

# Local Market Update for March 2025

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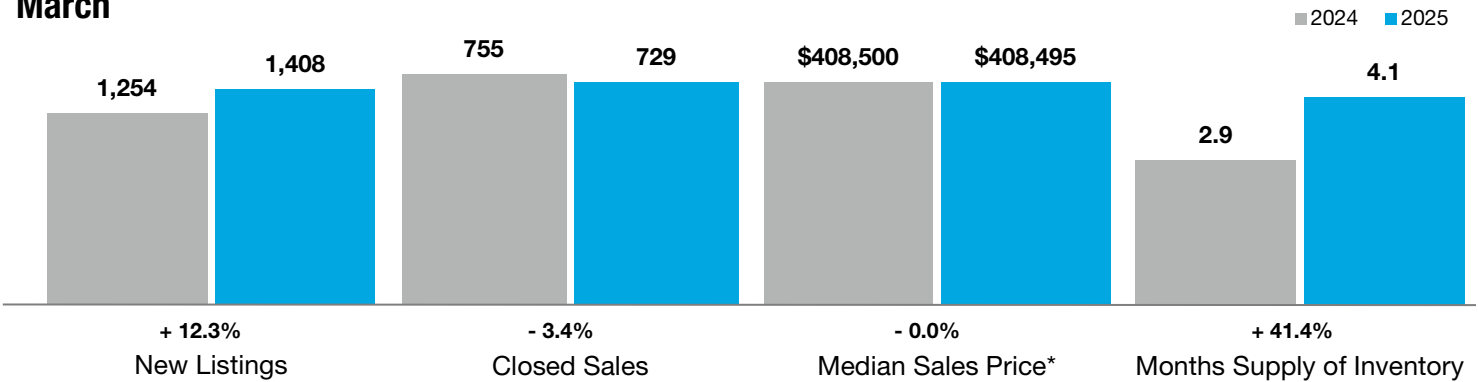
## Asheville Region

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

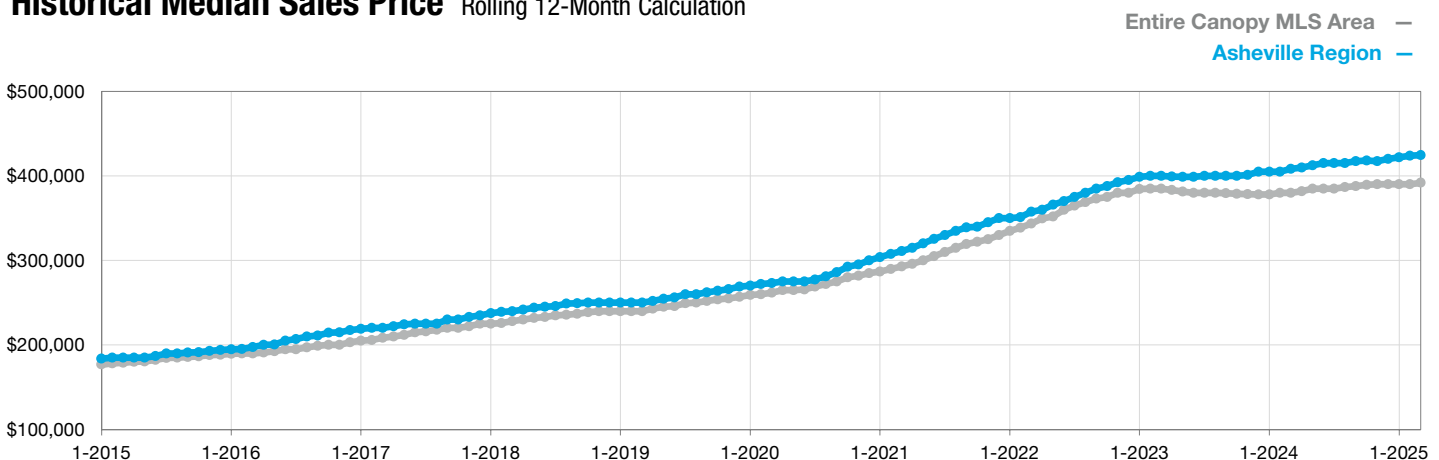
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	1,254	1,408	+ 12.3%	2,939	3,293	+ 12.0%
Pending Sales	844	922	+ 9.2%	2,317	2,304	- 0.6%
Closed Sales	755	729	- 3.4%	2,072	1,980	- 4.4%
Median Sales Price*	\$408,500	\$408,495	- 0.0%	\$399,900	\$410,000	+ 2.5%
Average Sales Price*	\$498,901	\$499,599	+ 0.1%	\$491,077	\$503,255	+ 2.5%
Percent of Original List Price Received*	94.9%	94.5%	- 0.4%	93.8%	93.8%	0.0%
List to Close	108	118	+ 9.3%	108	119	+ 10.2%
Days on Market Until Sale	58	70	+ 20.7%	56	70	+ 25.0%
Cumulative Days on Market Until Sale	64	80	+ 25.0%	62	78	+ 25.8%
Average List Price	\$591,053	\$629,324	+ 6.5%	\$559,248	\$608,999	+ 8.9%
Inventory of Homes for Sale	2,378	3,203	+ 34.7%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

\* 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.

### March



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



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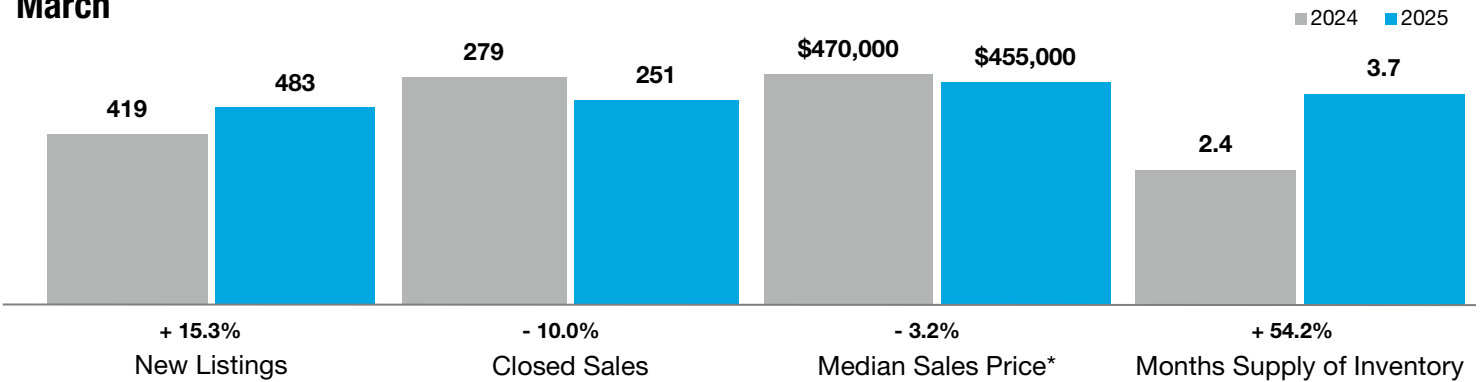
## Buncombe County

North Carolina

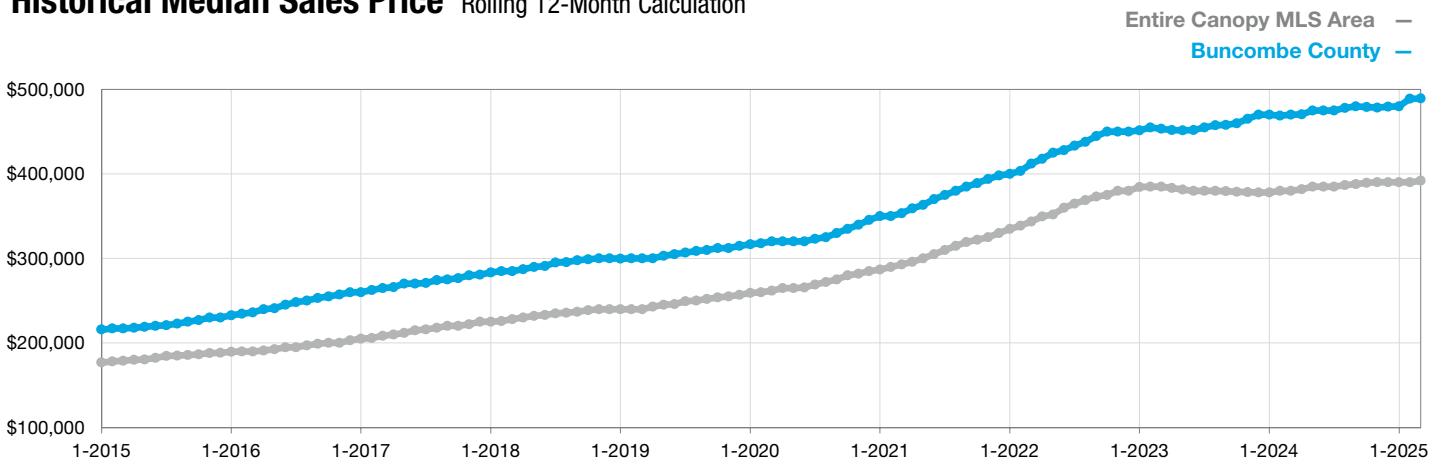
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	419	483	+ 15.3%	961	1,112	+ 15.7%
Pending Sales	302	314	+ 4.0%	814	782	- 3.9%
Closed Sales	279	251	- 10.0%	742	672	- 9.4%
Median Sales Price*	\$470,000	\$455,000	- 3.2%	\$446,495	\$470,000	+ 5.3%
Average Sales Price*	\$588,494	\$589,798	+ 0.2%	\$566,825	\$589,922	+ 4.1%
Percent of Original List Price Received*	95.8%	95.3%	- 0.5%	94.6%	94.4%	- 0.2%
List to Close	106	106	0.0%	108	111	+ 2.8%
Days on Market Until Sale	51	63	+ 23.5%	52	64	+ 23.1%
Cumulative Days on Market Until Sale	55	75	+ 36.4%	56	73	+ 30.4%
Average List Price	\$725,965	\$747,438	+ 3.0%	\$678,750	\$726,816	+ 7.1%
Inventory of Homes for Sale	693	975	+ 40.7%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--

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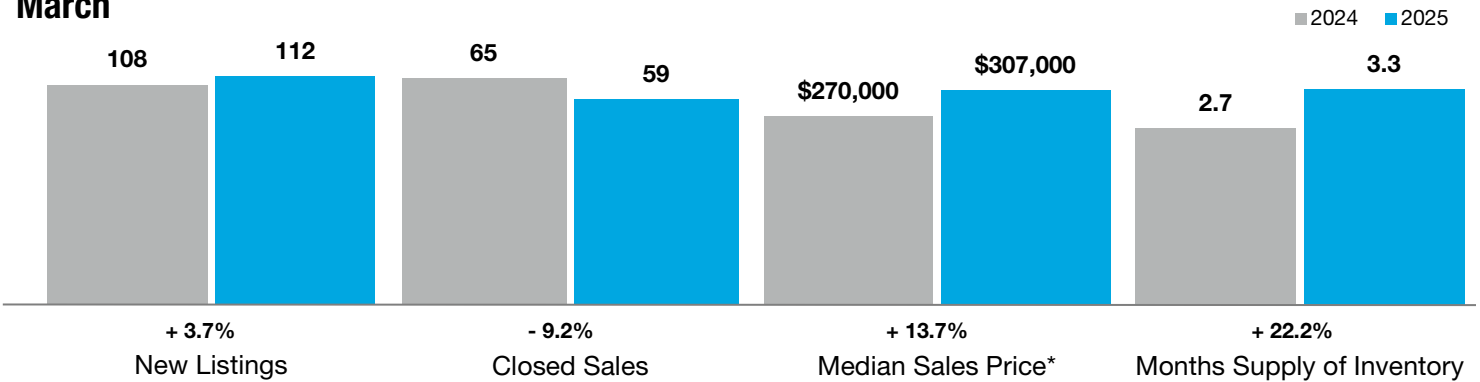
## Burke County

