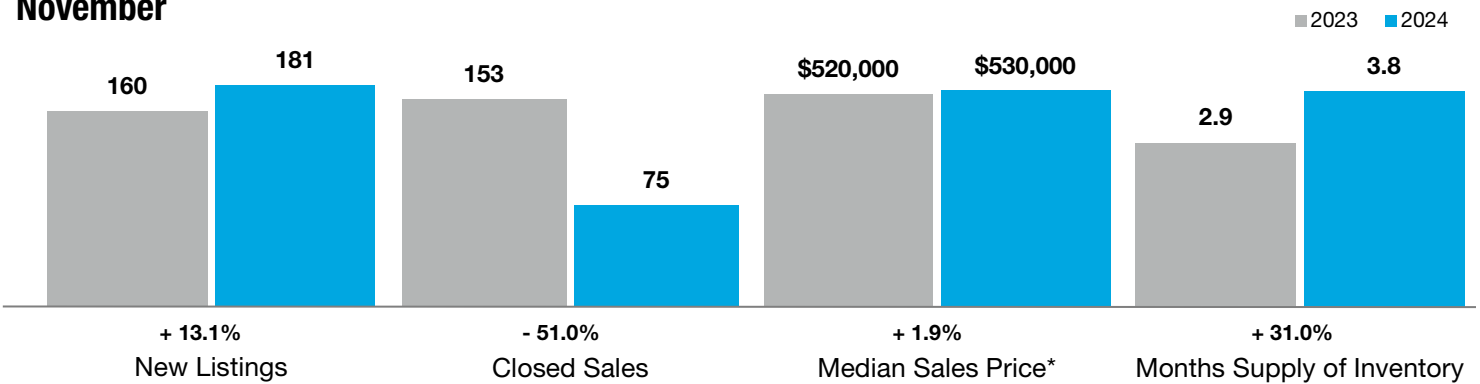
City of Asheville

North Carolina

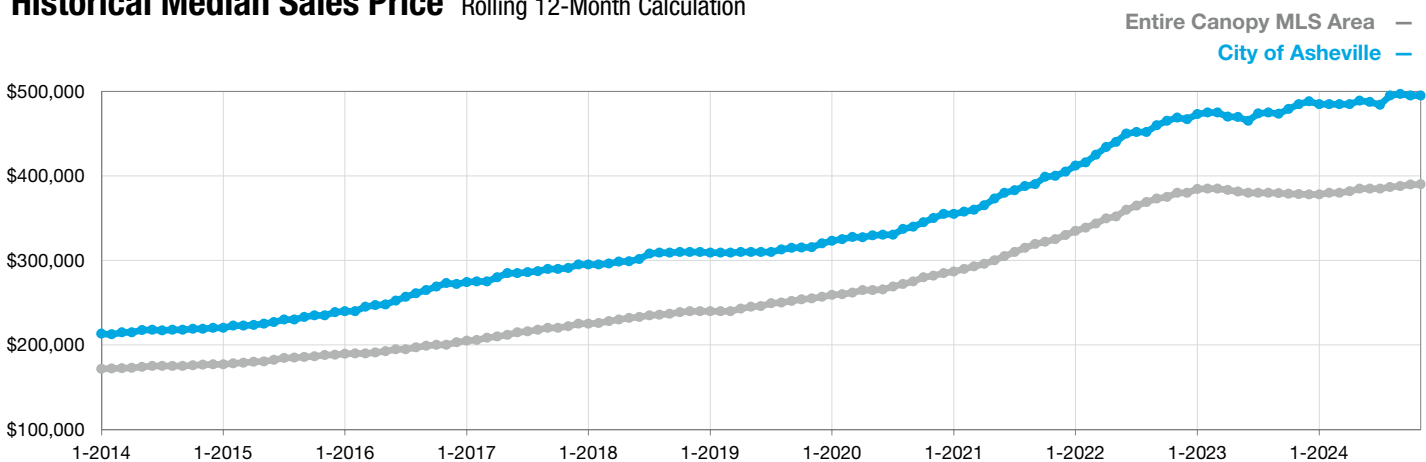
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	160	181	+ 13.1%	2,127	2,186	+ 2.8%
Pending Sales	127	137	+ 7.9%	1,679	1,509	- 10.1%
Closed Sales	153	75	- 51.0%	1,656	1,476	- 10.9%
Median Sales Price*	\$520,000	\$530,000	+ 1.9%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$717,614	\$662,034	- 7.7%	\$626,831	\$669,538	+ 6.8%
Percent of Original List Price Received*	95.9%	93.9%	- 2.1%	96.7%	95.8%	- 0.9%
List to Close	79	107	+ 35.4%	82	90	+ 9.8%
Days on Market Until Sale	33	52	+ 57.6%	38	43	+ 13.2%
Cumulative Days on Market Until Sale	33	60	+ 81.8%	38	48	+ 26.3%
Average List Price	\$657,832	\$695,074	+ 5.7%	\$688,034	\$757,512	+ 10.1%
Inventory of Homes for Sale	427	508	+ 19.0%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--

