

# Local Market Update for January 2025

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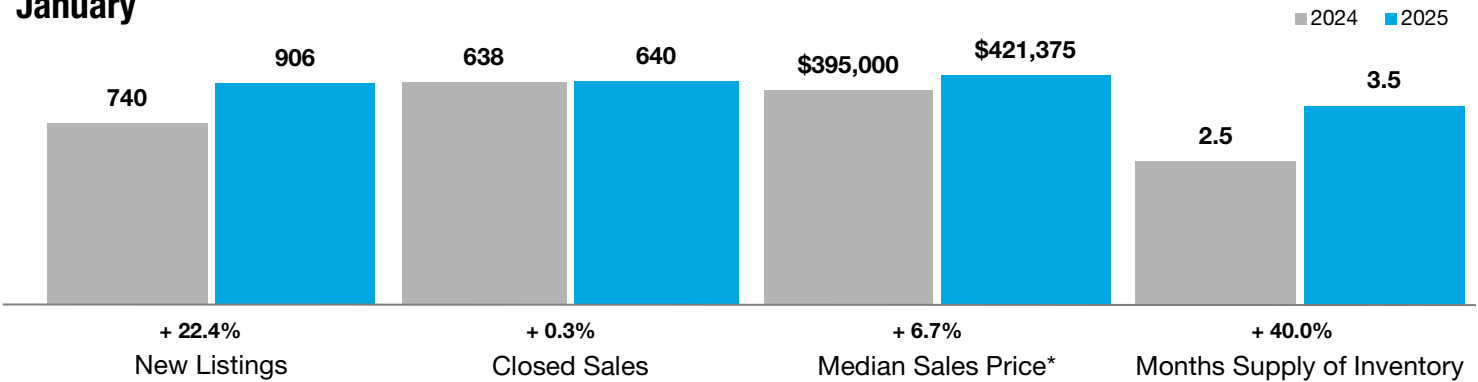
## Asheville Region

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

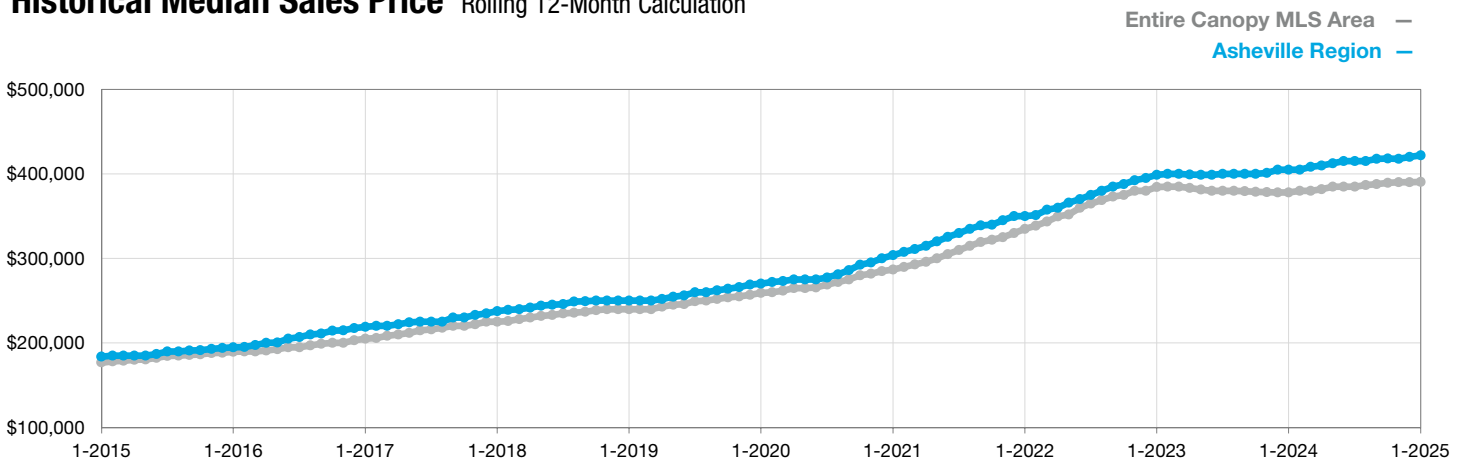
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	740	906	+ 22.4%	740	906	+ 22.4%
Pending Sales	730	746	+ 2.2%	730	746	+ 2.2%
Closed Sales	638	640	+ 0.3%	638	640	+ 0.3%
Median Sales Price*	\$395,000	\$421,375	+ 6.7%	\$395,000	\$421,375	+ 6.7%
Average Sales Price*	\$504,164	\$515,721	+ 2.3%	\$504,164	\$515,721	+ 2.3%
Percent of Original List Price Received*	93.2%	93.8%	+ 0.6%	93.2%	93.8%	+ 0.6%
List to Close	112	120	+ 7.1%	112	120	+ 7.1%
Days on Market Until Sale	53	68	+ 28.3%	53	68	+ 28.3%
Cumulative Days on Market Until Sale	58	76	+ 31.0%	58	76	+ 31.0%
Average List Price	\$545,158	\$607,433	+ 11.4%	\$545,158	\$607,433	+ 11.4%
Inventory of Homes for Sale	2,115	2,744	+ 29.7%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

\* 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.

### January



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



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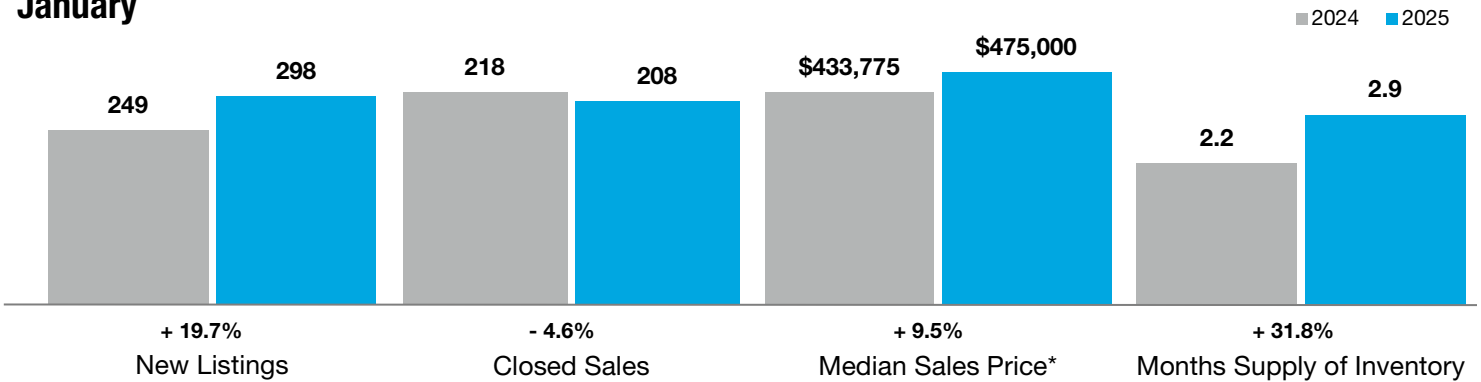
## Buncombe County

North Carolina

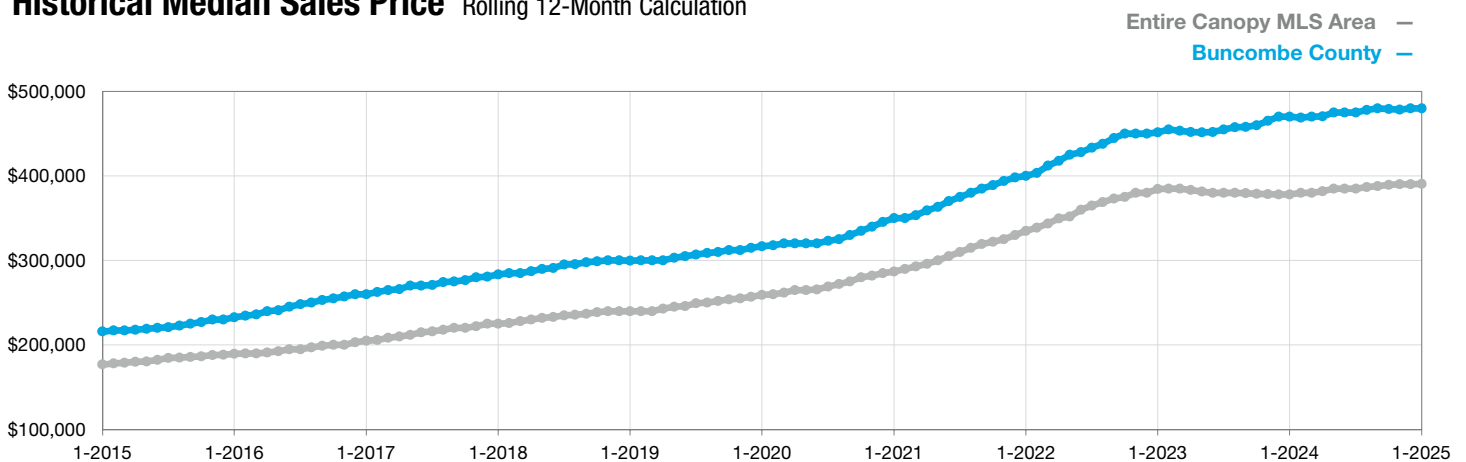
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	249	298	+ 19.7%	249	298	+ 19.7%
Pending Sales	255	259	+ 1.6%	255	259	+ 1.6%
Closed Sales	218	208	- 4.6%	218	208	- 4.6%
Median Sales Price*	\$433,775	\$475,000	+ 9.5%	\$433,775	\$475,000	+ 9.5%
Average Sales Price*	\$580,881	\$599,380	+ 3.2%	\$580,881	\$599,380	+ 3.2%
Percent of Original List Price Received*	93.8%	94.8%	+ 1.1%	93.8%	94.8%	+ 1.1%
List to Close	111	109	- 1.8%	111	109	- 1.8%
Days on Market Until Sale	47	61	+ 29.8%	47	61	+ 29.8%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	49	70	+ 42.9%
Average List Price	\$692,058	\$708,844	+ 2.4%	\$692,058	\$708,844	+ 2.4%
Inventory of Homes for Sale	643	778	+ 21.0%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

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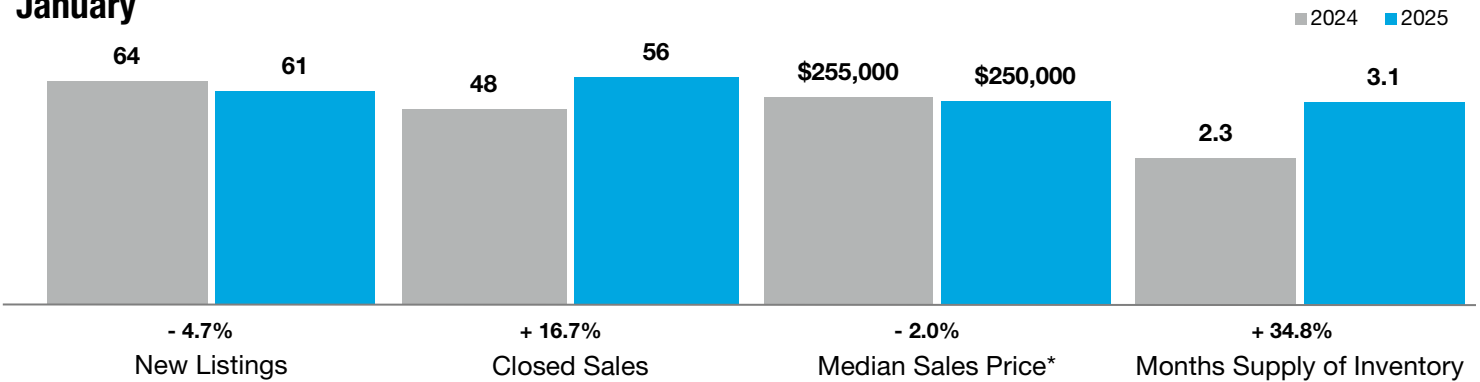
## Burke County