North Carolina

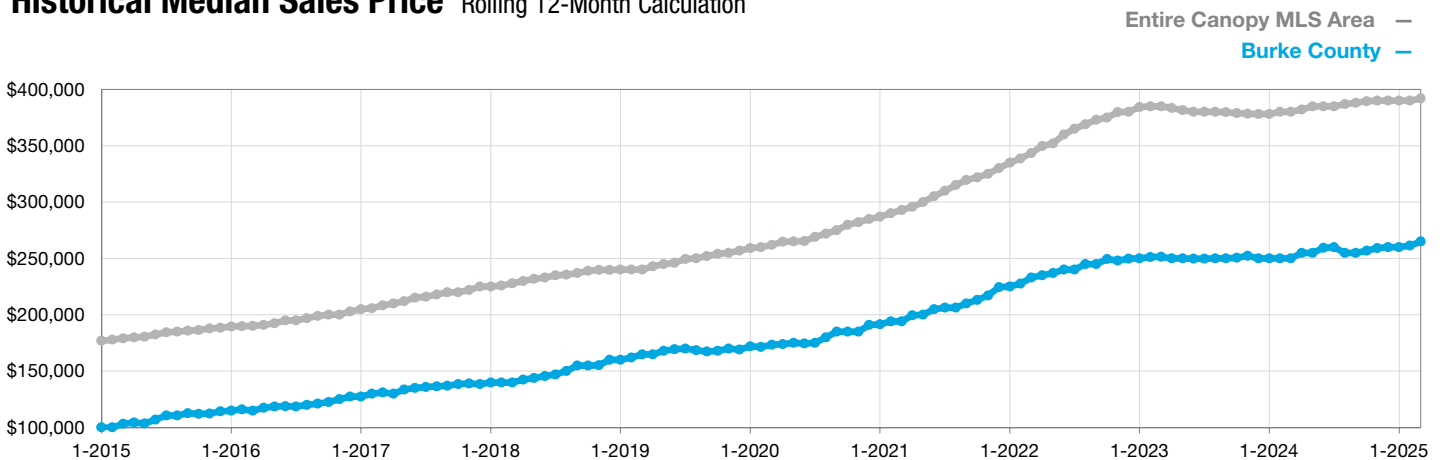
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	108	112	+ 3.7%	269	265	- 1.5%
Pending Sales	80	87	+ 8.7%	206	206	0.0%
Closed Sales	65	59	- 9.2%	163	163	0.0%
Median Sales Price*	\$270,000	\$307,000	+ 13.7%	\$240,000	\$277,000	+ 15.4%
Average Sales Price*	\$278,009	\$324,465	+ 16.7%	\$275,223	\$341,081	+ 23.9%
Percent of Original List Price Received*	94.8%	93.6%	- 1.3%	93.7%	92.7%	- 1.1%
List to Close	78	118	+ 51.3%	82	114	+ 39.0%
Days on Market Until Sale	38	75	+ 97.4%	41	76	+ 85.4%
Cumulative Days on Market Until Sale	41	82	+ 100.0%	44	83	+ 88.6%
Average List Price	\$386,380	\$455,390	+ 17.9%	\$348,363	\$403,376	+ 15.8%
Inventory of Homes for Sale	174	222	+ 27.6%	--	--	--
Months Supply of Inventory	2.7	3.3	+ 22.2%	--	--	--

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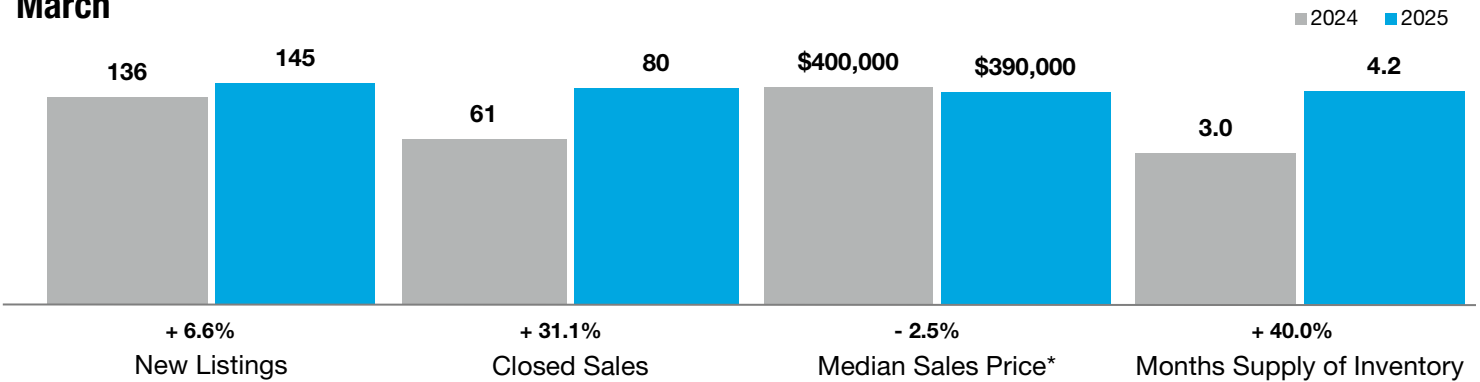
## Haywood County

North Carolina

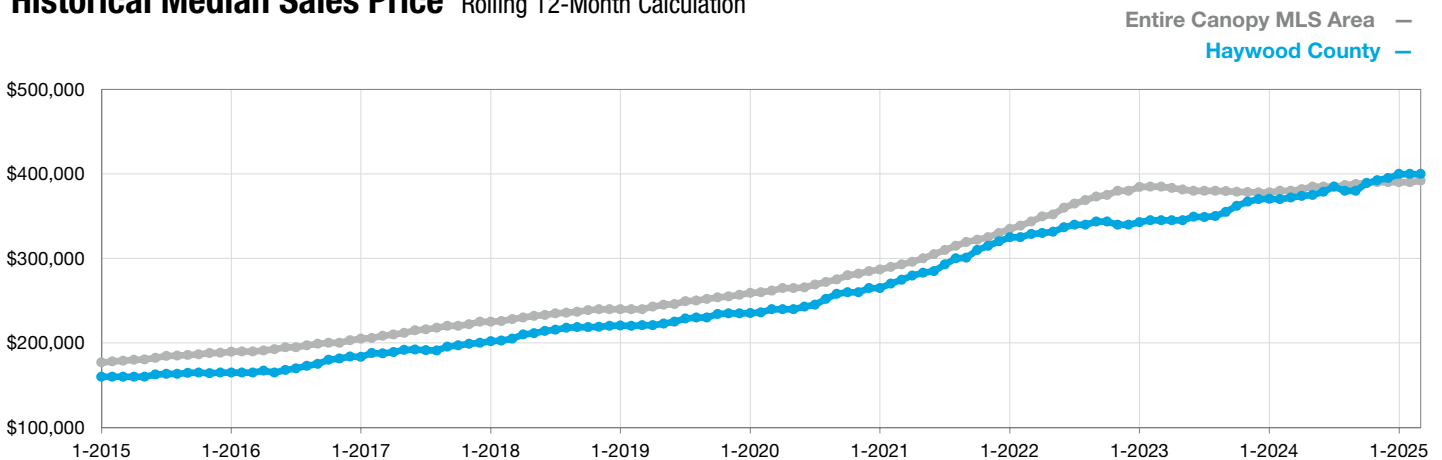
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	136	145	+ 6.6%	284	327	+ 15.1%
Pending Sales	81	94	+ 16.0%	206	231	+ 12.1%
Closed Sales	61	80	+ 31.1%	191	205	+ 7.3%
Median Sales Price*	\$400,000	\$390,000	- 2.5%	\$369,000	\$395,000	+ 7.0%
Average Sales Price*	\$425,425	\$427,554	+ 0.5%	\$411,701	\$422,236	+ 2.6%
Percent of Original List Price Received*	92.5%	93.2%	+ 0.8%	92.2%	93.6%	+ 1.5%
List to Close	108	138	+ 27.8%	110	127	+ 15.5%
Days on Market Until Sale	63	90	+ 42.9%	63	75	+ 19.0%
Cumulative Days on Market Until Sale	80	96	+ 20.0%	73	80	+ 9.6%
Average List Price	\$490,847	\$475,914	- 3.0%	\$464,692	\$481,405	+ 3.6%
Inventory of Homes for Sale	252	334	+ 32.5%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--

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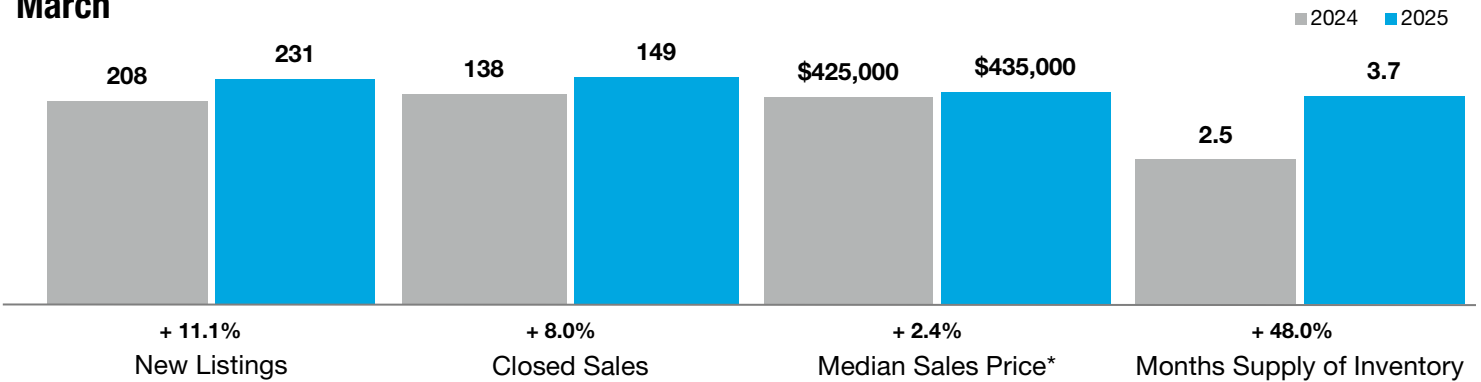
## Henderson County