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November



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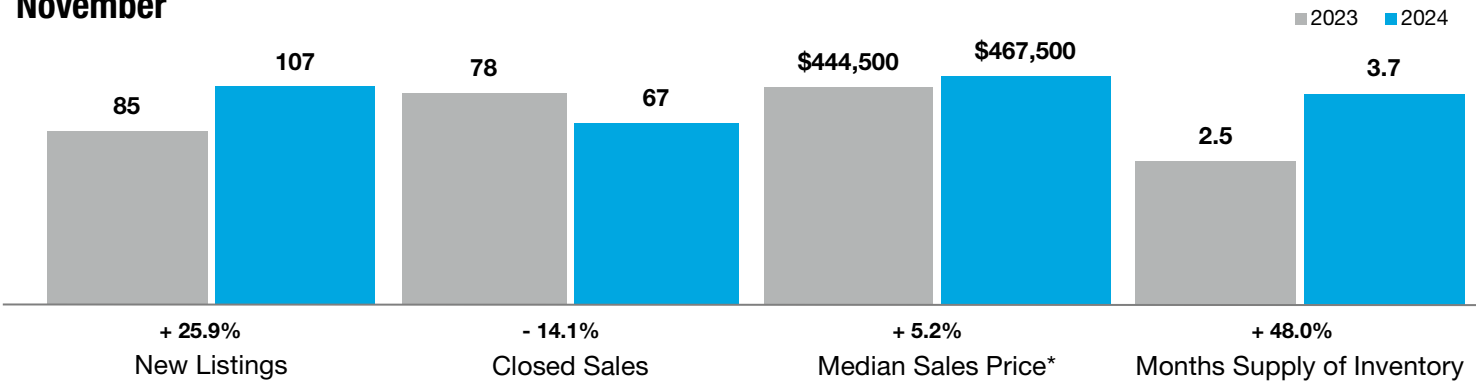
City of Hendersonville