North Carolina

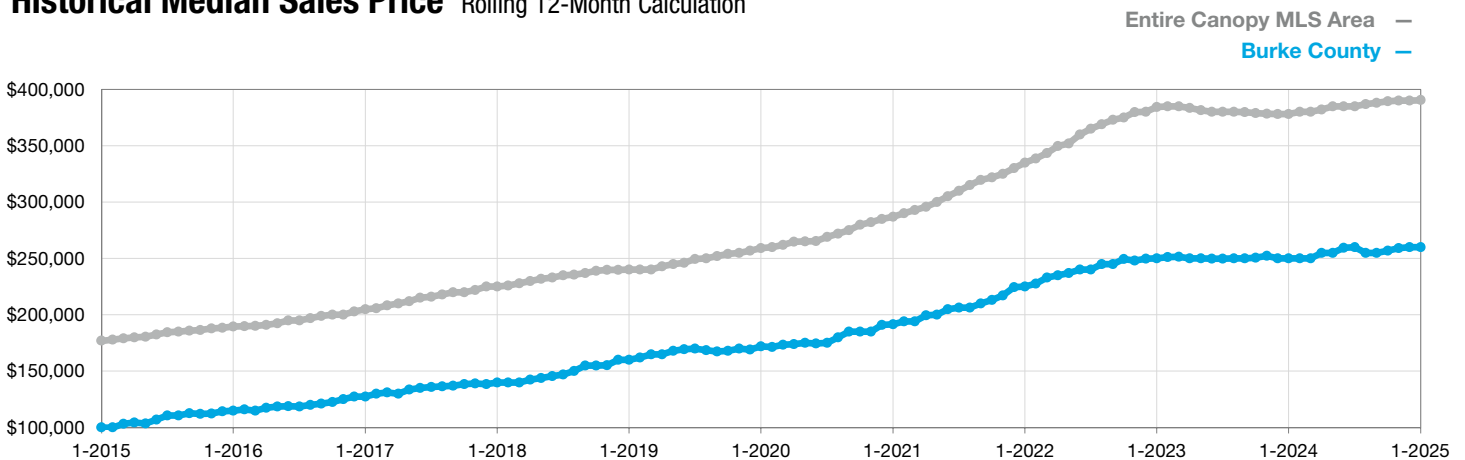
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	64	61	- 4.7%	64	61	- 4.7%
Pending Sales	54	49	- 9.3%	54	49	- 9.3%
Closed Sales	48	56	+ 16.7%	48	56	+ 16.7%
Median Sales Price*	\$255,000	\$250,000	- 2.0%	\$255,000	\$250,000	- 2.0%
Average Sales Price*	\$277,978	\$376,876	+ 35.6%	\$277,978	\$376,876	+ 35.6%
Percent of Original List Price Received*	94.9%	91.6%	- 3.5%	94.9%	91.6%	- 3.5%
List to Close	81	114	+ 40.7%	81	114	+ 40.7%
Days on Market Until Sale	36	80	+ 122.2%	36	80	+ 122.2%
Cumulative Days on Market Until Sale	36	88	+ 144.4%	36	88	+ 144.4%
Average List Price	\$317,216	\$329,463	+ 3.9%	\$317,216	\$329,463	+ 3.9%
Inventory of Homes for Sale	143	208	+ 45.5%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

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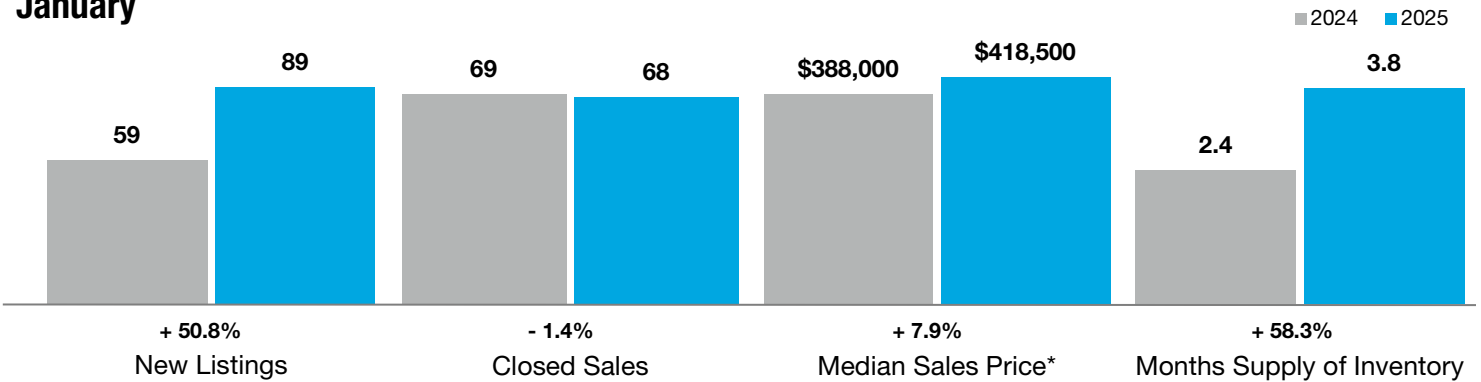
## Haywood County

North Carolina

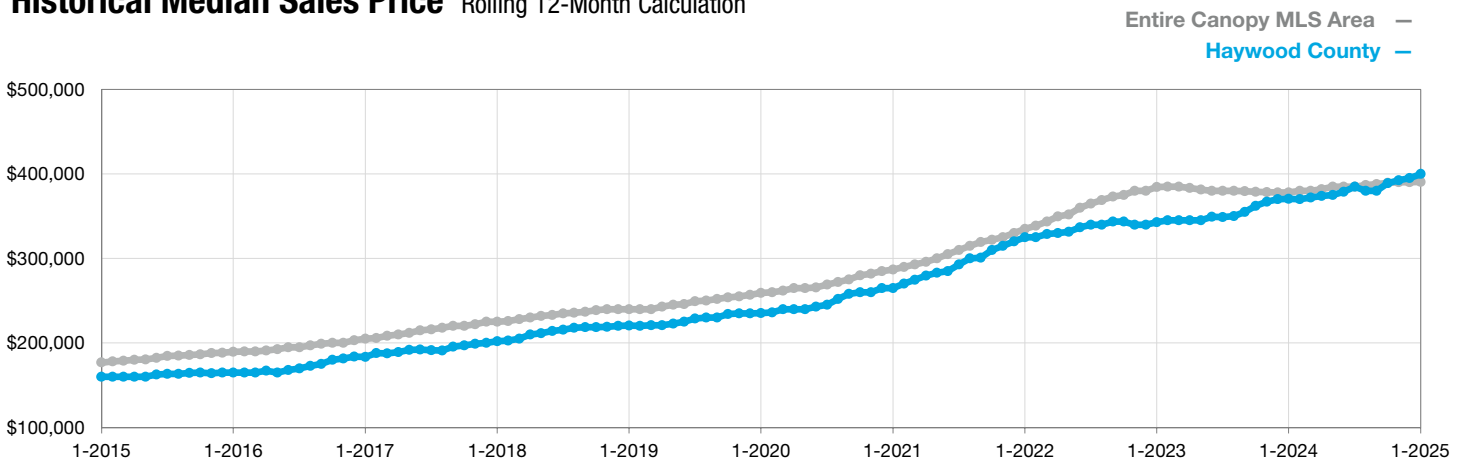
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	59	89	+ 50.8%	59	89	+ 50.8%
Pending Sales	58	70	+ 20.7%	58	70	+ 20.7%
Closed Sales	69	68	- 1.4%	69	68	- 1.4%
Median Sales Price*	\$388,000	\$418,500	+ 7.9%	\$388,000	\$418,500	+ 7.9%
Average Sales Price*	\$430,954	\$445,906	+ 3.5%	\$430,954	\$445,906	+ 3.5%
Percent of Original List Price Received*	92.6%	94.6%	+ 2.2%	92.6%	94.6%	+ 2.2%
List to Close	115	122	+ 6.1%	115	122	+ 6.1%
Days on Market Until Sale	68	62	- 8.8%	68	62	- 8.8%
Cumulative Days on Market Until Sale	73	66	- 9.6%	73	66	- 9.6%
Average List Price	\$438,538	\$457,109	+ 4.2%	\$438,538	\$457,109	+ 4.2%
Inventory of Homes for Sale	200	297	+ 48.5%	--	--	--
Months Supply of Inventory	2.4	3.8	+ 58.3%	--	--	--

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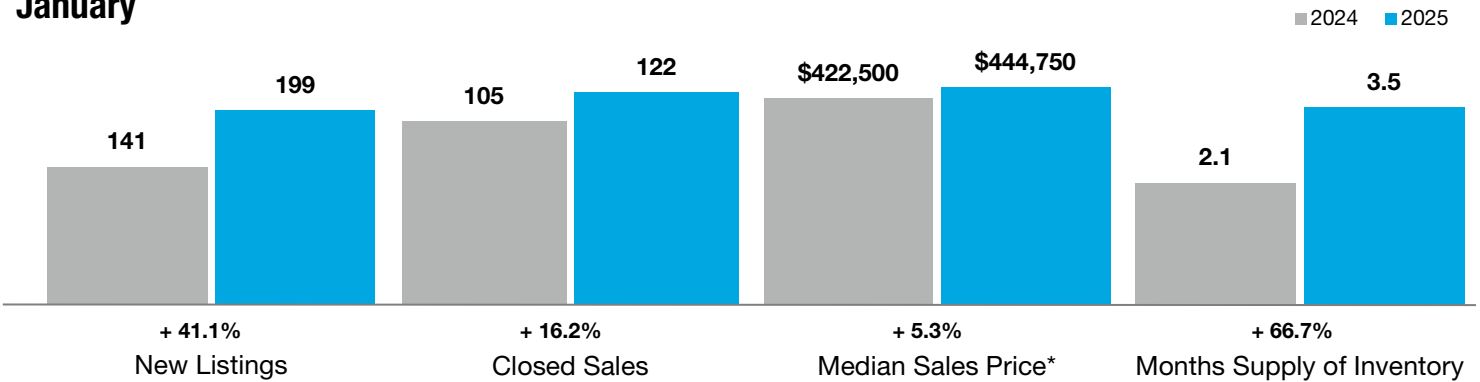
## Henderson County

North Carolina

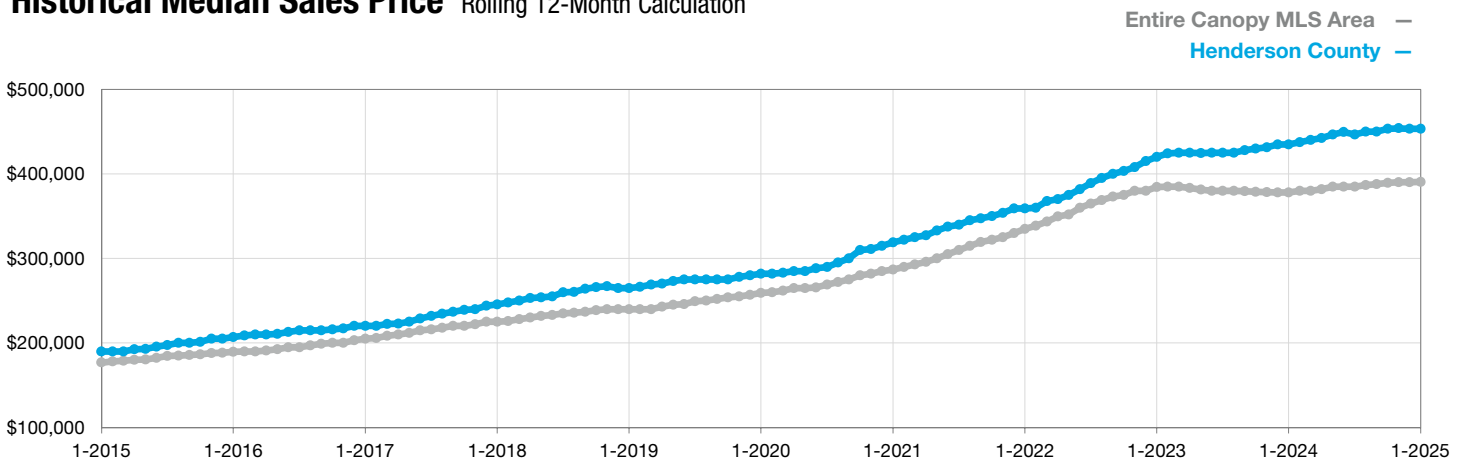
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	141	199	+ 41.1%	141	199	+ 41.1%
Pending Sales	159	149	- 6.3%	159	149	- 6.3%
Closed Sales	105	122	+ 16.2%	105	122	+ 16.2%
Median Sales Price*	\$422,500	\$444,750	+ 5.3%	\$422,500	\$444,750	+ 5.3%
Average Sales Price*	\$469,846	\$515,614	+ 9.7%	\$469,846	\$515,614	+ 9.7%
Percent of Original List Price Received*	95.7%	95.0%	- 0.7%	95.7%	95.0%	- 0.7%
List to Close	114	119	+ 4.4%	114	119	+ 4.4%
Days on Market Until Sale	45	59	+ 31.1%	45	59	+ 31.1%
Cumulative Days on Market Until Sale	55	61	+ 10.9%	55	61	+ 10.9%
Average List Price	\$549,986	\$622,583	+ 13.2%	\$549,986	\$622,583	+ 13.2%
Inventory of Homes for Sale	324	512	+ 58.0%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