North Carolina

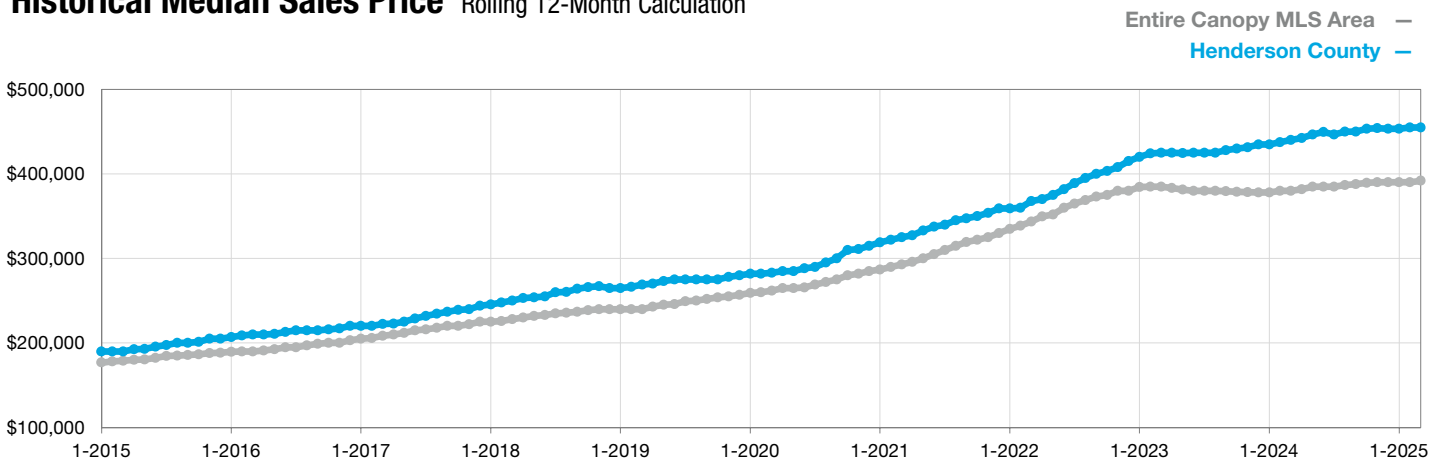
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	208	231	+ 11.1%	521	593	+ 13.8%
Pending Sales	147	181	+ 23.1%	426	454	+ 6.6%
Closed Sales	138	149	+ 8.0%	357	394	+ 10.4%
Median Sales Price*	\$425,000	\$435,000	+ 2.4%	\$422,500	\$441,000	+ 4.4%
Average Sales Price*	\$514,188	\$482,784	- 6.1%	\$486,348	\$504,449	+ 3.7%
Percent of Original List Price Received*	96.6%	96.4%	- 0.2%	96.3%	95.7%	- 0.6%
List to Close	107	119	+ 11.2%	103	117	+ 13.6%
Days on Market Until Sale	58	57	- 1.7%	51	59	+ 15.7%
Cumulative Days on Market Until Sale	65	65	0.0%	58	65	+ 12.1%
Average List Price	\$574,807	\$625,218	+ 8.8%	\$556,888	\$600,898	+ 7.9%
Inventory of Homes for Sale	383	549	+ 43.3%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

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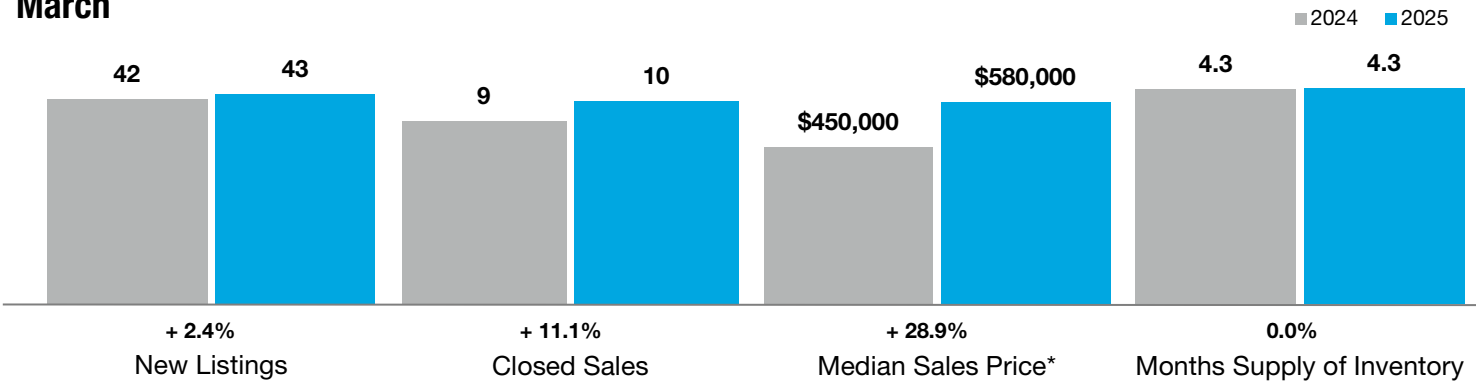
## Jackson County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	42	43	+ 2.4%	85	84	- 1.2%
Pending Sales	29	29	0.0%	56	54	- 3.6%
Closed Sales	9	10	+ 11.1%	41	42	+ 2.4%
Median Sales Price*	\$450,000	\$580,000	+ 28.9%	\$406,500	\$435,000	+ 7.0%
Average Sales Price*	\$485,500	\$595,750	+ 22.7%	\$534,269	\$612,452	+ 14.6%
Percent of Original List Price Received*	92.9%	95.2%	+ 2.5%	90.1%	95.5%	+ 6.0%
List to Close	125	130	+ 4.0%	129	124	- 3.9%
Days on Market Until Sale	92	90	- 2.2%	77	74	- 3.9%
Cumulative Days on Market Until Sale	92	144	+ 56.5%	80	86	+ 7.5%
Average List Price	\$823,669	\$538,523	- 34.6%	\$772,261	\$524,727	- 32.1%
Inventory of Homes for Sale	85	87	+ 2.4%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--

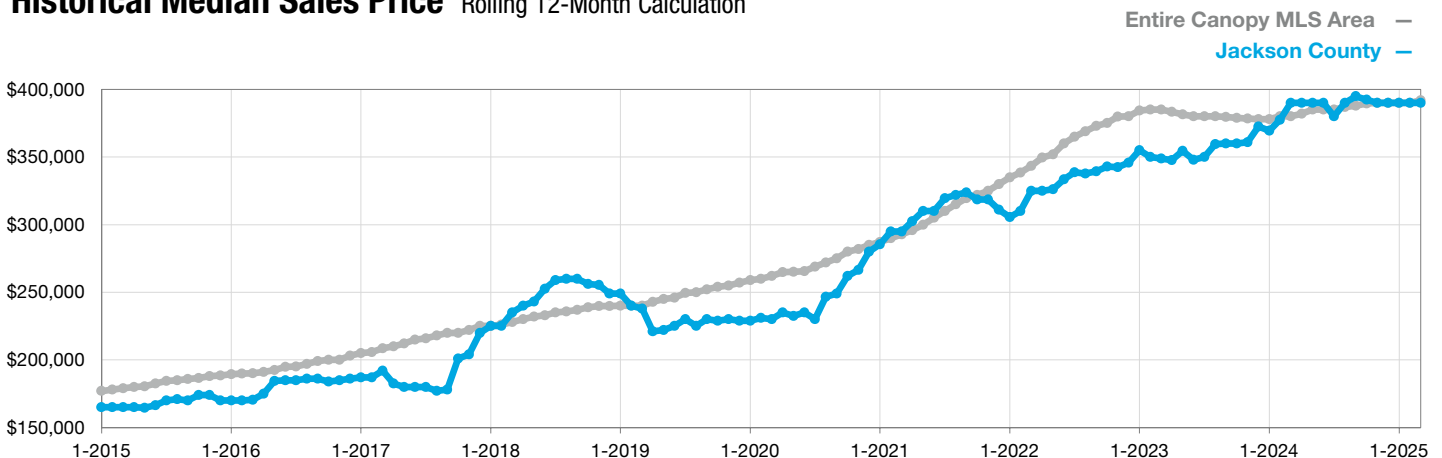
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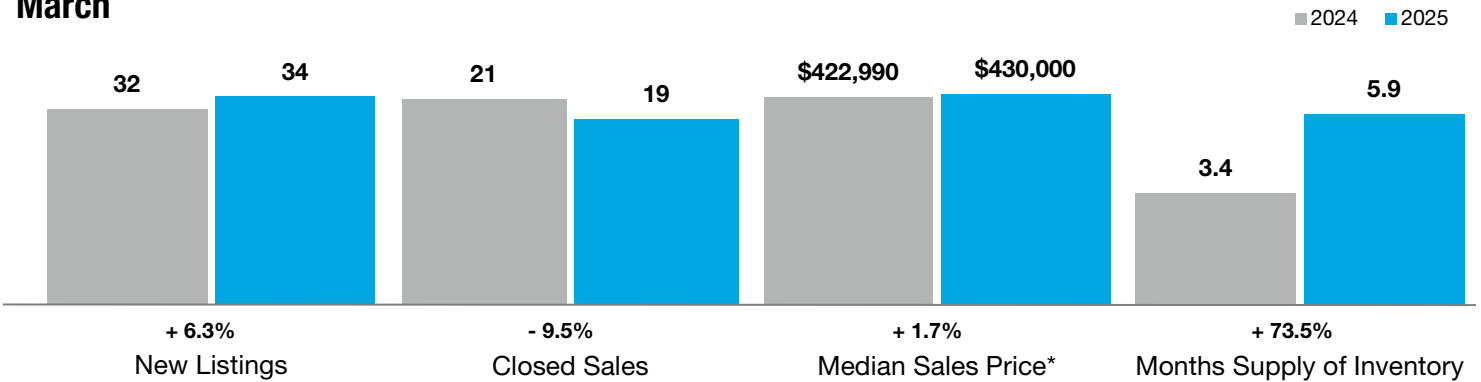
## Madison County