North Carolina

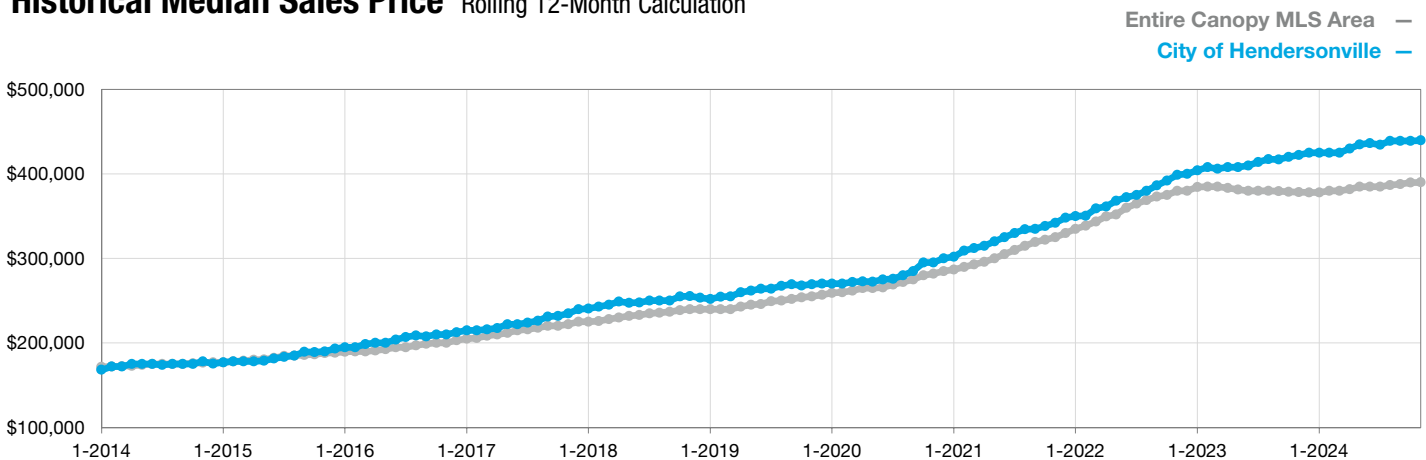
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	85	107	+ 25.9%	1,212	1,315	+ 8.5%
Pending Sales	69	88	+ 27.5%	1,002	968	- 3.4%
Closed Sales	78	67	- 14.1%	972	948	- 2.5%
Median Sales Price*	\$444,500	\$467,500	+ 5.2%	\$425,000	\$439,950	+ 3.5%
Average Sales Price*	\$478,214	\$516,029	+ 7.9%	\$471,239	\$500,109	+ 6.1%
Percent of Original List Price Received*	96.3%	94.2%	- 2.2%	97.9%	96.2%	- 1.7%
List to Close	84	115	+ 36.9%	90	99	+ 10.0%
Days on Market Until Sale	35	55	+ 57.1%	35	46	+ 31.4%
Cumulative Days on Market Until Sale	41	58	+ 41.5%	39	52	+ 33.3%
Average List Price	\$480,814	\$575,169	+ 19.6%	\$521,759	\$567,875	+ 8.8%
Inventory of Homes for Sale	223	317	+ 42.2%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

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November



Historical Median Sales Price Rolling 12-Month Calculation



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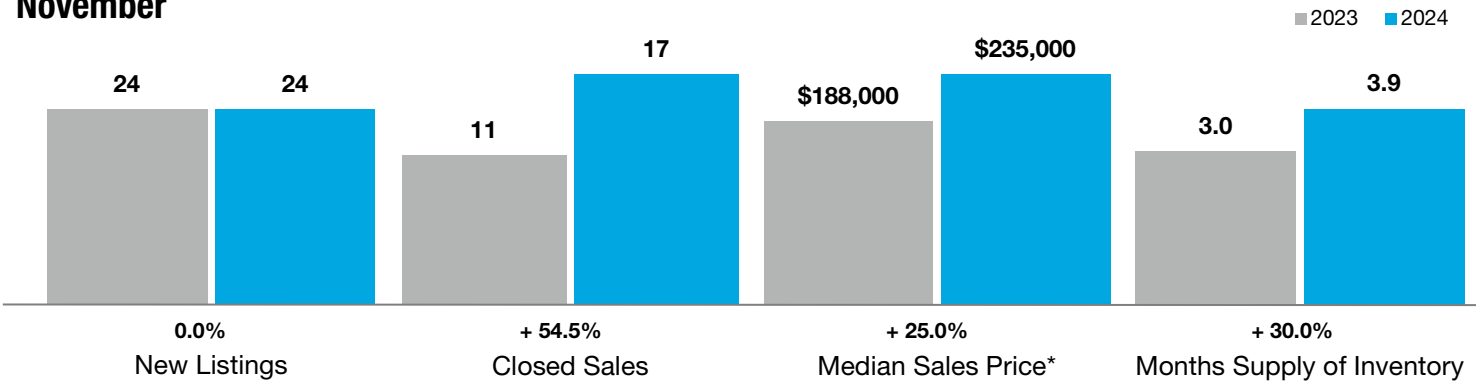
Forest City