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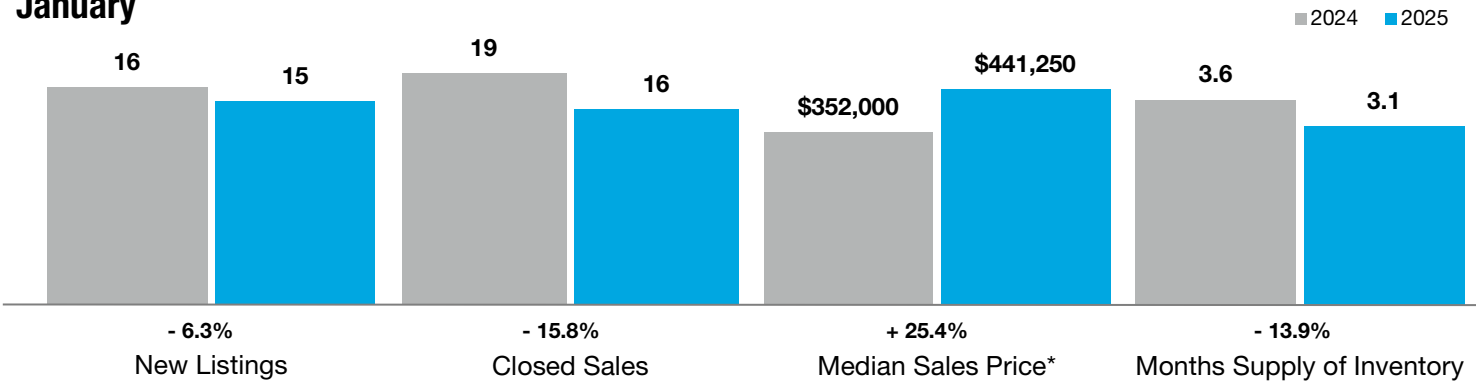
## Jackson County

North Carolina

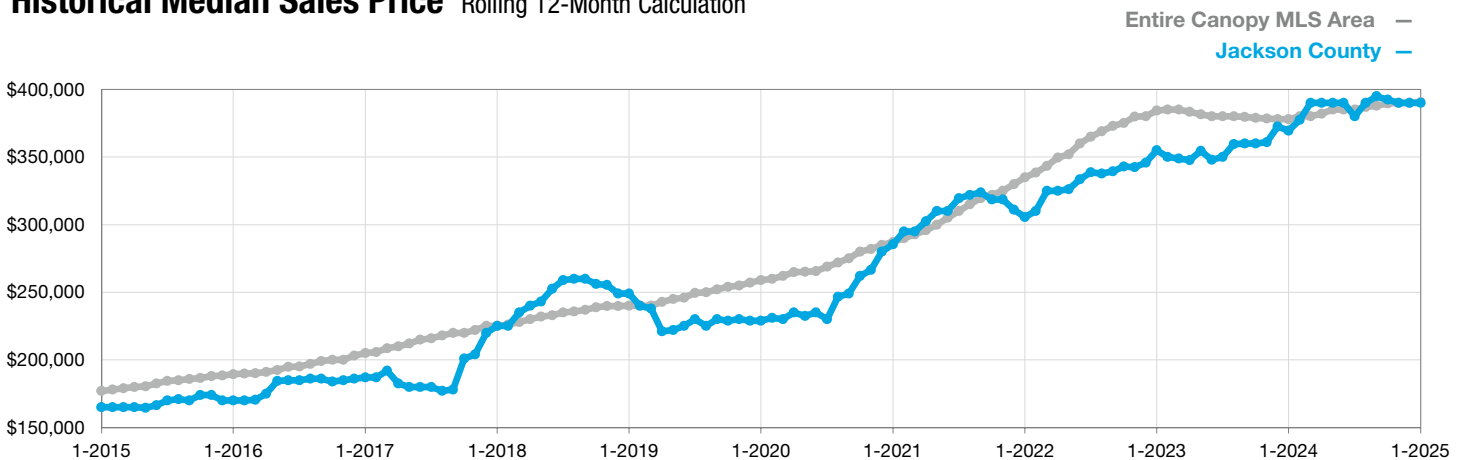
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	16	15	- 6.3%	16	15	- 6.3%
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	19	16	- 15.8%	19	16	- 15.8%
Median Sales Price*	\$352,000	<b>\$441,250</b>	+ 25.4%	\$352,000	<b>\$441,250</b>	+ 25.4%
Average Sales Price*	\$550,053	<b>\$597,700</b>	+ 8.7%	\$550,053	<b>\$597,700</b>	+ 8.7%
Percent of Original List Price Received*	87.3%	<b>94.4%</b>	+ 8.1%	87.3%	<b>94.4%</b>	+ 8.1%
List to Close	150	108	- 28.0%	150	108	- 28.0%
Days on Market Until Sale	84	67	- 20.2%	84	67	- 20.2%
Cumulative Days on Market Until Sale	88	89	+ 1.1%	88	89	+ 1.1%
Average List Price	\$739,227	<b>\$513,313</b>	- 30.6%	\$739,227	<b>\$513,313</b>	- 30.6%
Inventory of Homes for Sale	70	65	- 7.1%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--

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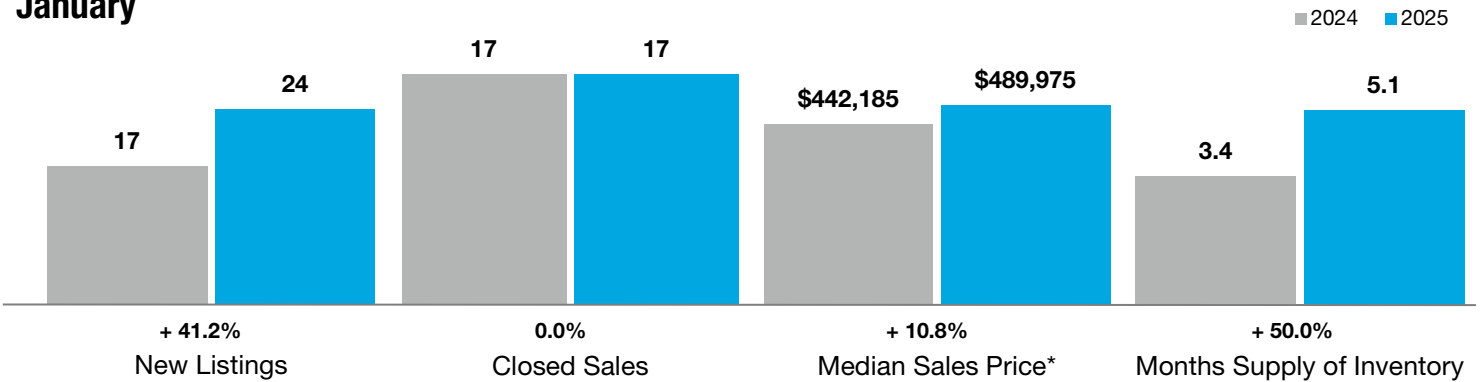
## Madison County

North Carolina

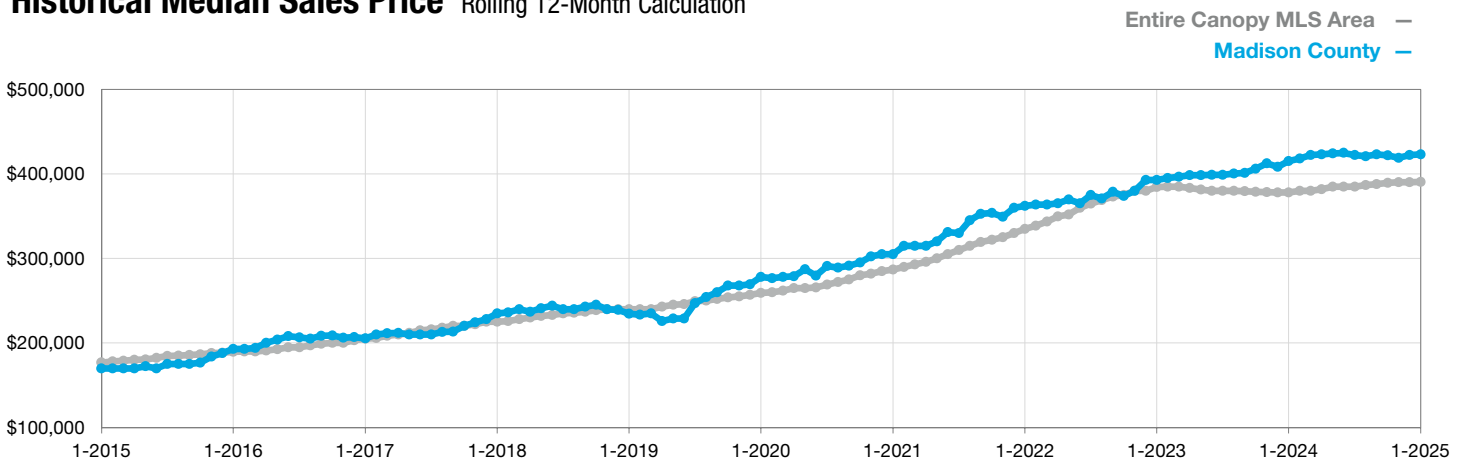
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	17	24	+ 41.2%	17	24	+ 41.2%
Pending Sales	18	20	+ 11.1%	18	20	+ 11.1%
Closed Sales	17	17	0.0%	17	17	0.0%
Median Sales Price*	\$442,185	\$489,975	+ 10.8%	\$442,185	\$489,975	+ 10.8%
Average Sales Price*	\$496,621	\$518,666	+ 4.4%	\$496,621	\$518,666	+ 4.4%
Percent of Original List Price Received*	94.7%	92.0%	- 2.9%	94.7%	92.0%	- 2.9%
List to Close	144	190	+ 31.9%	144	190	+ 31.9%
Days on Market Until Sale	65	126	+ 93.8%	65	126	+ 93.8%
Cumulative Days on Market Until Sale	97	171	+ 76.3%	97	171	+ 76.3%
Average List Price	\$552,052	\$684,454	+ 24.0%	\$552,052	\$684,454	+ 24.0%
Inventory of Homes for Sale	84	95	+ 13.1%	--	--	--
Months Supply of Inventory	3.4	5.1	+ 50.0%	--	--	--

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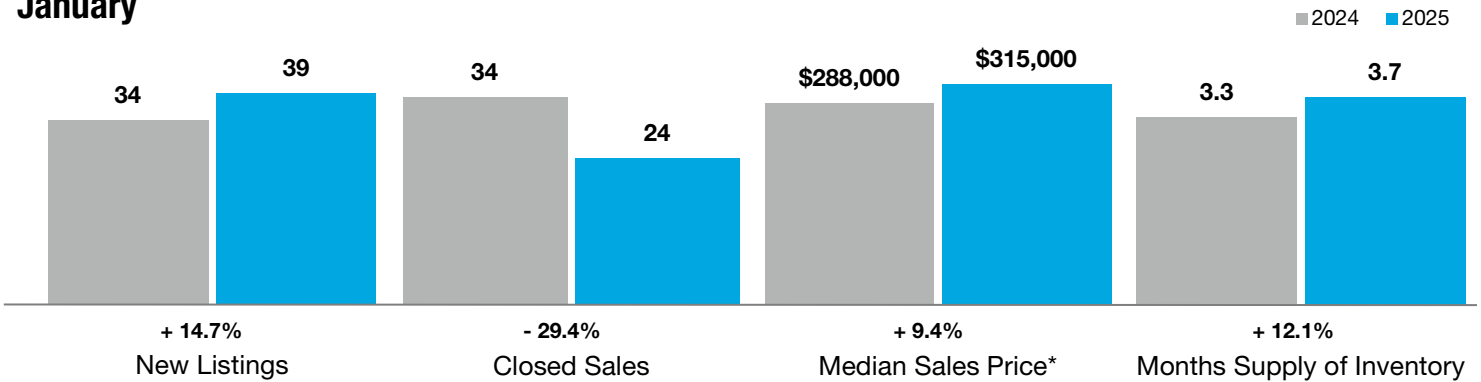
## McDowell County

North Carolina

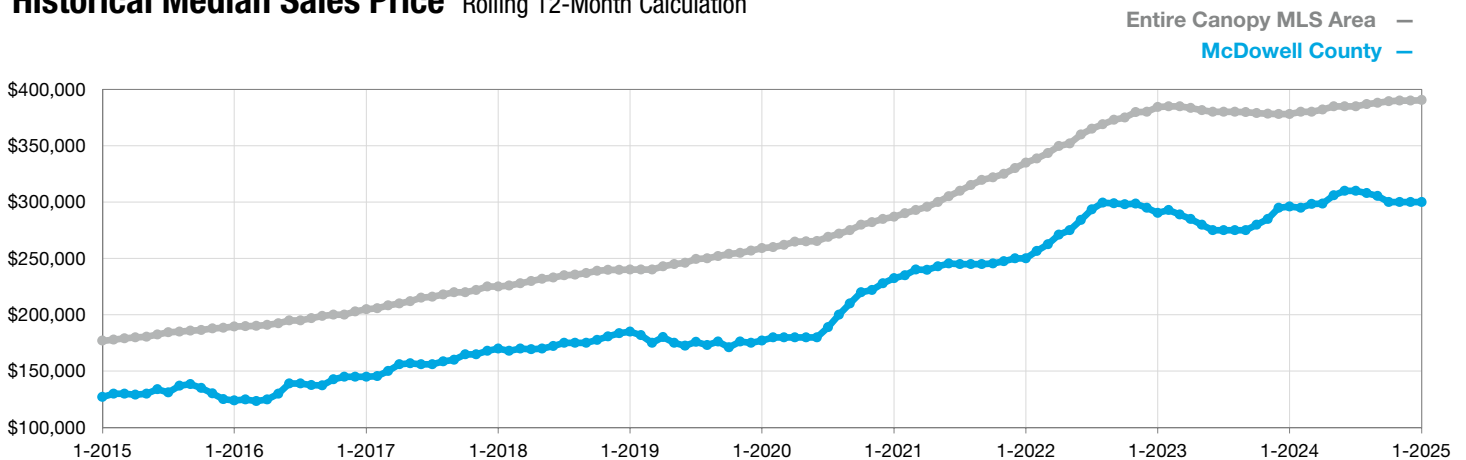
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	34	39	+ 14.7%	34	39	+ 14.7%
Pending Sales	37	42	+ 13.5%	37	42	+ 13.5%
Closed Sales	34	24	- 29.4%	34	24	- 29.4%
Median Sales Price*	\$288,000	\$315,000	+ 9.4%	\$288,000	\$315,000	+ 9.4%
Average Sales Price*	\$484,080	\$358,141	- 26.0%	\$484,080	\$358,141	- 26.0%
Percent of Original List Price Received*	89.3%	91.4%	+ 2.4%	89.3%	91.4%	+ 2.4%
List to Close	109	120	+ 10.1%	109	120	+ 10.1%
Days on Market Until Sale	52	68	+ 30.8%	52	68	+ 30.8%
Cumulative Days on Market Until Sale	58	70	+ 20.7%	58	70	+ 20.7%
Average List Price	\$363,523	\$507,090	+ 39.5%	\$363,523	\$507,090	+ 39.5%
Inventory of Homes for Sale	110	113	+ 2.7%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