North Carolina

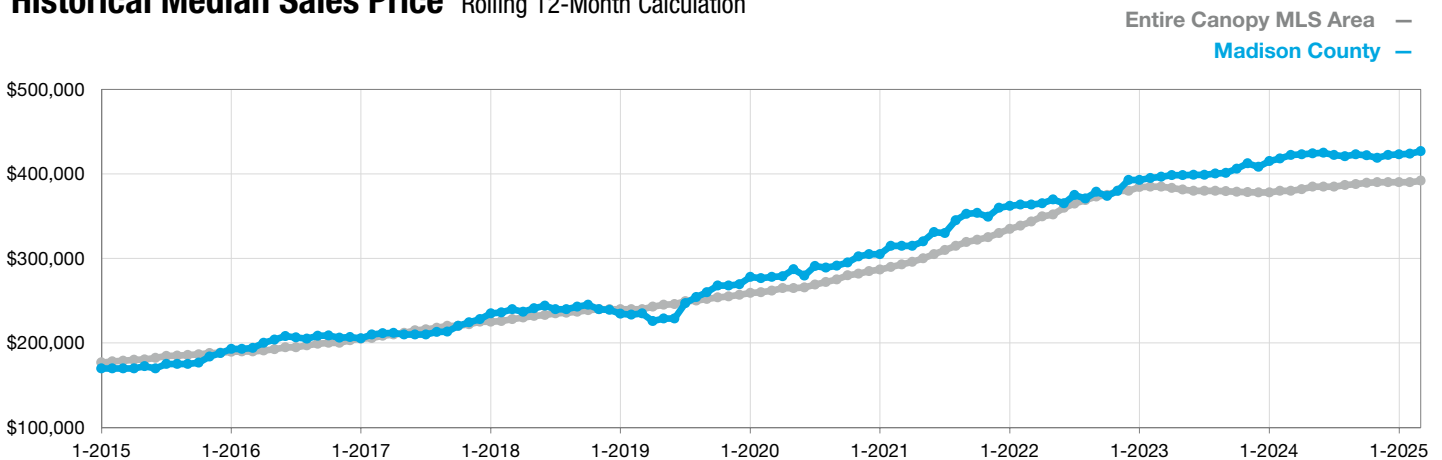
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	32	34	+ 6.3%	73	76	+ 4.1%
Pending Sales	24	13	- 45.8%	62	50	- 19.4%
Closed Sales	21	19	- 9.5%	60	50	- 16.7%
Median Sales Price*	\$422,990	\$430,000	+ 1.7%	\$431,333	\$466,000	+ 8.0%
Average Sales Price*	\$550,897	\$466,916	- 15.2%	\$507,703	\$494,455	- 2.6%
Percent of Original List Price Received*	92.1%	90.8%	- 1.4%	94.4%	93.0%	- 1.5%
List to Close	144	105	- 27.1%	141	147	+ 4.3%
Days on Market Until Sale	97	64	- 34.0%	76	94	+ 23.7%
Cumulative Days on Market Until Sale	109	70	- 35.8%	94	112	+ 19.1%
Average List Price	\$487,708	\$582,050	+ 19.3%	\$524,347	\$634,716	+ 21.0%
Inventory of Homes for Sale	83	101	+ 21.7%	--	--	--
Months Supply of Inventory	3.4	5.9	+ 73.5%	--	--	--

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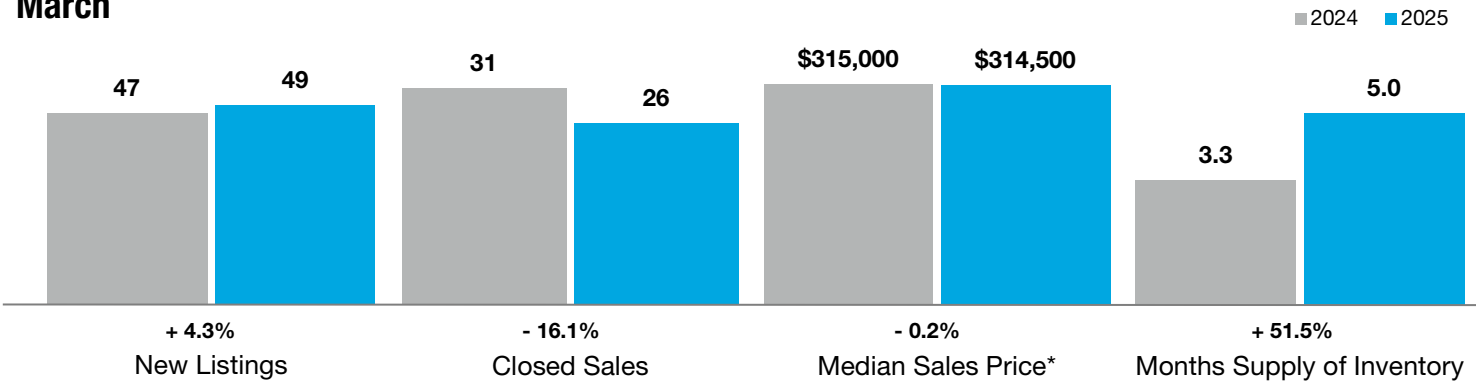
## McDowell County

North Carolina

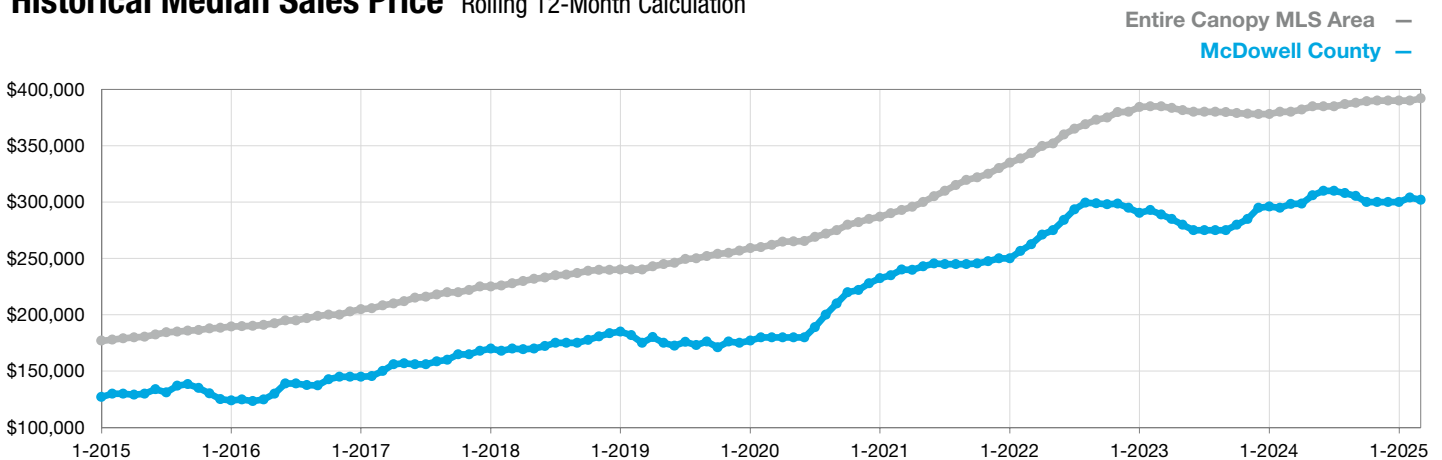
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	47	49	+ 4.3%	126	143	+ 13.5%
Pending Sales	32	31	- 3.1%	100	96	- 4.0%
Closed Sales	31	26	- 16.1%	101	89	- 11.9%
Median Sales Price*	\$315,000	\$314,500	- 0.2%	\$306,000	\$310,000	+ 1.3%
Average Sales Price*	\$564,558	\$382,881	- 32.2%	\$450,554	\$370,520	- 17.8%
Percent of Original List Price Received*	94.6%	92.9%	- 1.8%	91.7%	91.8%	+ 0.1%
List to Close	135	151	+ 11.9%	121	130	+ 7.4%
Days on Market Until Sale	67	88	+ 31.3%	60	77	+ 28.3%
Cumulative Days on Market Until Sale	66	93	+ 40.9%	65	80	+ 23.1%
Average List Price	\$412,413	\$582,016	+ 41.1%	\$403,528	\$534,812	+ 32.5%
Inventory of Homes for Sale	110	151	+ 37.3%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--

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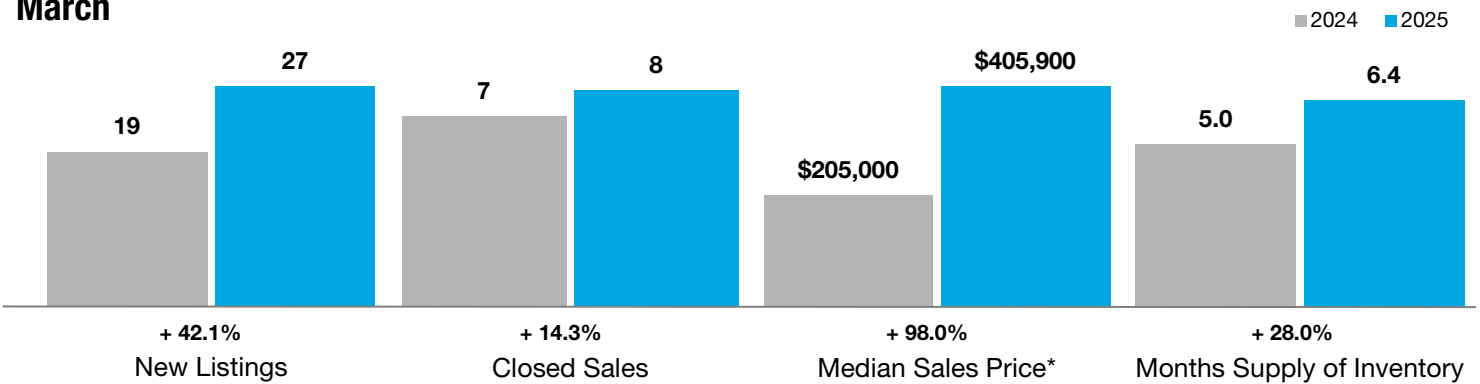
## Mitchell County

North Carolina

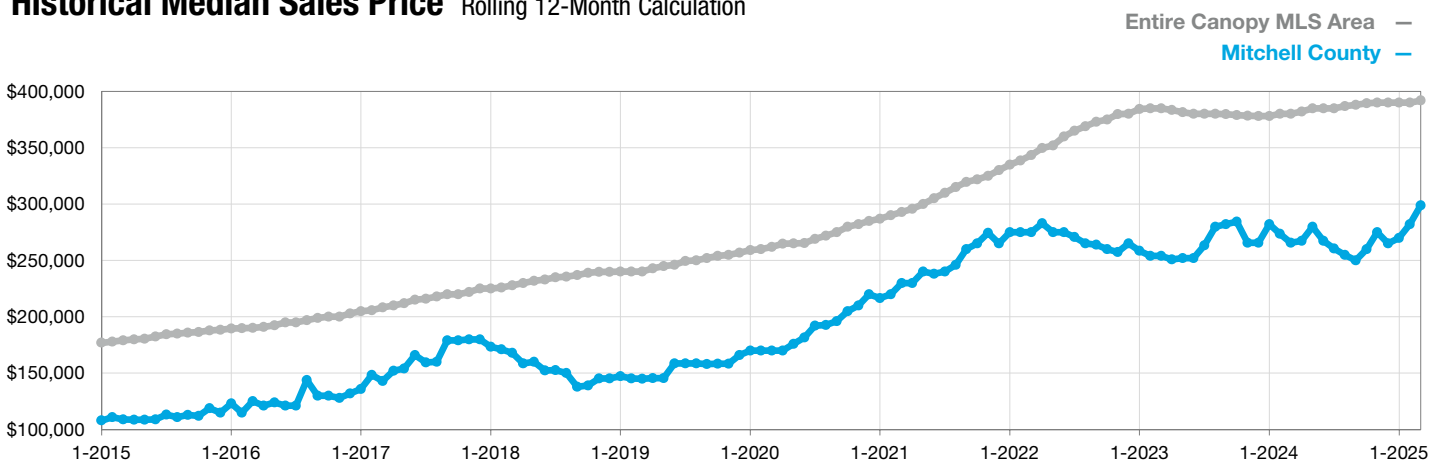
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	19	27	+ 42.1%	39	49	+ 25.6%
Pending Sales	9	12	+ 33.3%	23	28	+ 21.7%
Closed Sales	7	8	+ 14.3%	20	24	+ 20.0%
Median Sales Price*	\$205,000	\$405,900	+ 98.0%	\$228,250	\$344,450	+ 50.9%
Average Sales Price*	\$231,714	\$399,975	+ 72.6%	\$326,295	\$352,533	+ 8.0%
Percent of Original List Price Received*	79.3%	94.7%	+ 19.4%	85.8%	89.7%	+ 4.5%
List to Close	139	123	- 11.5%	128	158	+ 23.4%
Days on Market Until Sale	91	91	0.0%	81	108	+ 33.3%
Cumulative Days on Market Until Sale	165	93	- 43.6%	122	129	+ 5.7%
Average List Price	\$463,021	\$459,615	- 0.7%	\$394,703	\$409,700	+ 3.8%
Inventory of Homes for Sale	55	62	+ 12.7%	--	--	--
Months Supply of Inventory	5.0	6.4	+ 28.0%	--	--	--