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	24	24	0.0%	203	235	+ 15.8%
Pending Sales	15	18	+ 20.0%	156	155	- 0.6%
Closed Sales	11	17	+ 54.5%	144	150	+ 4.2%
Median Sales Price*	\$188,000	\$235,000	+ 25.0%	\$197,950	\$229,500	+ 15.9%
Average Sales Price*	\$220,273	\$210,198	- 4.6%	\$221,539	\$240,820	+ 8.7%
Percent of Original List Price Received*	92.5%	89.5%	- 3.2%	95.7%	92.9%	- 2.9%
List to Close	76	108	+ 42.1%	74	92	+ 24.3%
Days on Market Until Sale	39	66	+ 69.2%	32	48	+ 50.0%
Cumulative Days on Market Until Sale	47	85	+ 80.9%	35	55	+ 57.1%
Average List Price	\$295,558	\$255,546	- 13.5%	\$247,213	\$263,228	+ 6.5%
Inventory of Homes for Sale	41	54	+ 31.7%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

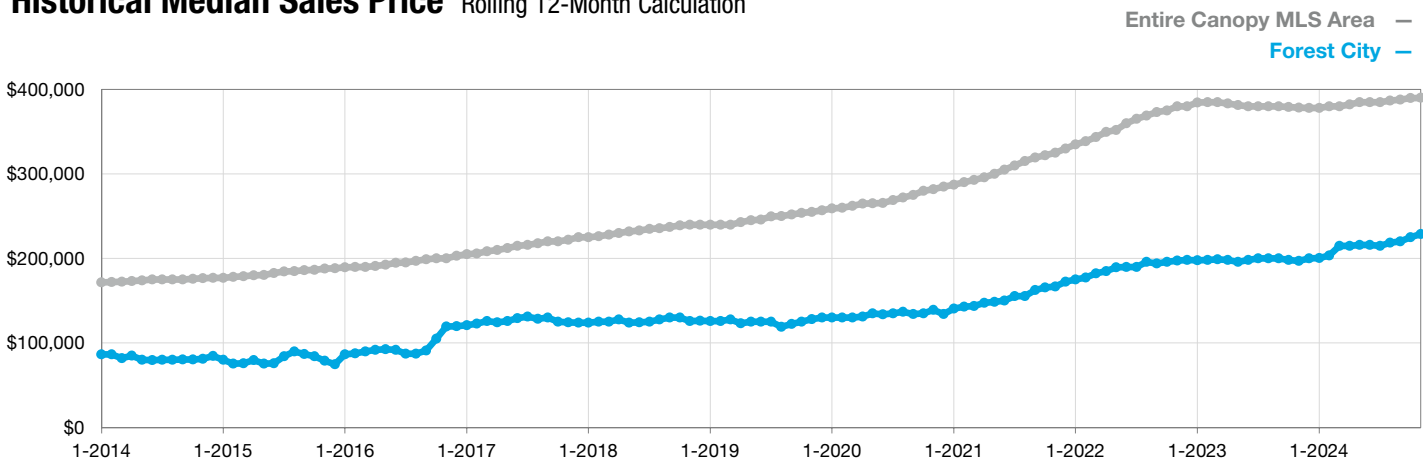
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November



Historical Median Sales Price

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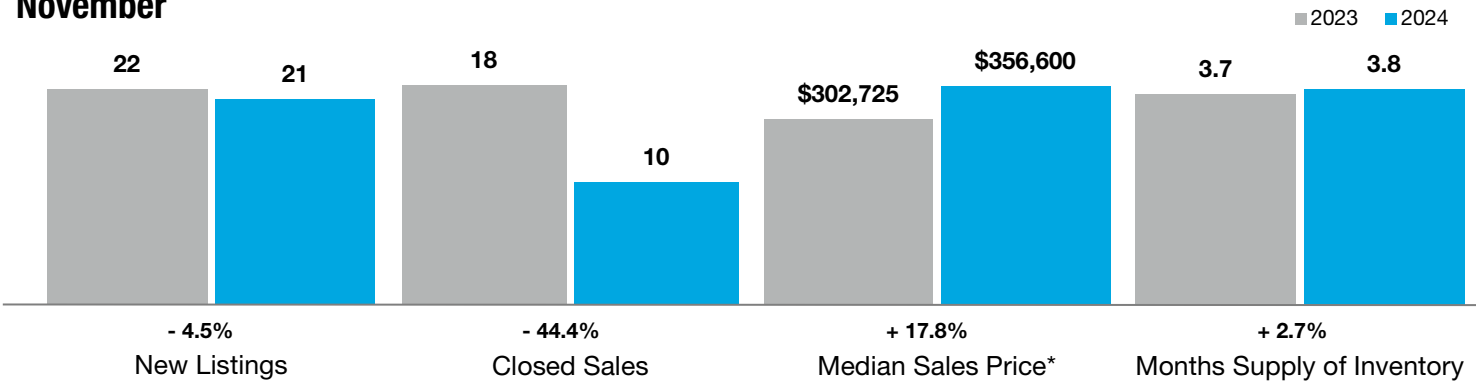
Marion