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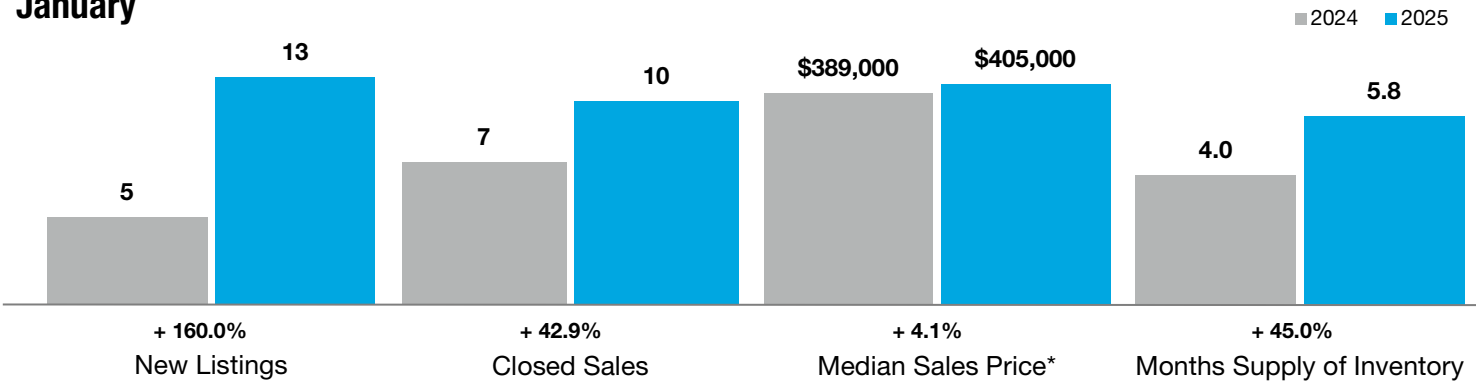
## Mitchell County

North Carolina

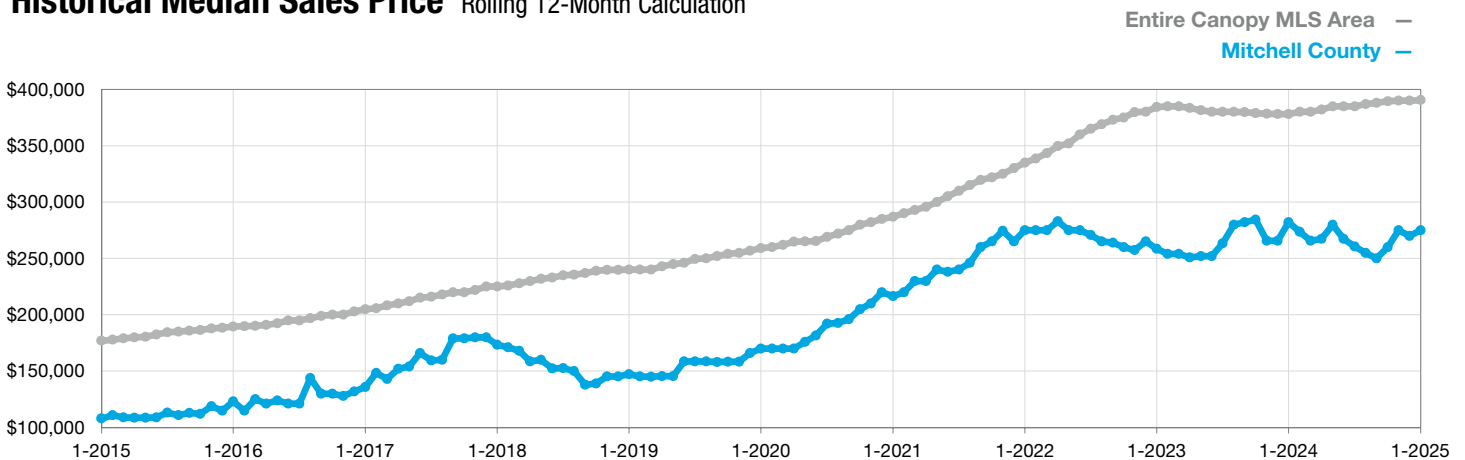
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	5	13	+ 160.0%	5	13	+ 160.0%
Pending Sales	4	8	+ 100.0%	4	8	+ 100.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$389,000	\$405,000	+ 4.1%	\$389,000	\$405,000	+ 4.1%
Average Sales Price*	\$527,143	\$381,600	- 27.6%	\$527,143	\$381,600	- 27.6%
Percent of Original List Price Received*	89.2%	90.0%	+ 0.9%	89.2%	90.0%	+ 0.9%
List to Close	131	158	+ 20.6%	131	158	+ 20.6%
Days on Market Until Sale	72	95	+ 31.9%	72	95	+ 31.9%
Cumulative Days on Market Until Sale	100	139	+ 39.0%	100	139	+ 39.0%
Average List Price	\$334,426	\$325,438	- 2.7%	\$334,426	\$325,438	- 2.7%
Inventory of Homes for Sale	47	57	+ 21.3%	--	--	--
Months Supply of Inventory	4.0	5.8	+ 45.0%	--	--	--

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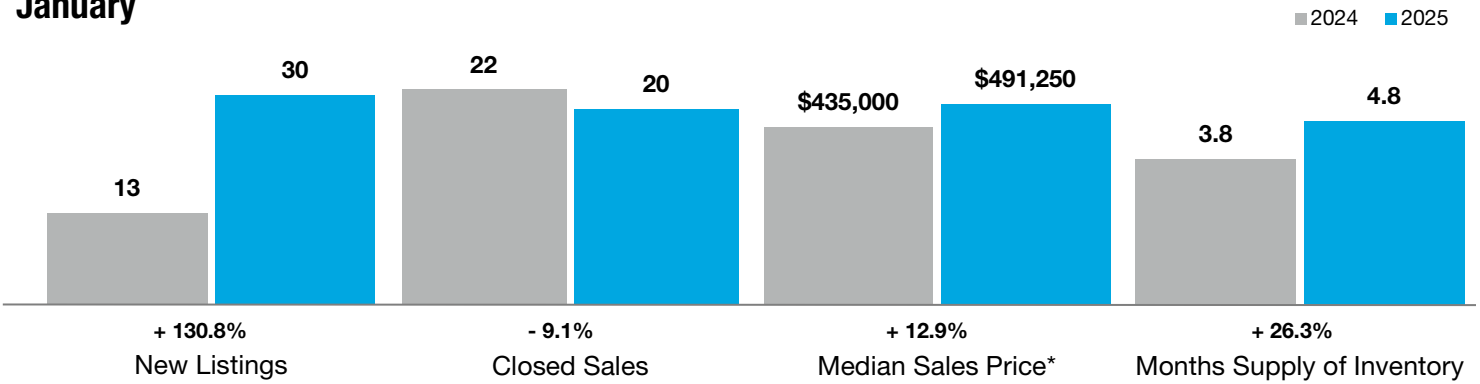
## Polk County

North Carolina

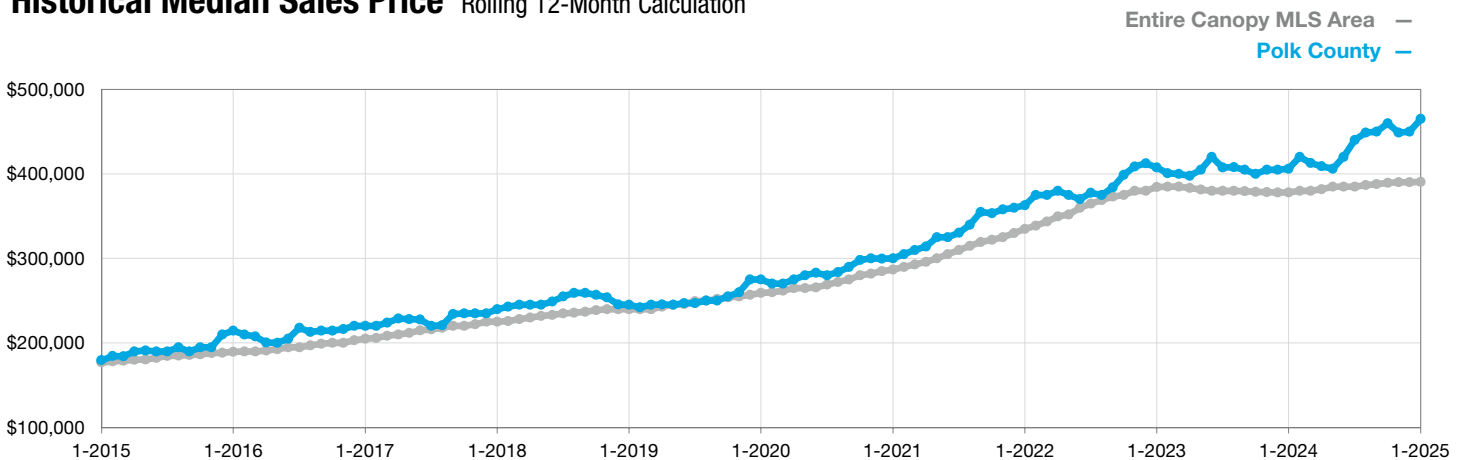
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	13	30	+ 130.8%	13	30	+ 130.8%
Pending Sales	16	20	+ 25.0%	16	20	+ 25.0%
Closed Sales	22	20	- 9.1%	22	20	- 9.1%
Median Sales Price*	\$435,000	\$491,250	+ 12.9%	\$435,000	\$491,250	+ 12.9%
Average Sales Price*	\$435,148	\$604,088	+ 38.8%	\$435,148	\$604,088	+ 38.8%
Percent of Original List Price Received*	91.5%	92.0%	+ 0.5%	91.5%	92.0%	+ 0.5%
List to Close	110	145	+ 31.8%	110	145	+ 31.8%
Days on Market Until Sale	65	85	+ 30.8%	65	85	+ 30.8%
Cumulative Days on Market Until Sale	67	94	+ 40.3%	67	94	+ 40.3%
Average List Price	\$782,300	\$730,290	- 6.6%	\$782,300	\$730,290	- 6.6%
Inventory of Homes for Sale	92	111	+ 20.7%	--	--	--
Months Supply of Inventory	3.8	4.8	+ 26.3%	--	--	--

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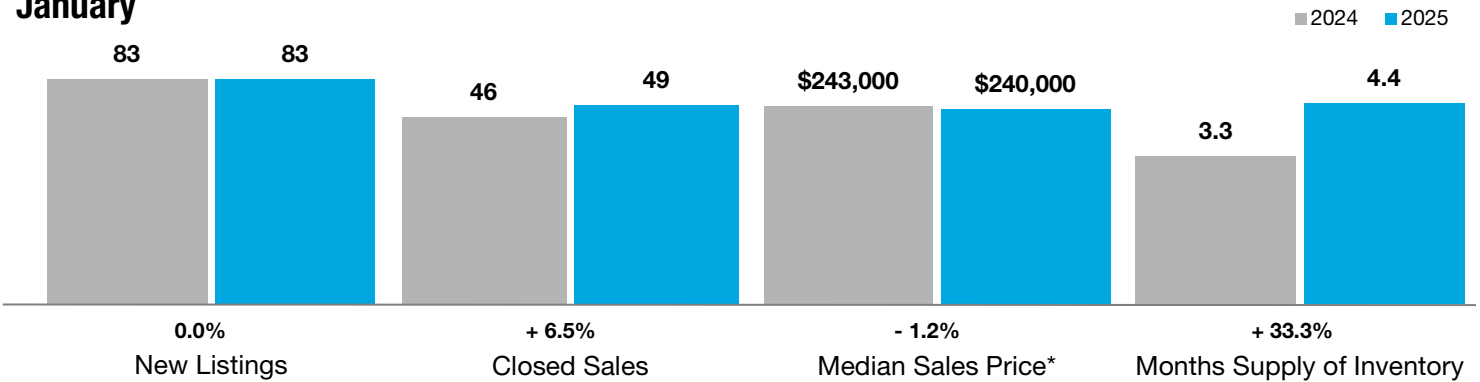
## Rutherford County