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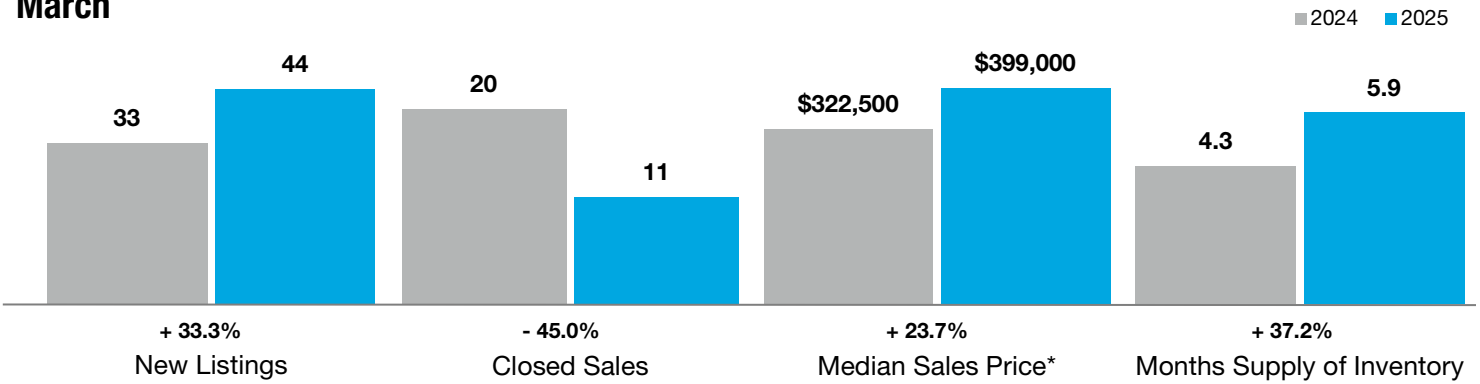
## Polk County

North Carolina

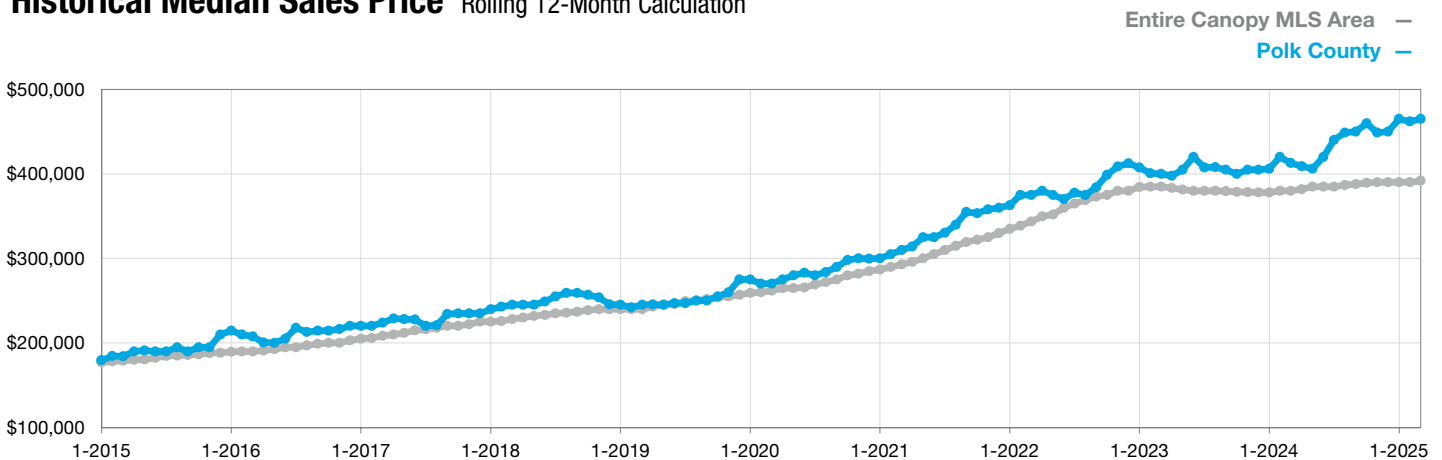
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	33	44	+ 33.3%	70	105	+ 50.0%
Pending Sales	22	22	0.0%	57	55	- 3.5%
Closed Sales	20	11	- 45.0%	61	46	- 24.6%
Median Sales Price*	\$322,500	\$399,000	+ 23.7%	\$420,000	\$458,500	+ 9.2%
Average Sales Price*	\$372,910	\$536,773	+ 43.9%	\$466,835	\$532,110	+ 14.0%
Percent of Original List Price Received*	92.7%	95.3%	+ 2.8%	92.5%	91.1%	- 1.5%
List to Close	132	121	- 8.3%	111	133	+ 19.8%
Days on Market Until Sale	90	79	- 12.2%	66	83	+ 25.8%
Cumulative Days on Market Until Sale	91	121	+ 33.0%	78	101	+ 29.5%
Average List Price	\$600,585	\$883,754	+ 47.1%	\$708,545	\$772,682	+ 9.1%
Inventory of Homes for Sale	95	132	+ 38.9%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

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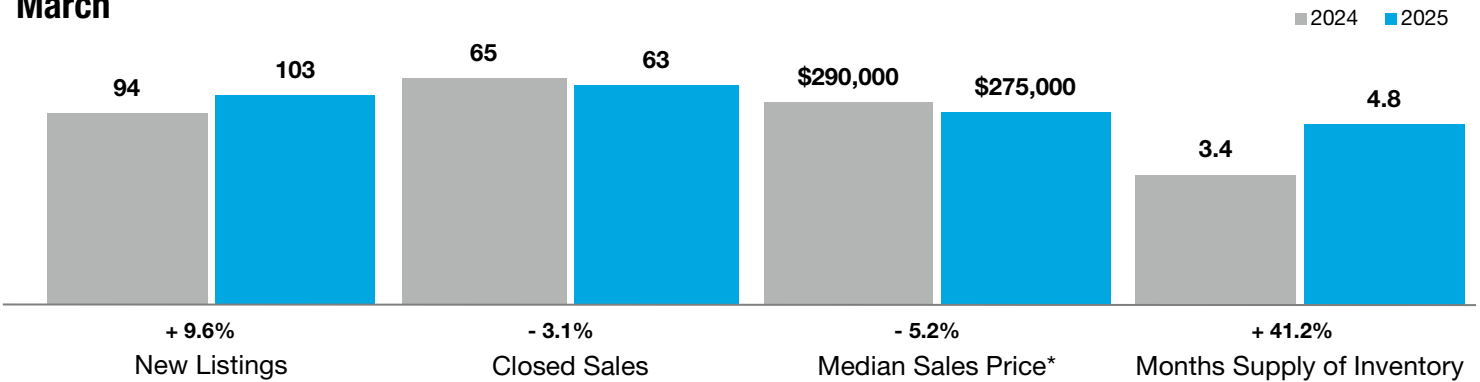
## Rutherford County

North Carolina

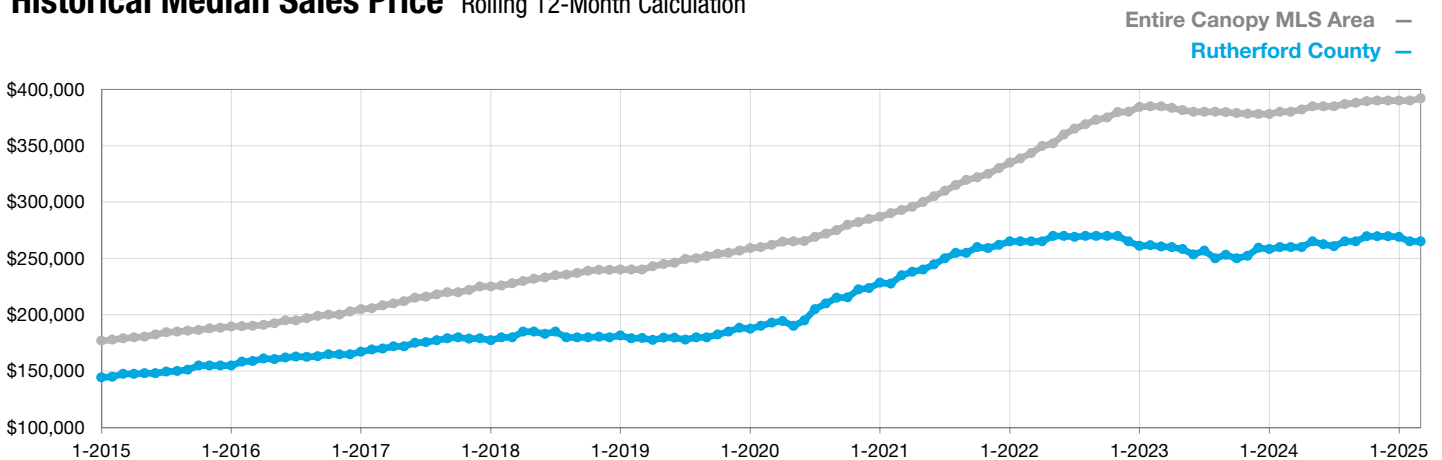
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	94	103	+ 9.6%	252	262	+ 4.0%
Pending Sales	57	61	+ 7.0%	172	170	- 1.2%
Closed Sales	65	63	- 3.1%	162	148	- 8.6%
Median Sales Price*	\$290,000	\$275,000	- 5.2%	\$259,950	\$250,000	- 3.8%
Average Sales Price*	\$394,526	\$365,109	- 7.5%	\$386,092	\$312,522	- 19.1%
Percent of Original List Price Received*	93.7%	92.5%	- 1.3%	92.1%	92.5%	+ 0.4%
List to Close	103	122	+ 18.4%	102	117	+ 14.7%
Days on Market Until Sale	56	77	+ 37.5%	54	72	+ 33.3%
Cumulative Days on Market Until Sale	65	86	+ 32.3%	60	80	+ 33.3%
Average List Price	\$393,239	\$394,499	+ 0.3%	\$368,723	\$395,997	+ 7.4%
Inventory of Homes for Sale	210	281	+ 33.8%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 41.2%	--	--	--