North Carolina

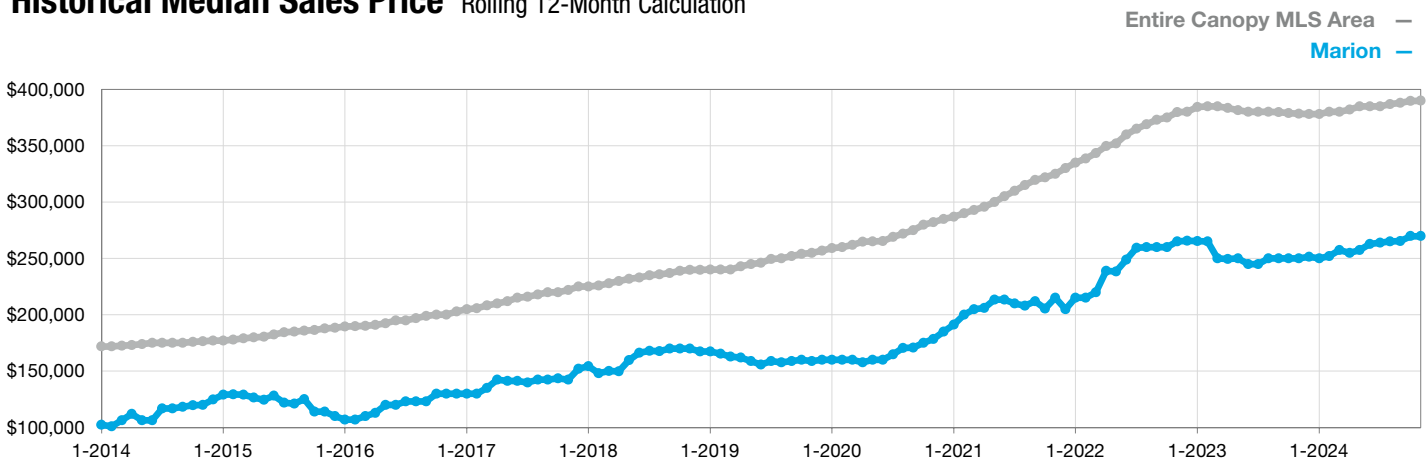
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	22	21	- 4.5%	283	292	+ 3.2%
Pending Sales	17	26	+ 52.9%	248	219	- 11.7%
Closed Sales	18	10	- 44.4%	242	214	- 11.6%
Median Sales Price*	\$302,725	\$356,600	+ 17.8%	\$250,750	\$267,700	+ 6.8%
Average Sales Price*	\$291,853	\$386,010	+ 32.3%	\$288,945	\$319,280	+ 10.5%
Percent of Original List Price Received*	87.8%	97.2%	+ 10.7%	95.0%	92.1%	- 3.1%
List to Close	95	63	- 33.7%	78	113	+ 44.9%
Days on Market Until Sale	57	23	- 59.6%	35	64	+ 82.9%
Cumulative Days on Market Until Sale	58	24	- 58.6%	39	70	+ 79.5%
Average List Price	\$288,232	\$399,129	+ 38.5%	\$316,622	\$359,479	+ 13.5%
Inventory of Homes for Sale	80	75	- 6.3%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