North Carolina

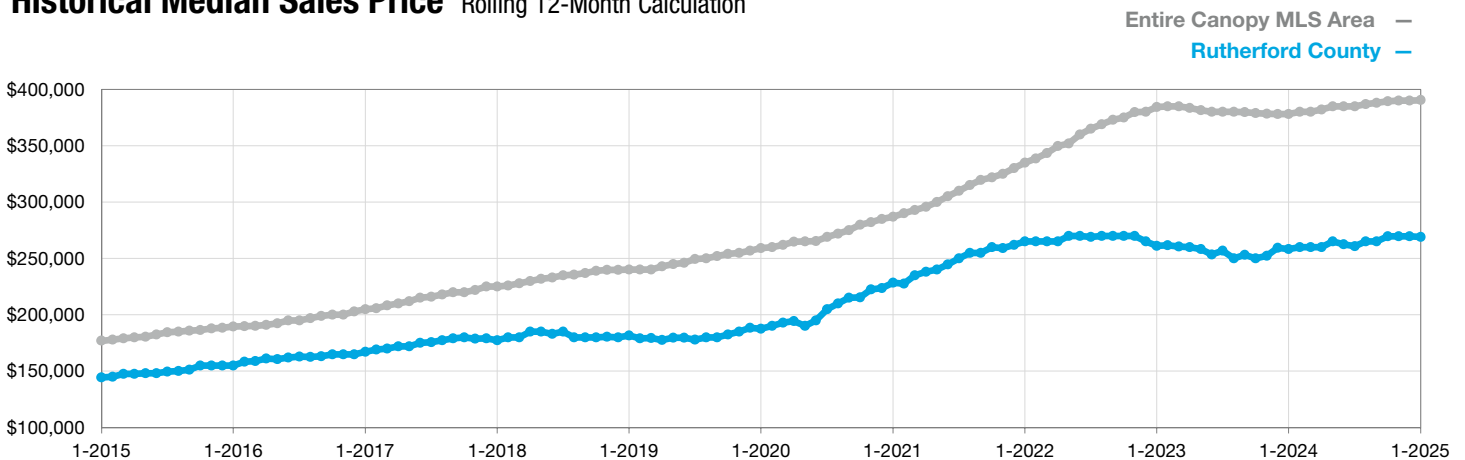
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	83	83	0.0%	83	83	0.0%
Pending Sales	53	57	+ 7.5%	53	57	+ 7.5%
Closed Sales	46	49	+ 6.5%	46	49	+ 6.5%
Median Sales Price*	\$243,000	\$240,000	- 1.2%	\$243,000	\$240,000	- 1.2%
Average Sales Price*	\$395,664	\$294,053	- 25.7%	\$395,664	\$294,053	- 25.7%
Percent of Original List Price Received*	91.6%	93.6%	+ 2.2%	91.6%	93.6%	+ 2.2%
List to Close	106	124	+ 17.0%	106	124	+ 17.0%
Days on Market Until Sale	60	76	+ 26.7%	60	76	+ 26.7%
Cumulative Days on Market Until Sale	62	84	+ 35.5%	62	84	+ 35.5%
Average List Price	\$356,678	\$392,013	+ 9.9%	\$356,678	\$392,013	+ 9.9%
Inventory of Homes for Sale	202	263	+ 30.2%	--	--	--
Months Supply of Inventory	3.3	4.4	+ 33.3%	--	--	--

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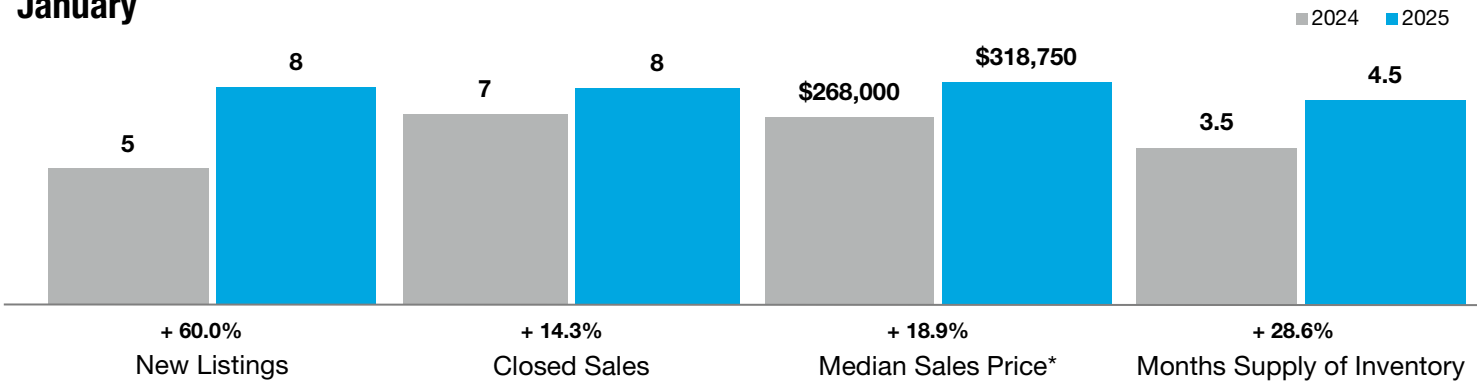
## Swain County

North Carolina

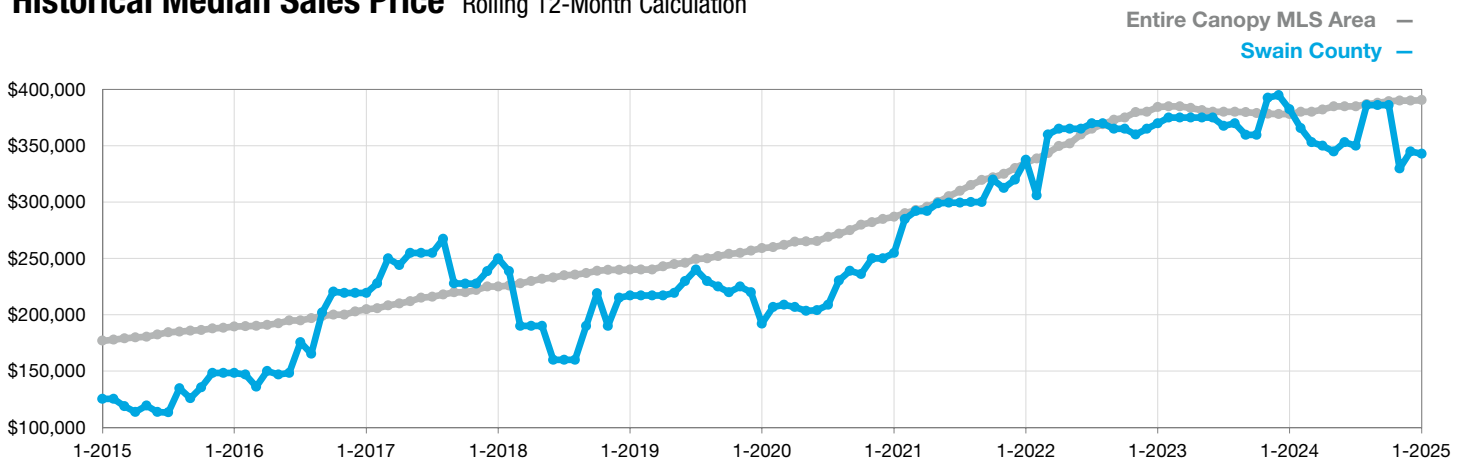
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$268,000	<b>\$318,750</b>	+ 18.9%	\$268,000	<b>\$318,750</b>	+ 18.9%
Average Sales Price*	\$618,714	<b>\$334,098</b>	- 46.0%	\$618,714	<b>\$334,098</b>	- 46.0%
Percent of Original List Price Received*	93.0%	<b>92.6%</b>	- 0.4%	93.0%	<b>92.6%</b>	- 0.4%
List to Close	154	<b>102</b>	- 33.8%	154	<b>102</b>	- 33.8%
Days on Market Until Sale	93	<b>55</b>	- 40.9%	93	<b>55</b>	- 40.9%
Cumulative Days on Market Until Sale	119	<b>56</b>	- 52.9%	119	<b>56</b>	- 52.9%
Average List Price	\$807,000	<b>\$492,625</b>	- 39.0%	\$807,000	<b>\$492,625</b>	- 39.0%
Inventory of Homes for Sale	21	<b>33</b>	+ 57.1%	--	--	--
Months Supply of Inventory	3.5	<b>4.5</b>	+ 28.6%	--	--	--

\* 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.

### January



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



# Local Market Update for January 2025

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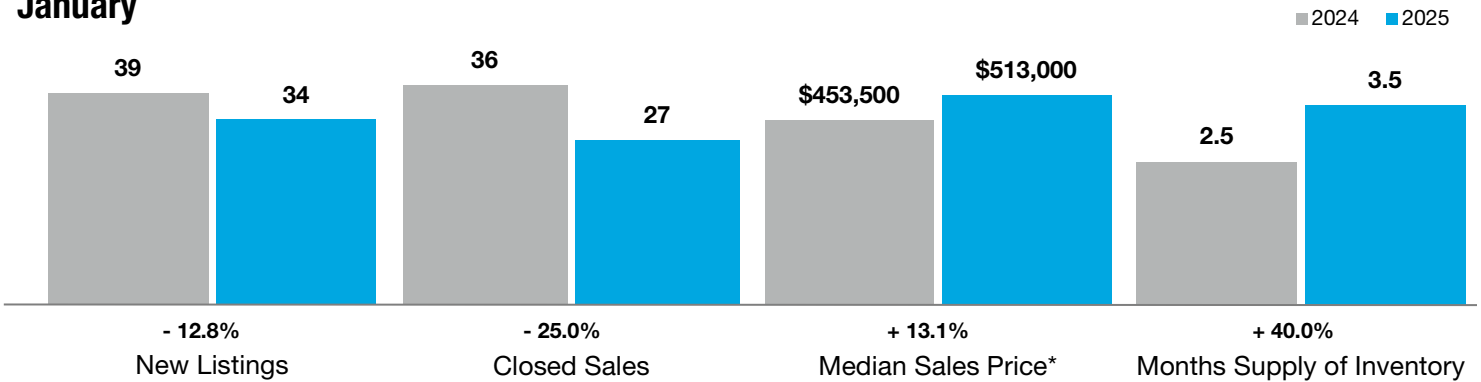
## Transylvania County

North Carolina

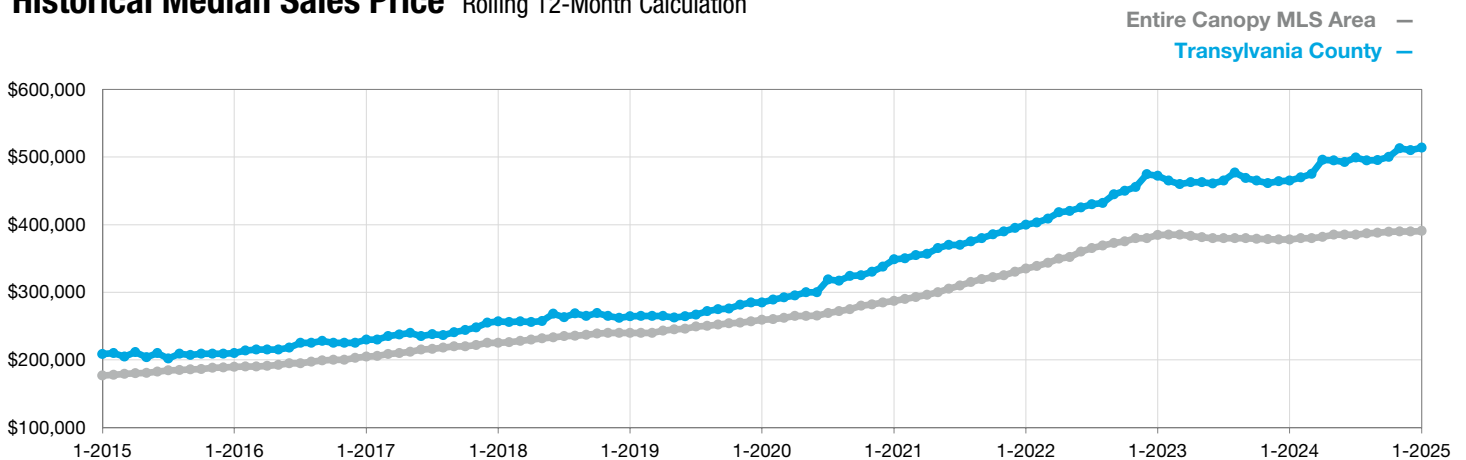
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	39	34	- 12.8%	39	34	- 12.8%
Pending Sales	43	33	- 23.3%	43	33	- 23.3%
Closed Sales	36	27	- 25.0%	36	27	- 25.0%
Median Sales Price*	\$453,500	\$513,000	+ 13.1%	\$453,500	\$513,000	+ 13.1%
Average Sales Price*	\$756,177	\$876,389	+ 15.9%	\$756,177	\$876,389	+ 15.9%
Percent of Original List Price Received*	90.3%	90.6%	+ 0.3%	90.3%	90.6%	+ 0.3%
List to Close	107	121	+ 13.1%	107	121	+ 13.1%
Days on Market Until Sale	57	68	+ 19.3%	57	68	+ 19.3%
Cumulative Days on Market Until Sale	55	72	+ 30.9%	55	72	+ 30.9%
Average List Price	\$586,616	\$1,130,379	+ 92.7%	\$586,616	\$1,130,379	+ 92.7%
Inventory of Homes for Sale	106	142	+ 34.0%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