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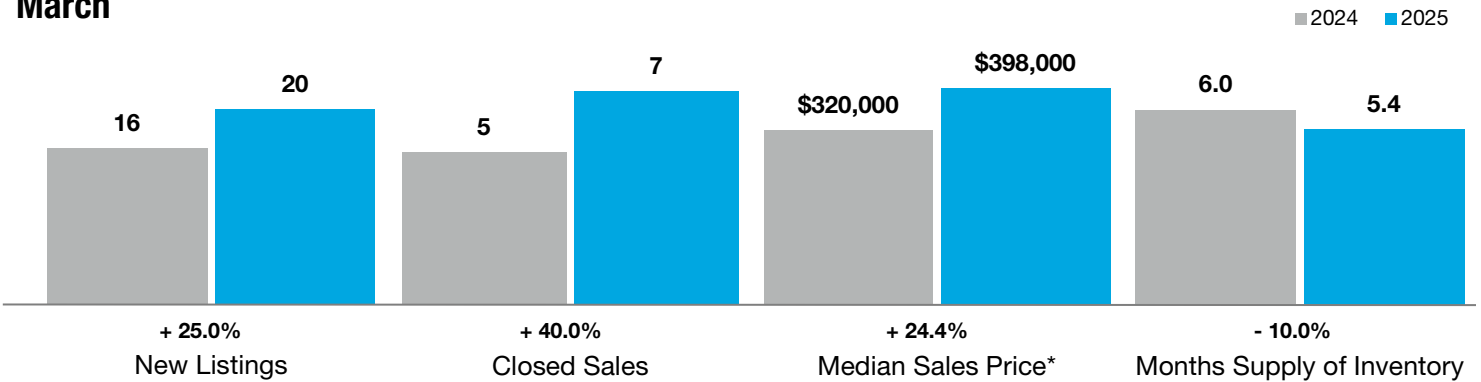
## Swain County

North Carolina

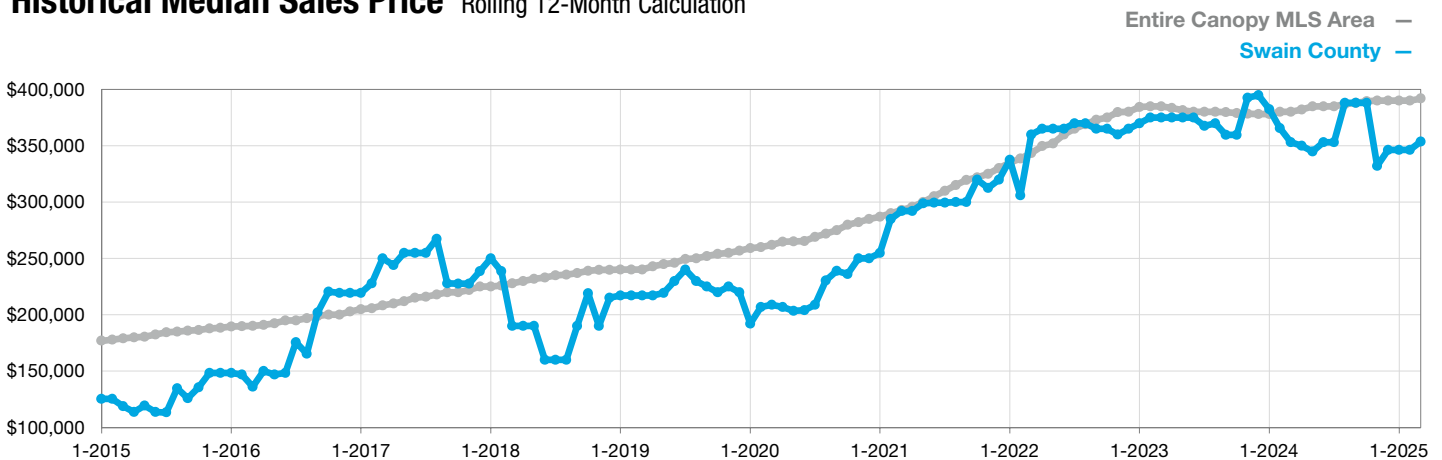
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	16	20	+ 25.0%	33	34	+ 3.0%
Pending Sales	3	11	+ 266.7%	14	21	+ 50.0%
Closed Sales	5	7	+ 40.0%	17	21	+ 23.5%
Median Sales Price*	\$320,000	<b>\$398,000</b>	+ 24.4%	\$332,400	<b>\$379,400</b>	+ 14.1%
Average Sales Price*	\$394,400	<b>\$458,143</b>	+ 16.2%	\$548,259	<b>\$416,580</b>	- 24.0%
Percent of Original List Price Received*	101.1%	<b>86.8%</b>	- 14.1%	94.4%	<b>91.6%</b>	- 3.0%
List to Close	52	151	+ 190.4%	126	140	+ 11.1%
Days on Market Until Sale	15	102	+ 580.0%	74	84	+ 13.5%
Cumulative Days on Market Until Sale	15	118	+ 686.7%	88	95	+ 8.0%
Average List Price	\$482,650	<b>\$765,970</b>	+ 58.7%	\$500,448	<b>\$634,124</b>	+ 26.7%
Inventory of Homes for Sale	39	41	+ 5.1%	--	--	--
Months Supply of Inventory	6.0	5.4	- 10.0%	--	--	--

\* 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.

### March



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



# Local Market Update for March 2025

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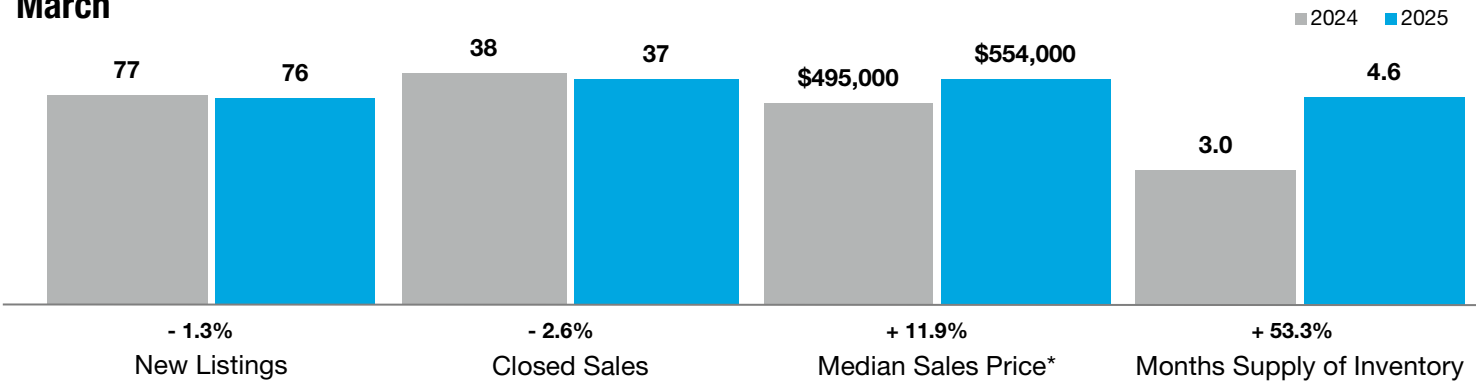
## Transylvania County

North Carolina

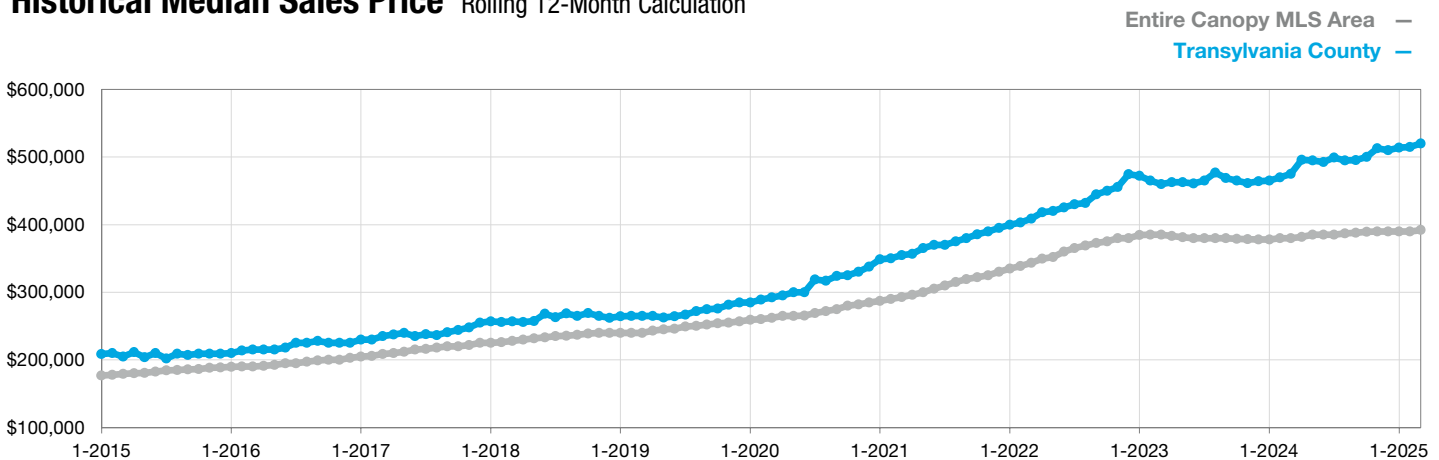
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	77	76	- 1.3%	172	169	- 1.7%
Pending Sales	44	46	+ 4.5%	135	109	- 19.3%
Closed Sales	38	37	- 2.6%	114	91	- 20.2%
Median Sales Price*	\$495,000	\$554,000	+ 11.9%	\$487,000	\$525,000	+ 7.8%
Average Sales Price*	\$551,020	\$735,022	+ 33.4%	\$667,884	\$801,006	+ 19.9%
Percent of Original List Price Received*	93.3%	94.2%	+ 1.0%	92.7%	91.8%	- 1.0%
List to Close	111	124	+ 11.7%	105	129	+ 22.9%
Days on Market Until Sale	76	79	+ 3.9%	64	83	+ 29.7%
Cumulative Days on Market Until Sale	74	84	+ 13.5%	66	92	+ 39.4%
Average List Price	\$703,477	\$786,472	+ 11.8%	\$719,981	\$827,298	+ 14.9%
Inventory of Homes for Sale	128	179	+ 39.8%	--	--	--
Months Supply of Inventory	3.0	4.6	+ 53.3%	--	--	--

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### March



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



# Local Market Update for March 2025

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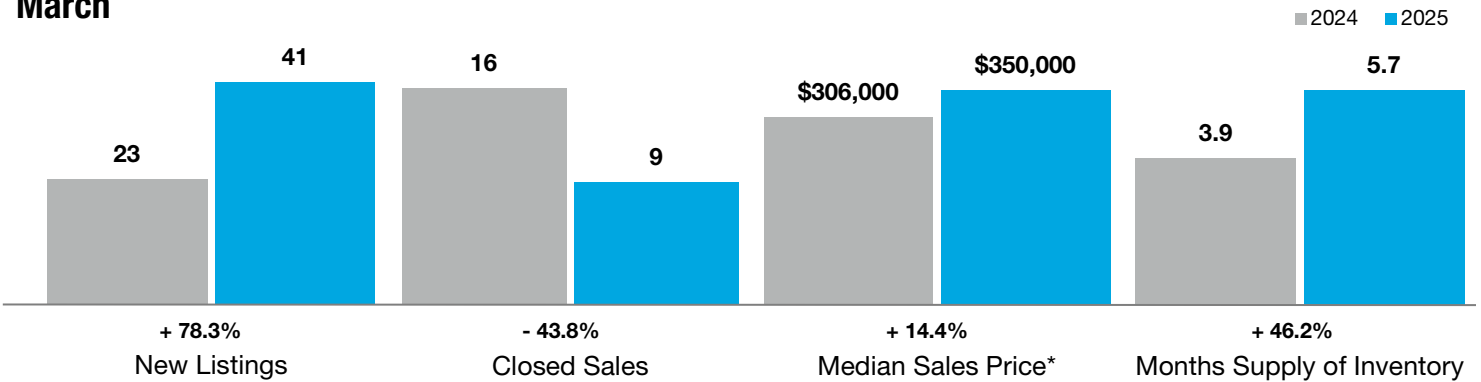
## Yancey County