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November



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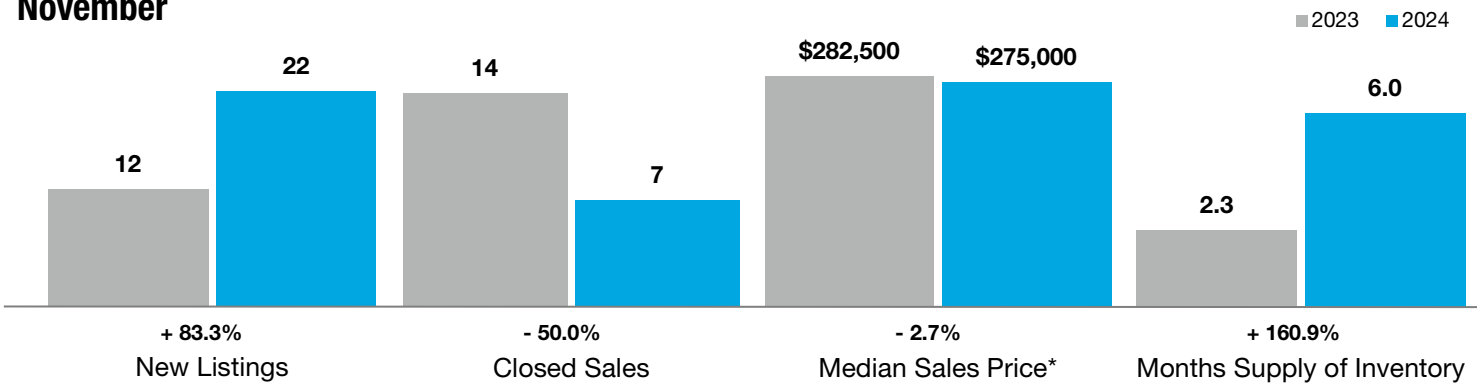
Rutherfordton

North Carolina

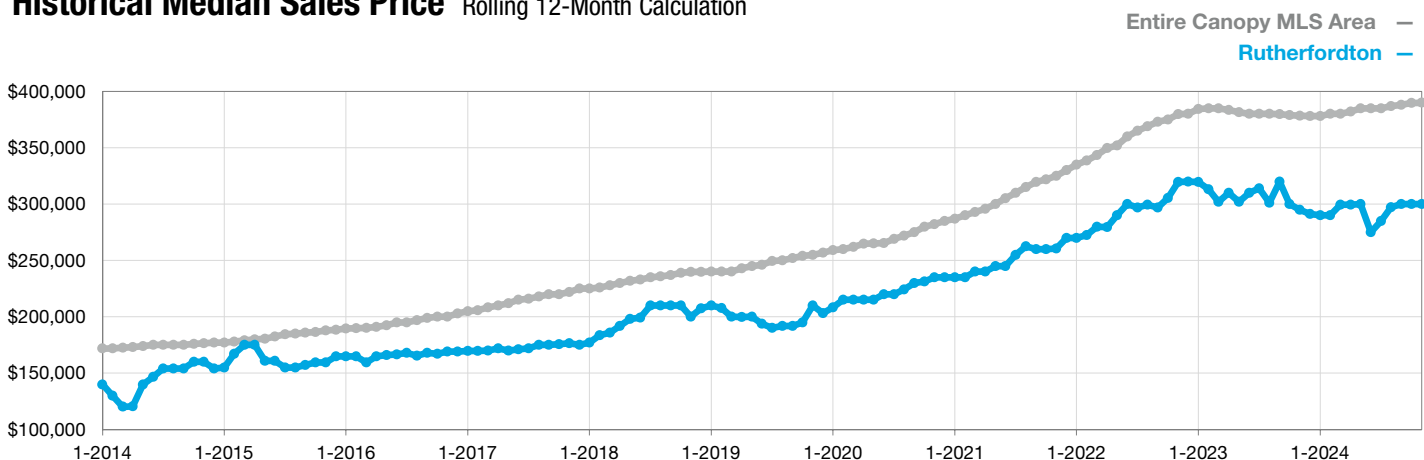
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	12	22	+ 83.3%	206	276	+ 34.0%
Pending Sales	18	14	- 22.2%	176	166	- 5.7%
Closed Sales	14	7	- 50.0%	168	162	- 3.6%
Median Sales Price*	\$282,500	\$275,000	- 2.7%	\$291,250	\$300,000	+ 3.0%
Average Sales Price*	\$354,761	\$332,219	- 6.4%	\$339,864	\$332,797	- 2.1%
Percent of Original List Price Received*	94.0%	96.4%	+ 2.6%	94.7%	93.4%	- 1.4%
List to Close	81	71	- 12.3%	94	87	- 7.4%
Days on Market Until Sale	40	11	- 72.5%	44	43	- 2.3%
Cumulative Days on Market Until Sale	40	11	- 72.5%	49	57	+ 16.3%
Average List Price	\$611,791	\$369,800	- 39.6%	\$382,721	\$415,645	+ 8.6%
Inventory of Homes for Sale	36	85	+ 136.1%	--	--	--
Months Supply of Inventory	2.3	6.0	+ 160.9%	--	--	--