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### January



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



# Local Market Update for January 2025

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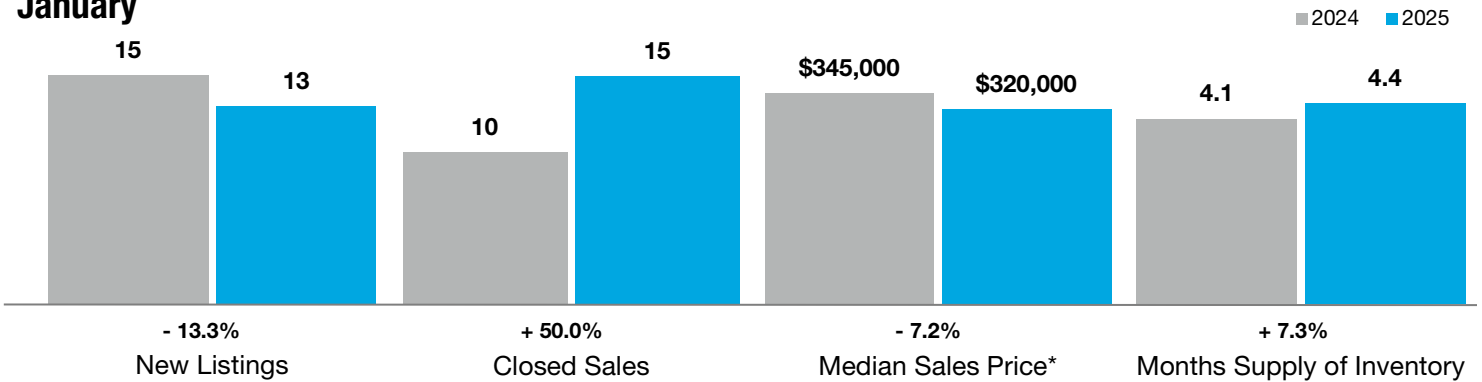
## Yancey County

North Carolina

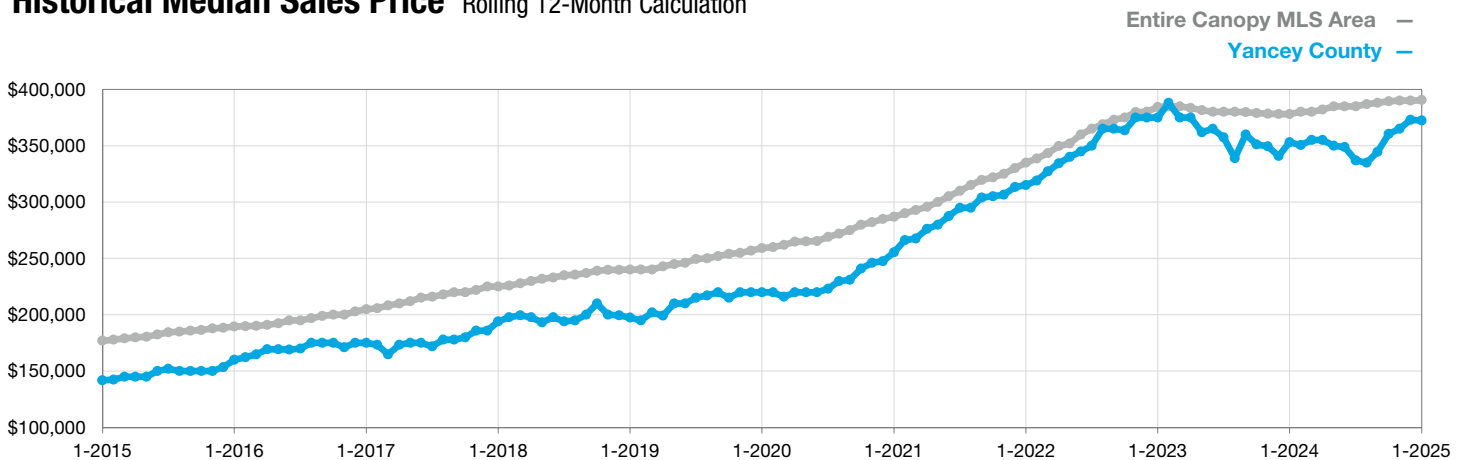
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	15	13	- 13.3%	15	13	- 13.3%
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	10	15	+ 50.0%	10	15	+ 50.0%
Median Sales Price*	\$345,000	\$320,000	- 7.2%	\$345,000	\$320,000	- 7.2%
Average Sales Price*	\$402,570	\$476,333	+ 18.3%	\$402,570	\$476,333	+ 18.3%
Percent of Original List Price Received*	90.3%	92.6%	+ 2.5%	90.3%	92.6%	+ 2.5%
List to Close	130	146	+ 12.3%	130	146	+ 12.3%
Days on Market Until Sale	61	94	+ 54.1%	61	94	+ 54.1%
Cumulative Days on Market Until Sale	62	106	+ 71.0%	62	106	+ 71.0%
Average List Price	\$355,997	\$707,169	+ 98.6%	\$355,997	\$707,169	+ 98.6%
Inventory of Homes for Sale	73	70	- 4.1%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--

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### January



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



# Local Market Update for January 2025

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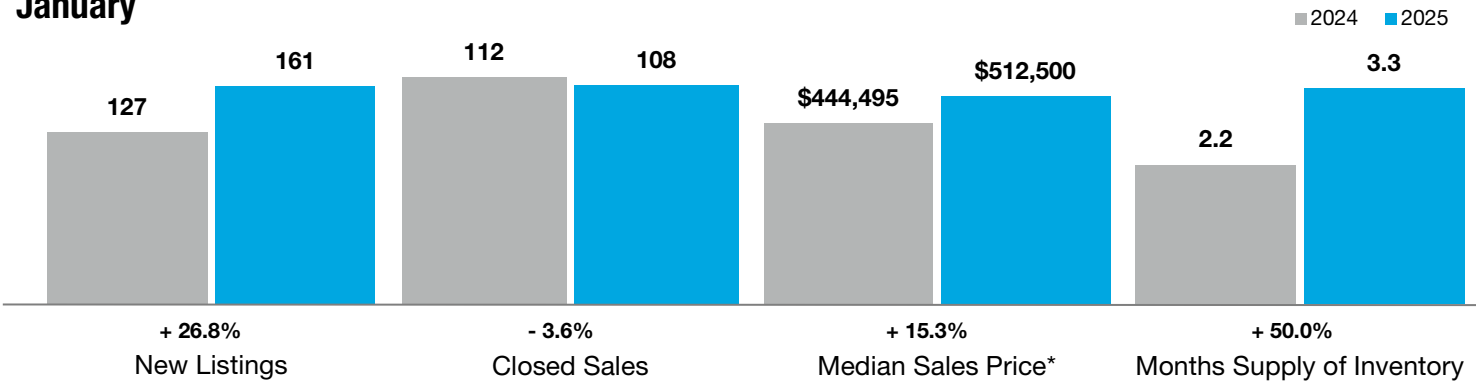
## City of Asheville

North Carolina

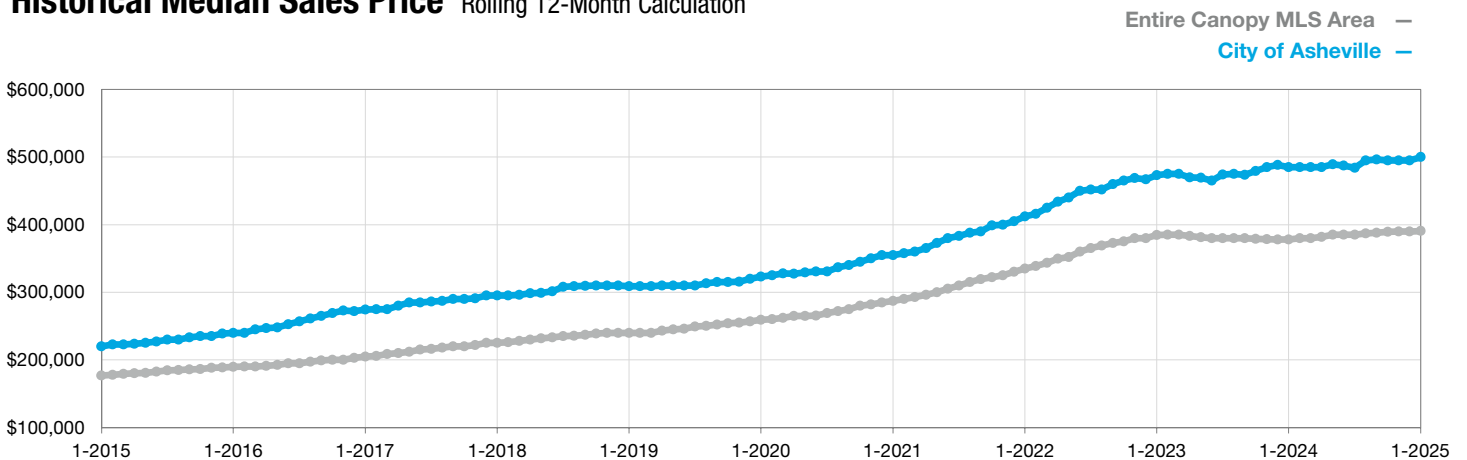
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	127	161	+ 26.8%	127	161	+ 26.8%
Pending Sales	135	123	- 8.9%	135	123	- 8.9%
Closed Sales	112	108	- 3.6%	112	108	- 3.6%
Median Sales Price*	\$444,495	\$512,500	+ 15.3%	\$444,495	\$512,500	+ 15.3%
Average Sales Price*	\$618,051	\$634,972	+ 2.7%	\$618,051	\$634,972	+ 2.7%
Percent of Original List Price Received*	93.5%	94.1%	+ 0.6%	93.5%	94.1%	+ 0.6%
List to Close	119	111	- 6.7%	119	111	- 6.7%
Days on Market Until Sale	49	60	+ 22.4%	49	60	+ 22.4%
Cumulative Days on Market Until Sale	49	68	+ 38.8%	49	68	+ 38.8%
Average List Price	\$755,827	\$705,940	- 6.6%	\$755,827	\$705,940	- 6.6%
Inventory of Homes for Sale	322	444	+ 37.9%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

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### January



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



# Local Market Update for January 2025

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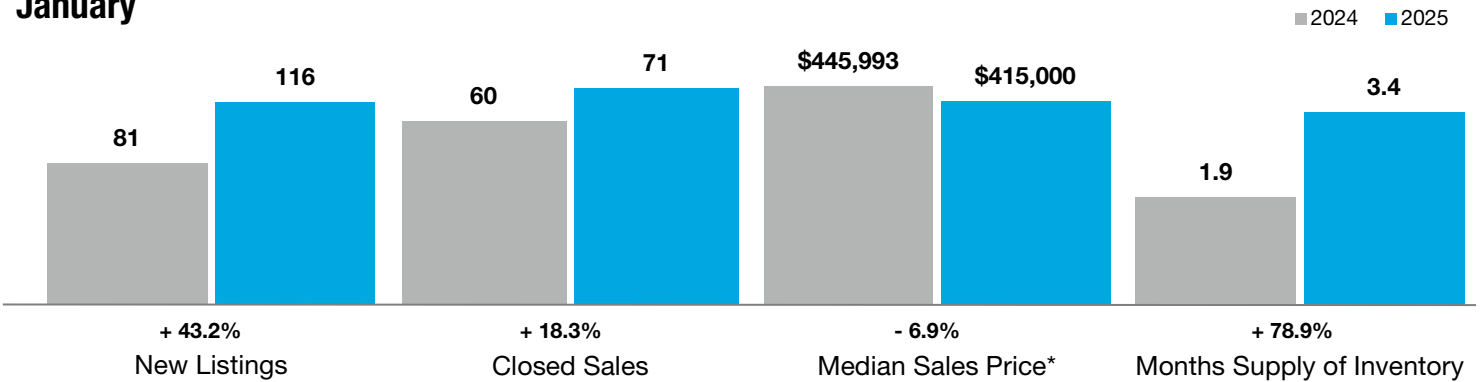
## City of Hendersonville