North Carolina

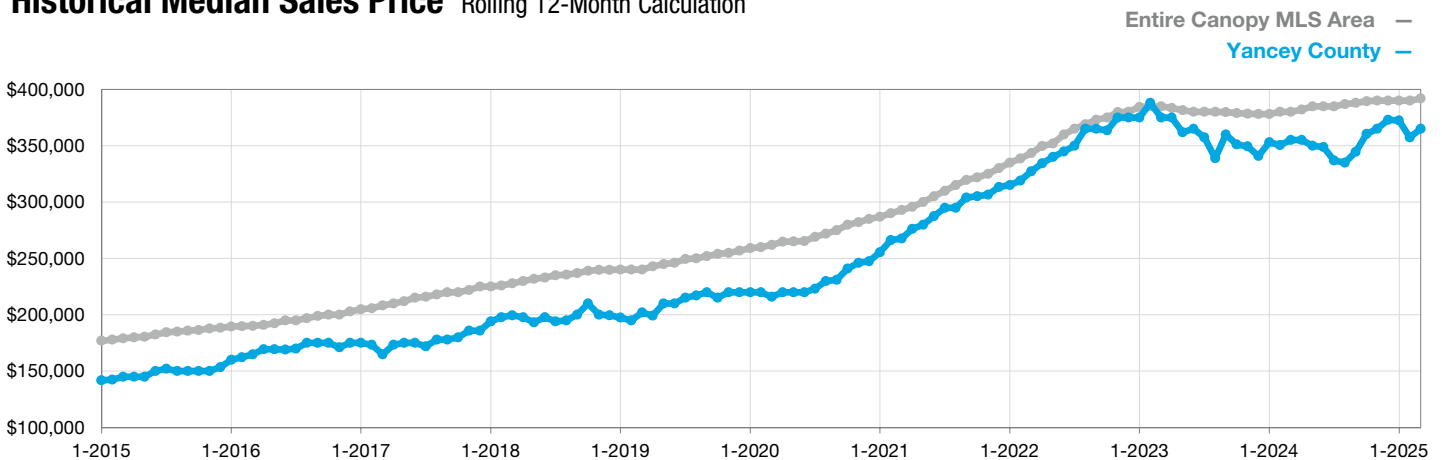
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	23	41	+ 78.3%	54	74	+ 37.0%
Pending Sales	14	21	+ 50.0%	46	48	+ 4.3%
Closed Sales	16	9	- 43.8%	43	35	- 18.6%
Median Sales Price*	\$306,000	\$350,000	+ 14.4%	\$317,000	\$329,000	+ 3.8%
Average Sales Price*	\$401,641	\$409,278	+ 1.9%	\$435,162	\$413,086	- 5.1%
Percent of Original List Price Received*	92.6%	92.6%	0.0%	90.5%	93.6%	+ 3.4%
List to Close	135	127	- 5.9%	142	120	- 15.5%
Days on Market Until Sale	88	80	- 9.1%	85	77	- 9.4%
Cumulative Days on Market Until Sale	97	80	- 17.5%	88	89	+ 1.1%
Average List Price	\$536,894	\$541,826	+ 0.9%	\$445,495	\$560,976	+ 25.9%
Inventory of Homes for Sale	71	89	+ 25.4%	--	--	--
Months Supply of Inventory	3.9	5.7	+ 46.2%	--	--	--

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### March



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



# Local Market Update for March 2025

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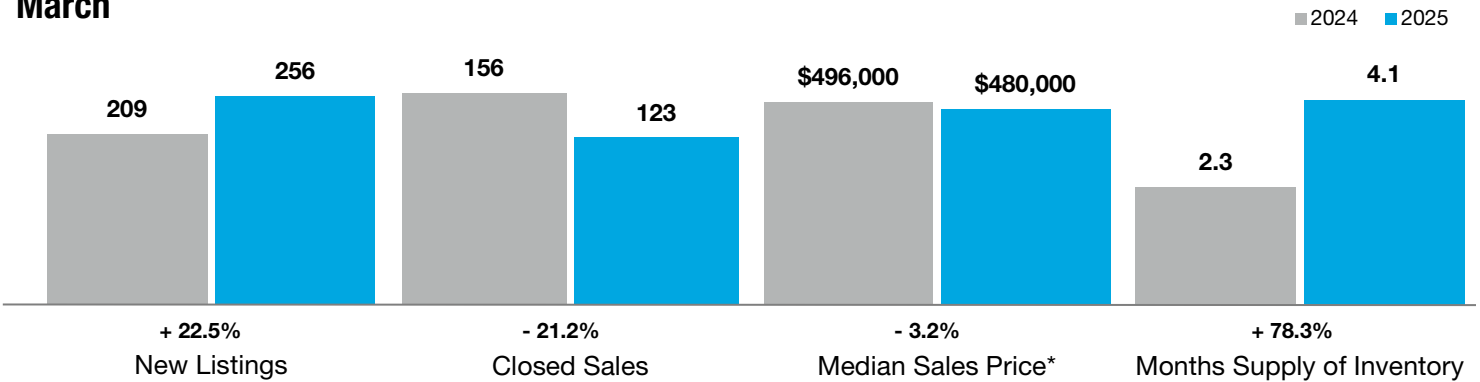
## City of Asheville

North Carolina

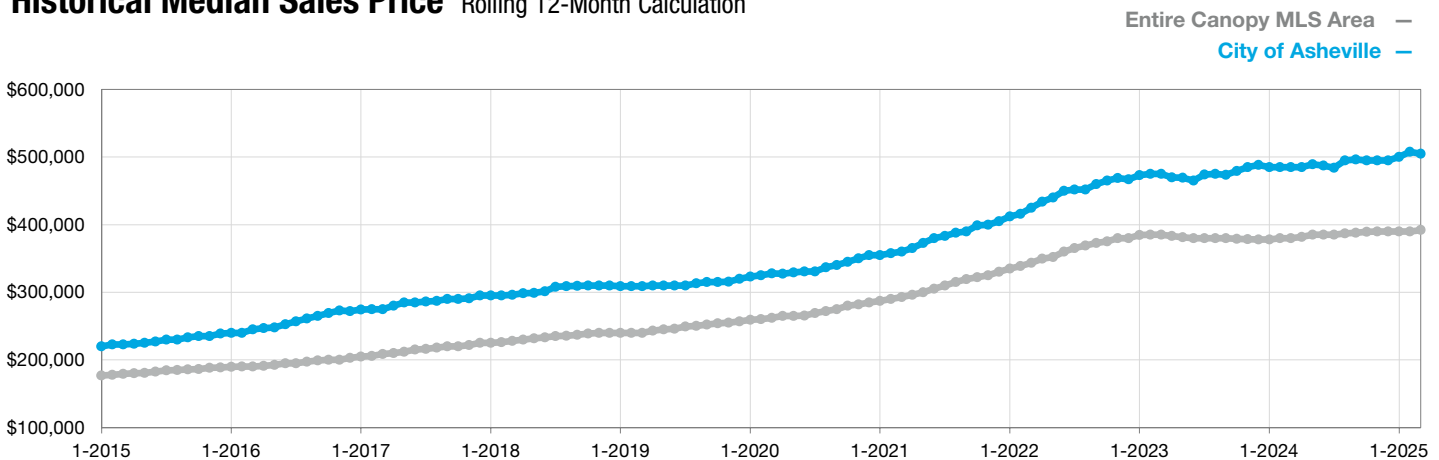
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	209	256	+ 22.5%	486	605	+ 24.5%
Pending Sales	140	176	+ 25.7%	416	411	- 1.2%
Closed Sales	156	123	- 21.2%	392	344	- 12.2%
Median Sales Price*	\$496,000	\$480,000	- 3.2%	\$467,450	\$506,500	+ 8.4%
Average Sales Price*	\$647,508	\$605,968	- 6.4%	\$615,526	\$620,558	+ 0.8%
Percent of Original List Price Received*	95.7%	95.8%	+ 0.1%	94.5%	94.5%	0.0%
List to Close	109	83	- 23.9%	110	102	- 7.3%
Days on Market Until Sale	54	45	- 16.7%	51	57	+ 11.8%
Cumulative Days on Market Until Sale	61	56	- 8.2%	55	65	+ 18.2%
Average List Price	\$774,936	\$733,813	- 5.3%	\$723,095	\$728,727	+ 0.8%
Inventory of Homes for Sale	349	542	+ 55.3%	--	--	--
Months Supply of Inventory	2.3	4.1	+ 78.3%	--	--	--

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### March



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



# Local Market Update for March 2025

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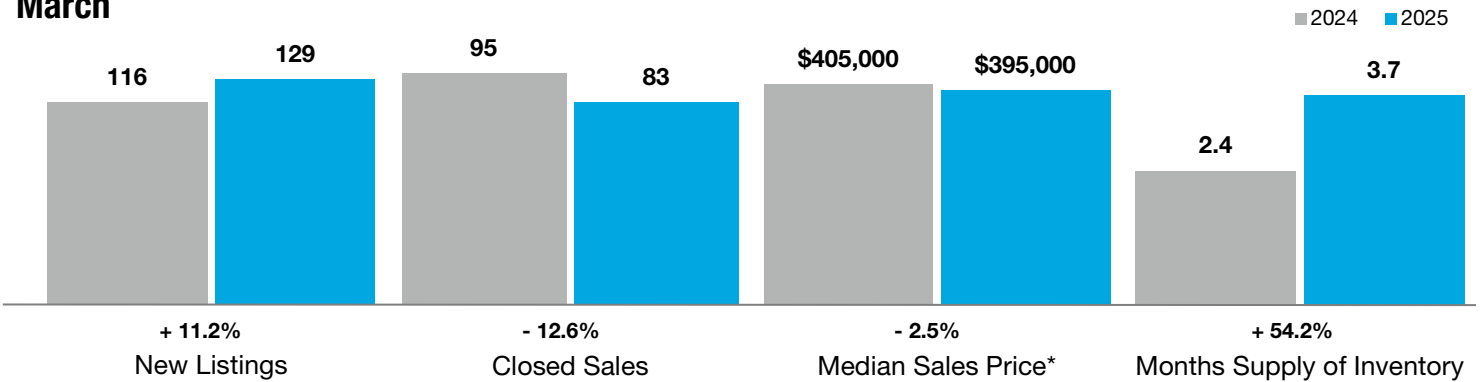
## City of Hendersonville