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November



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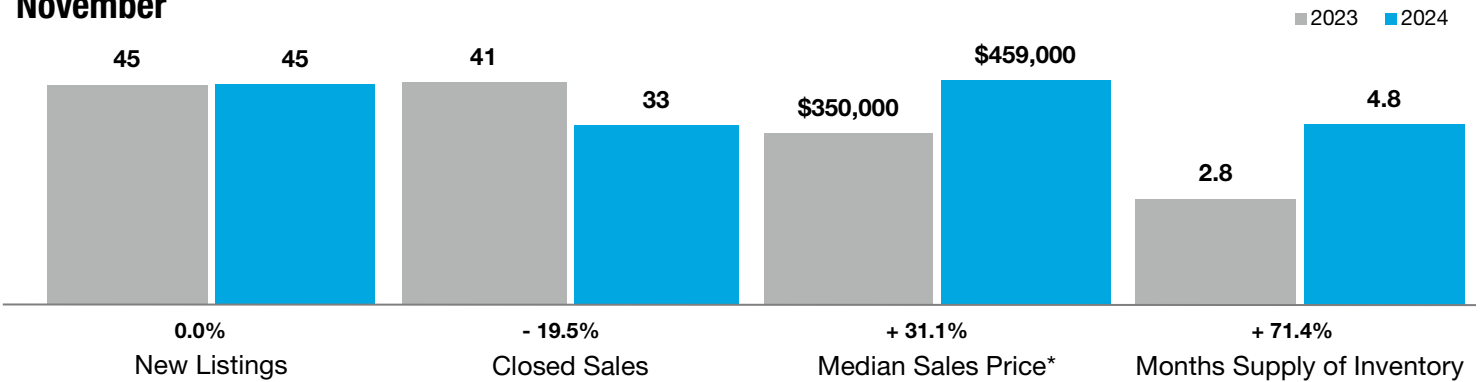
Waynesville

North Carolina

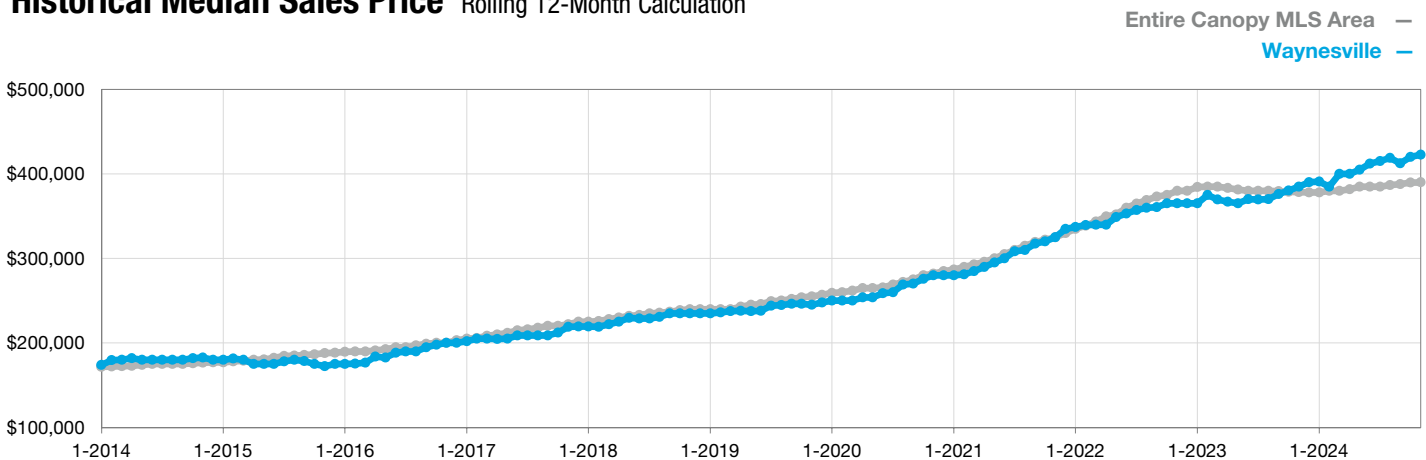
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	45	45	0.0%	552	618	+ 12.0%
Pending Sales	30	43	+ 43.3%	442	418	- 5.4%
Closed Sales	41	33	- 19.5%	431	390	- 9.5%
Median Sales Price*	\$350,000	\$459,000	+ 31.1%	\$385,000	\$422,940	+ 9.9%
Average Sales Price*	\$451,288	\$537,466	+ 19.1%	\$427,388	\$497,844	+ 16.5%
Percent of Original List Price Received*	94.9%	91.4%	- 3.7%	94.5%	94.3%	- 0.2%
List to Close	70	114	+ 62.9%	87	99	+ 13.8%
Days on Market Until Sale	33	58	+ 75.8%	44	46	+ 4.5%
Cumulative Days on Market Until Sale	33	60	+ 81.8%	47	51	+ 8.5%
Average List Price	\$452,669	\$479,951	+ 6.0%	\$491,164	\$540,543	+ 10.1%
Inventory of Homes for Sale	109	178	+ 63.3%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