North Carolina

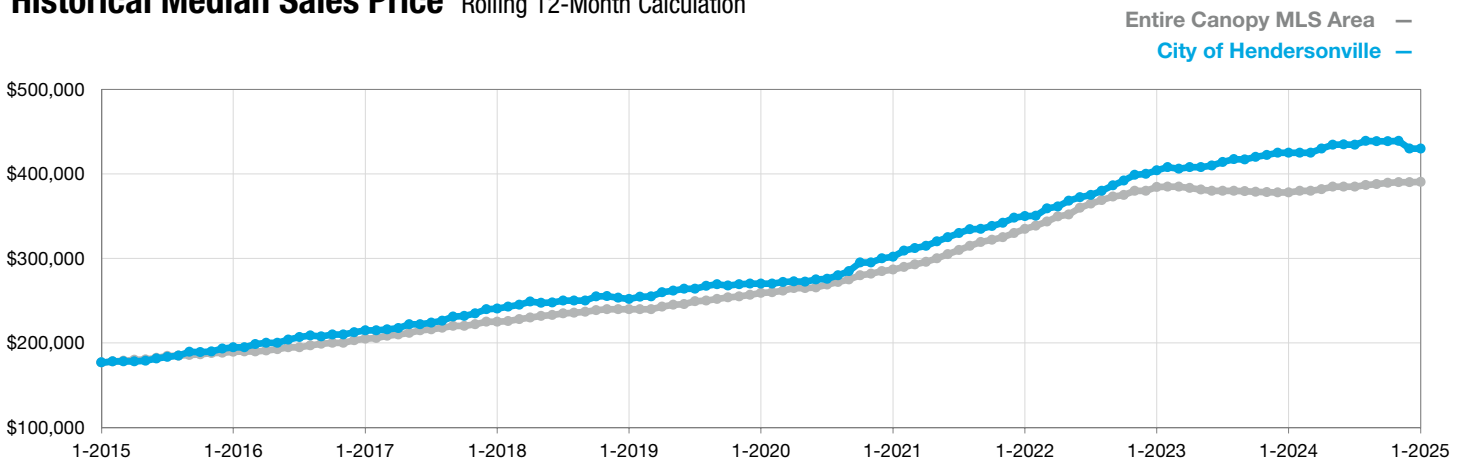
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	81	116	+ 43.2%	81	116	+ 43.2%
Pending Sales	100	90	- 10.0%	100	90	- 10.0%
Closed Sales	60	71	+ 18.3%	60	71	+ 18.3%
Median Sales Price*	\$445,993	\$415,000	- 6.9%	\$445,993	\$415,000	- 6.9%
Average Sales Price*	\$462,070	\$462,667	+ 0.1%	\$462,070	\$462,667	+ 0.1%
Percent of Original List Price Received*	96.8%	94.5%	- 2.4%	96.8%	94.5%	- 2.4%
List to Close	129	117	- 9.3%	129	117	- 9.3%
Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	56	62	+ 10.7%	56	62	+ 10.7%
Average List Price	\$524,773	\$582,909	+ 11.1%	\$524,773	\$582,909	+ 11.1%
Inventory of Homes for Sale	168	290	+ 72.6%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

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### January



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





# Local Market Update for January 2025

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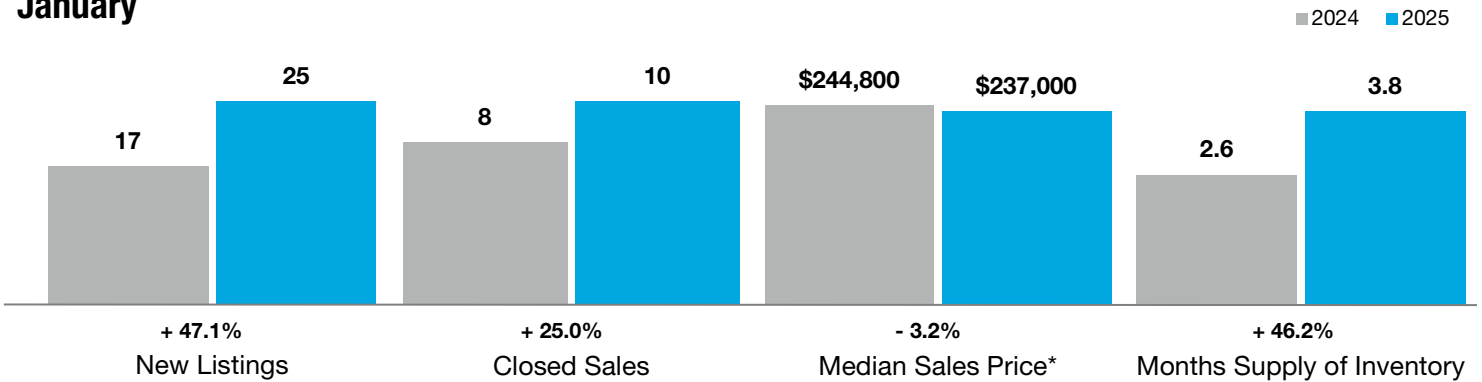
## Forest City

North Carolina

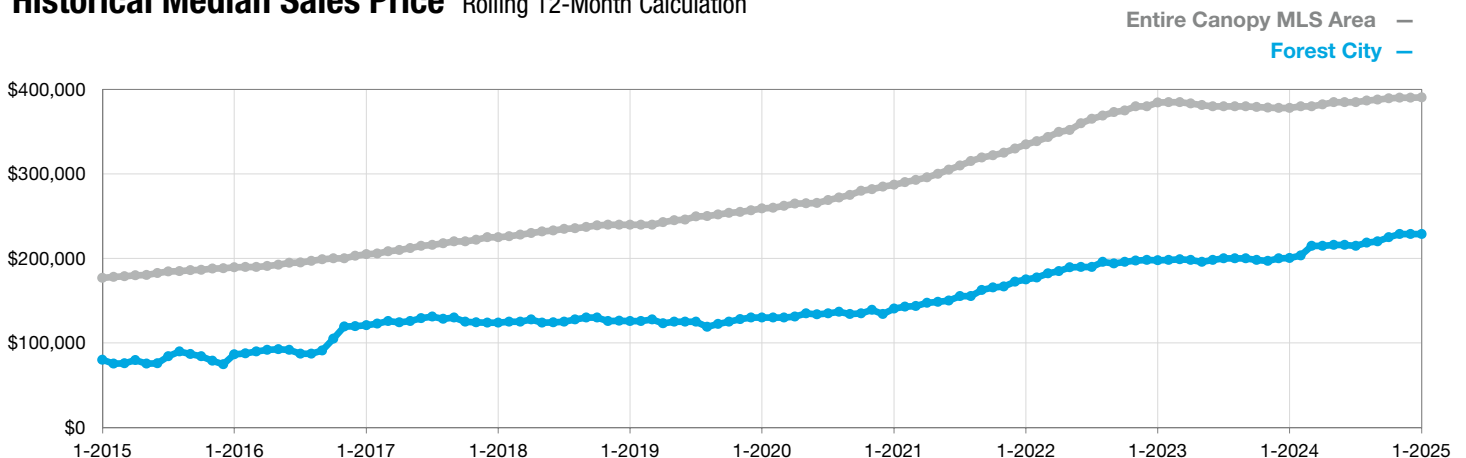
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	17	25	+ 47.1%	17	25	+ 47.1%
Pending Sales	11	14	+ 27.3%	11	14	+ 27.3%
Closed Sales	8	10	+ 25.0%	8	10	+ 25.0%
Median Sales Price*	\$244,800	\$237,000	- 3.2%	\$244,800	\$237,000	- 3.2%
Average Sales Price*	\$275,375	\$234,510	- 14.8%	\$275,375	\$234,510	- 14.8%
Percent of Original List Price Received*	94.9%	92.7%	- 2.3%	94.9%	92.7%	- 2.3%
List to Close	67	113	+ 68.7%	67	113	+ 68.7%
Days on Market Until Sale	25	60	+ 140.0%	25	60	+ 140.0%
Cumulative Days on Market Until Sale	26	76	+ 192.3%	26	76	+ 192.3%
Average List Price	\$210,822	\$318,288	+ 51.0%	\$210,822	\$318,288	+ 51.0%
Inventory of Homes for Sale	36	53	+ 47.2%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

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### January



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



# Local Market Update for January 2025

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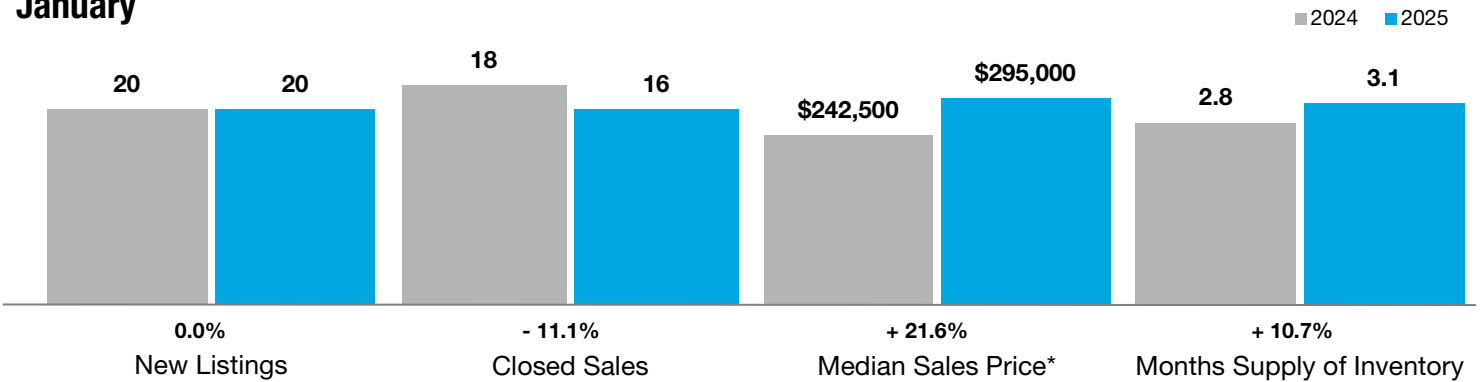
## Marion

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	20	20	0.0%	20	20	0.0%
Pending Sales	20	25	+ 25.0%	20	25	+ 25.0%
Closed Sales	18	16	- 11.1%	18	16	- 11.1%
Median Sales Price*	\$242,500	<b>\$295,000</b>	+ 21.6%	\$242,500	<b>\$295,000</b>	+ 21.6%
Average Sales Price*	\$292,078	<b>\$299,793</b>	+ 2.6%	\$292,078	<b>\$299,793</b>	+ 2.6%
Percent of Original List Price Received*	89.3%	<b>92.2%</b>	+ 3.2%	89.3%	<b>92.2%</b>	+ 3.2%
List to Close	107	112	+ 4.7%	107	112	+ 4.7%
Days on Market Until Sale	58	58	0.0%	58	58	0.0%
Cumulative Days on Market Until Sale	59	62	+ 5.1%	59	62	+ 5.1%
Average List Price	\$263,265	<b>\$425,405</b>	+ 61.6%	\$263,265	<b>\$425,405</b>	+ 61.6%
Inventory of Homes for Sale	63	59	- 6.3%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

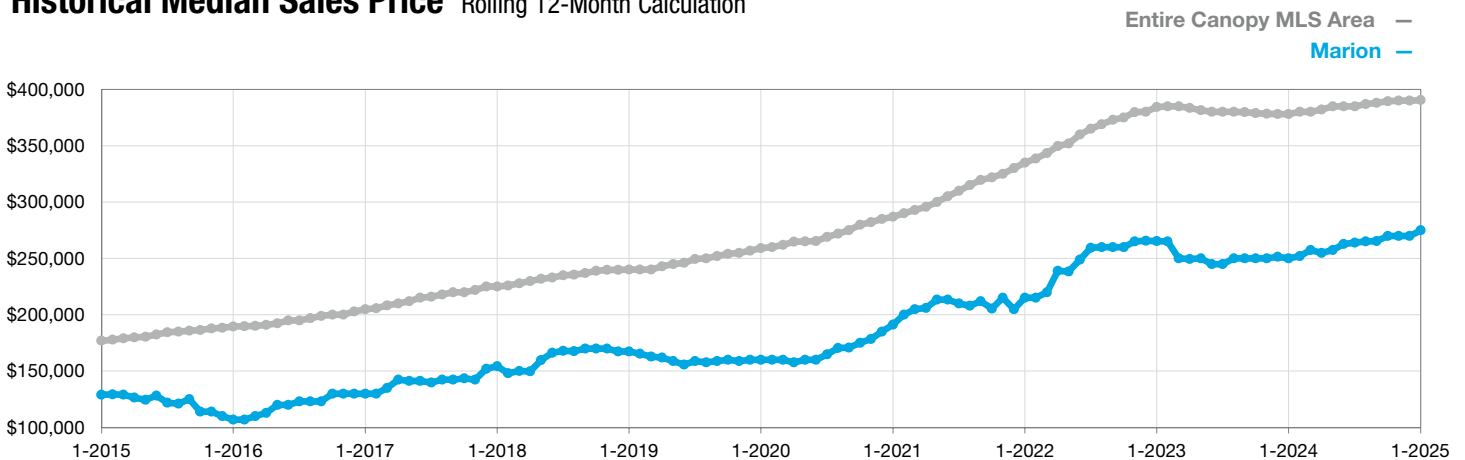
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### January



### Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for January 2025

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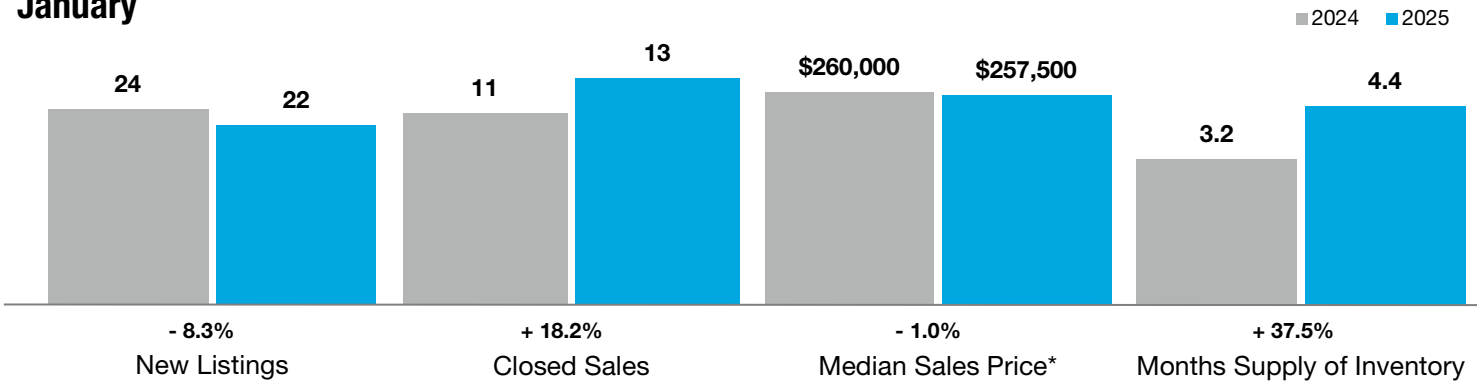
## Rutherfordton

North Carolina

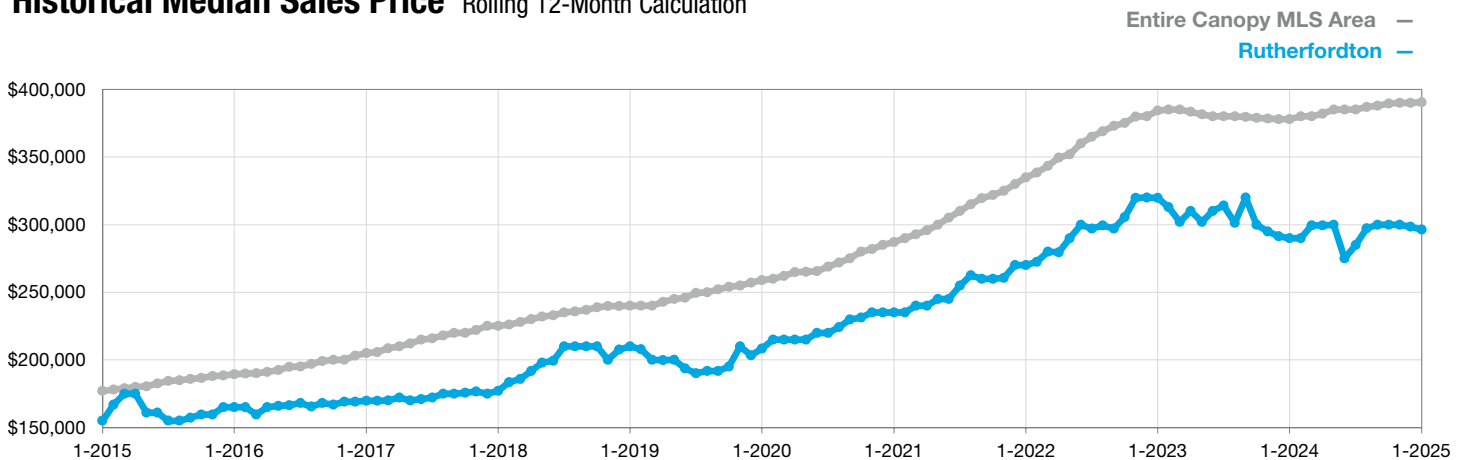
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	24	22	- 8.3%	24	22	- 8.3%
Pending Sales	10	19	+ 90.0%	10	19	+ 90.0%
Closed Sales	11	13	+ 18.2%	11	13	+ 18.2%
Median Sales Price*	\$260,000	\$257,500	- 1.0%	\$260,000	\$257,500	- 1.0%
Average Sales Price*	\$385,791	\$298,385	- 22.7%	\$385,791	\$298,385	- 22.7%
Percent of Original List Price Received*	98.0%	95.7%	- 2.3%	98.0%	95.7%	- 2.3%
List to Close	138	73	- 47.1%	138	73	- 47.1%
Days on Market Until Sale	86	36	- 58.1%	86	36	- 58.1%
Cumulative Days on Market Until Sale	86	45	- 47.7%	86	45	- 47.7%
Average List Price	\$446,378	\$417,941	- 6.4%	\$446,378	\$417,941	- 6.4%
Inventory of Homes for Sale	47	68	+ 44.7%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 37.5%	--	--	--

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### January



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



# Local Market Update for January 2025

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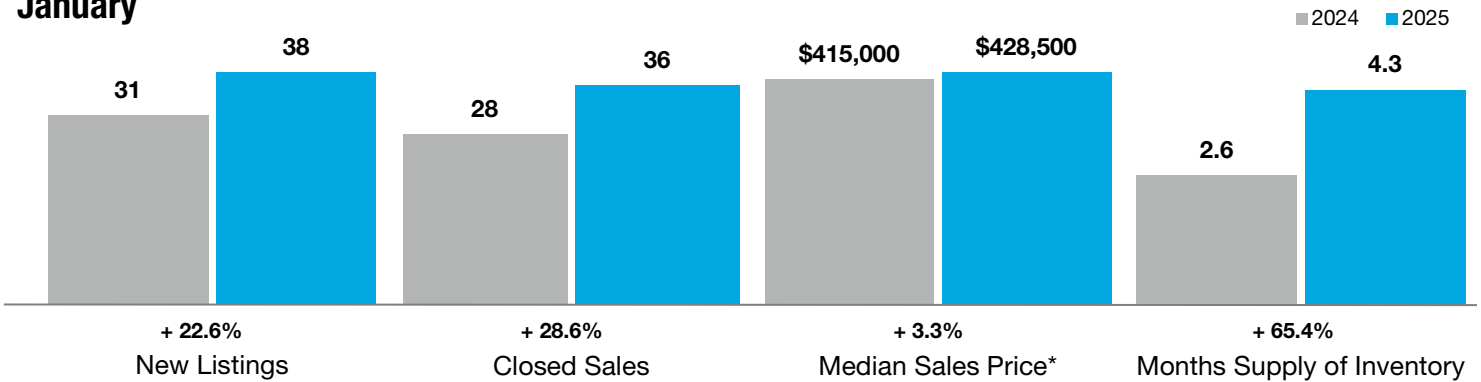
## Waynesville

North Carolina

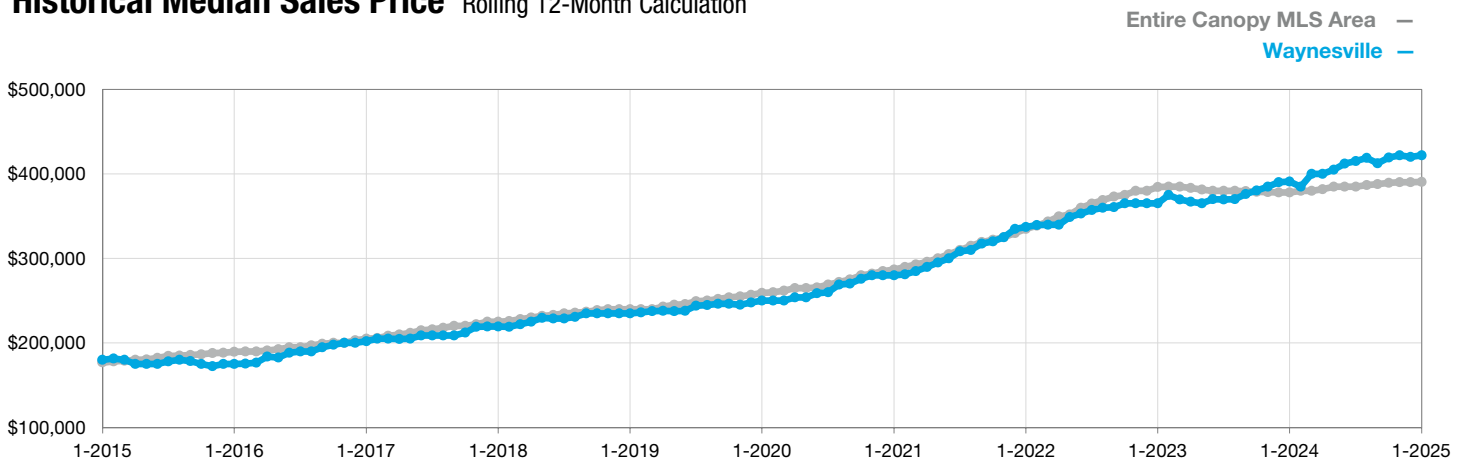
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	31	38	+ 22.6%	31	38	+ 22.6%
Pending Sales	23	29	+ 26.1%	23	29	+ 26.1%
Closed Sales	28	36	+ 28.6%	28	36	+ 28.6%
Median Sales Price*	\$415,000	\$428,500	+ 3.3%	\$415,000	\$428,500	+ 3.3%
Average Sales Price*	\$464,712	\$437,741	- 5.8%	\$464,712	\$437,741	- 5.8%
Percent of Original List Price Received*	95.9%	94.3%	- 1.7%	95.9%	94.3%	- 1.7%
List to Close	85	134	+ 57.6%	85	134	+ 57.6%
Days on Market Until Sale	56	70	+ 25.0%	56	70	+ 25.0%
Cumulative Days on Market Until Sale	61	77	+ 26.2%	61	77	+ 26.2%
Average List Price	\$498,718	\$517,392	+ 3.7%	\$498,718	\$517,392	+ 3.7%
Inventory of Homes for Sale	97	158	+ 62.9%	--	--	--
Months Supply of Inventory	2.6	4.3	+ 65.4%	--	--	--

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### January



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



# Local Market Update for January 2025

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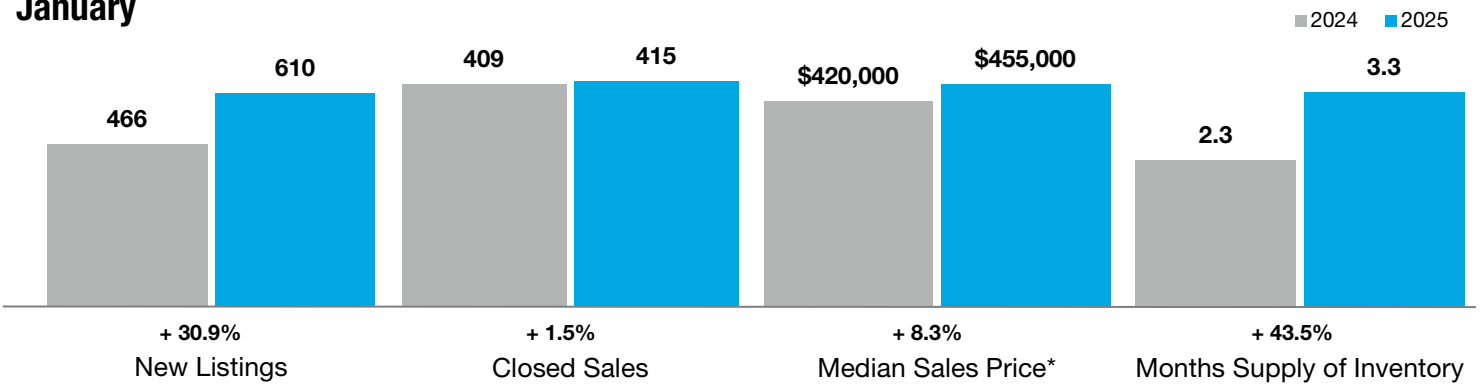
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	466	610	+ 30.9%	466	610	+ 30.9%
Pending Sales	490	498	+ 1.6%	490	498	+ 1.6%
Closed Sales	409	415	+ 1.5%	409	415	+ 1.5%
Median Sales Price*	\$420,000	\$455,000	+ 8.3%	\$420,000	\$455,000	+ 8.3%
Average Sales Price*	\$523,580	\$546,301	+ 4.3%	\$523,580	\$546,301	+ 4.3%
Percent of Original List Price Received*	94.2%	94.7%	+ 0.5%	94.2%	94.7%	+ 0.5%
List to Close	114	117	+ 2.6%	114	117	+ 2.6%
Days on Market Until Sale	51	63	+ 23.5%	51	63	+ 23.5%
Cumulative Days on Market Until Sale	57	71	+ 24.6%	57	71	+ 24.6%
Average List Price	\$611,909	\$643,015	+ 5.1%	\$611,909	\$643,015	+ 5.1%
Inventory of Homes for Sale	1,251	1,682	+ 34.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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### January



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