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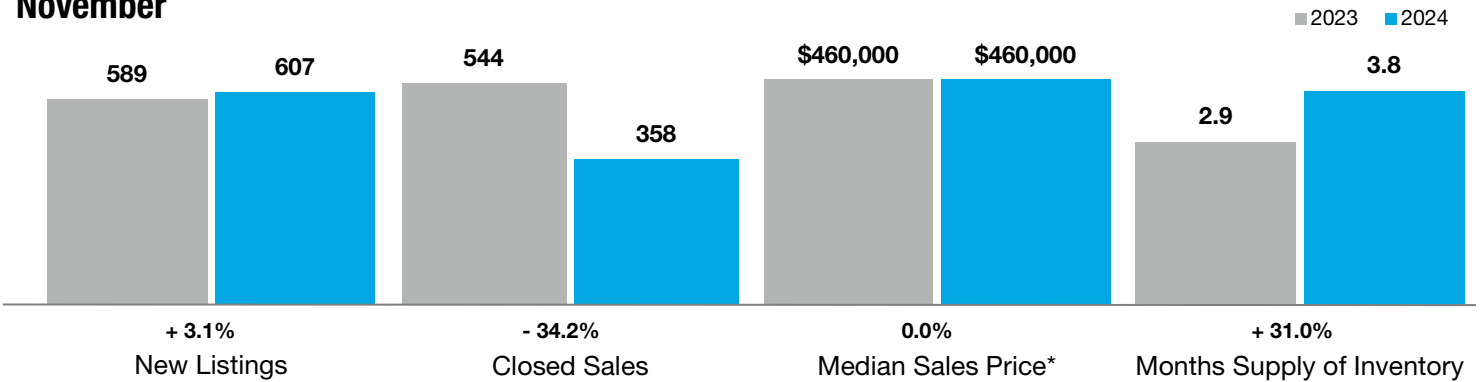
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	589	607	+ 3.1%	7,814	8,009	+ 2.5%
Pending Sales	455	510	+ 12.1%	6,267	5,740	- 8.4%
Closed Sales	544	358	- 34.2%	6,182	5,575	- 9.8%
Median Sales Price*	\$460,000	\$460,000	0.0%	\$439,000	\$454,000	+ 3.4%
Average Sales Price*	\$614,948	\$561,812	- 8.6%	\$540,736	\$572,426	+ 5.9%
Percent of Original List Price Received*	96.3%	94.2%	- 2.2%	96.7%	95.6%	- 1.1%
List to Close	88	110	+ 25.0%	91	96	+ 5.5%
Days on Market Until Sale	36	56	+ 55.6%	38	47	+ 23.7%
Cumulative Days on Market Until Sale	37	59	+ 59.5%	41	52	+ 26.8%
Average List Price	\$566,638	\$609,287	+ 7.5%	\$594,352	\$644,329	+ 8.4%
Inventory of Homes for Sale	1,580	1,923	+ 21.7%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--

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