North Carolina

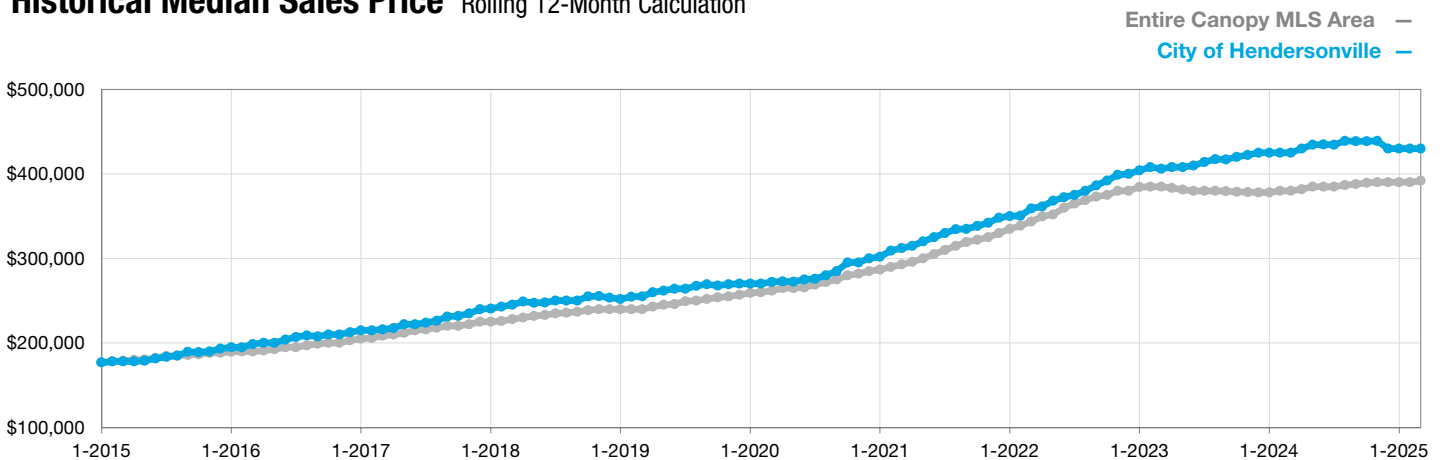
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	116	129	+ 11.2%	291	345	+ 18.6%
Pending Sales	90	96	+ 6.7%	249	254	+ 2.0%
Closed Sales	95	83	- 12.6%	223	226	+ 1.3%
Median Sales Price*	\$405,000	\$395,000	- 2.5%	\$405,000	\$403,700	- 0.3%
Average Sales Price*	\$480,071	\$455,271	- 5.2%	\$463,938	\$467,068	+ 0.7%
Percent of Original List Price Received*	97.2%	96.7%	- 0.5%	96.9%	95.6%	- 1.3%
List to Close	116	111	- 4.3%	111	112	+ 0.9%
Days on Market Until Sale	63	59	- 6.3%	53	58	+ 9.4%
Cumulative Days on Market Until Sale	71	69	- 2.8%	63	67	+ 6.3%
Average List Price	\$584,437	\$622,033	+ 6.4%	\$540,381	\$571,997	+ 5.9%
Inventory of Homes for Sale	205	319	+ 55.6%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--

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### March



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





# Local Market Update for March 2025

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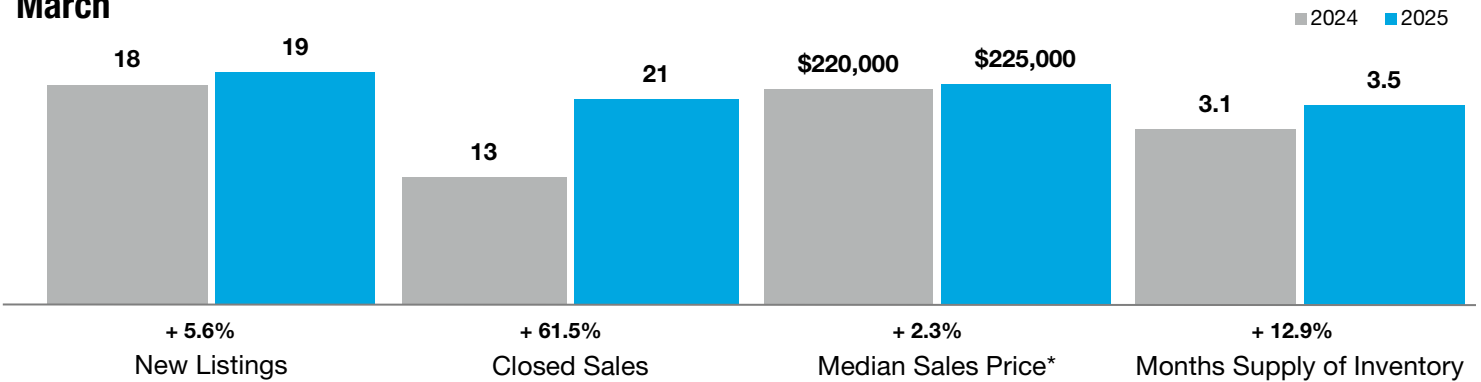
## Forest City

North Carolina

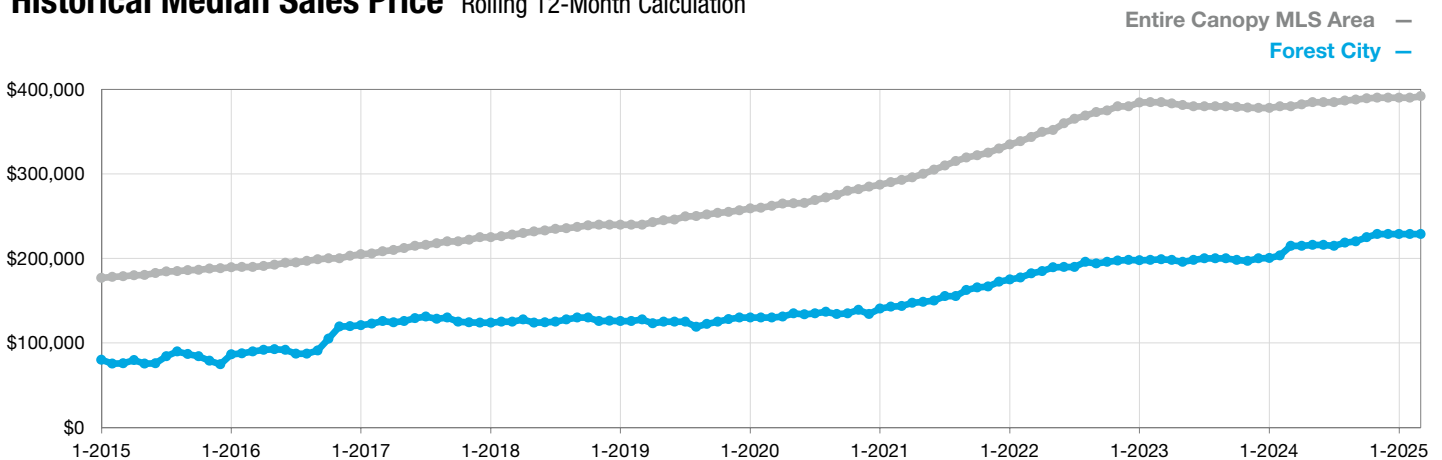
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	18	19	+ 5.6%	56	57	+ 1.8%
Pending Sales	10	12	+ 20.0%	32	40	+ 25.0%
Closed Sales	13	21	+ 61.5%	36	37	+ 2.8%
Median Sales Price*	\$220,000	\$225,000	+ 2.3%	\$225,000	\$225,000	0.0%
Average Sales Price*	\$237,500	\$253,307	+ 6.7%	\$236,806	\$233,998	- 1.2%
Percent of Original List Price Received*	93.0%	92.2%	- 0.9%	92.4%	92.8%	+ 0.4%
List to Close	100	117	+ 17.0%	100	111	+ 11.0%
Days on Market Until Sale	57	71	+ 24.6%	50	64	+ 28.0%
Cumulative Days on Market Until Sale	58	74	+ 27.6%	52	69	+ 32.7%
Average List Price	\$254,356	\$307,610	+ 20.9%	\$220,703	\$298,307	+ 35.2%
Inventory of Homes for Sale	42	50	+ 19.0%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

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### March



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



# Local Market Update for March 2025

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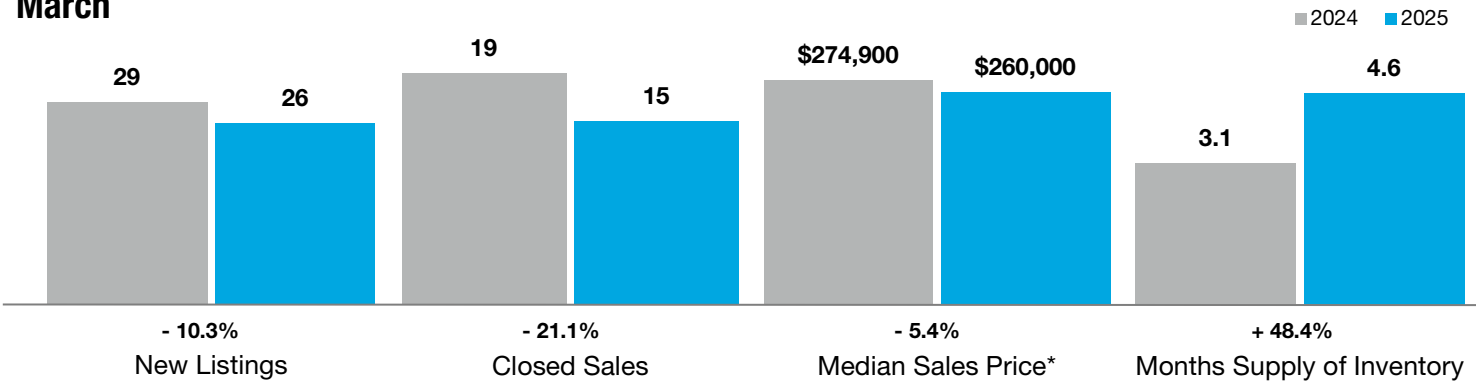
## Marion

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	29	26	- 10.3%	69	78	+ 13.0%
Pending Sales	23	16	- 30.4%	62	56	- 9.7%
Closed Sales	19	15	- 21.1%	59	52	- 11.9%
Median Sales Price*	\$274,900	\$260,000	- 5.4%	\$260,000	\$285,525	+ 9.8%
Average Sales Price*	\$406,074	\$272,460	- 32.9%	\$330,141	\$289,423	- 12.3%
Percent of Original List Price Received*	95.1%	92.8%	- 2.4%	90.9%	92.1%	+ 1.3%
List to Close	144	152	+ 5.6%	132	124	- 6.1%
Days on Market Until Sale	67	99	+ 47.8%	67	71	+ 6.0%
Cumulative Days on Market Until Sale	62	99	+ 59.7%	67	73	+ 9.0%
Average List Price	\$296,724	\$346,669	+ 16.8%	\$297,942	\$399,817	+ 34.2%
Inventory of Homes for Sale	59	84	+ 42.4%	--	--	--
Months Supply of Inventory	3.1	4.6	+ 48.4%	--	--	--

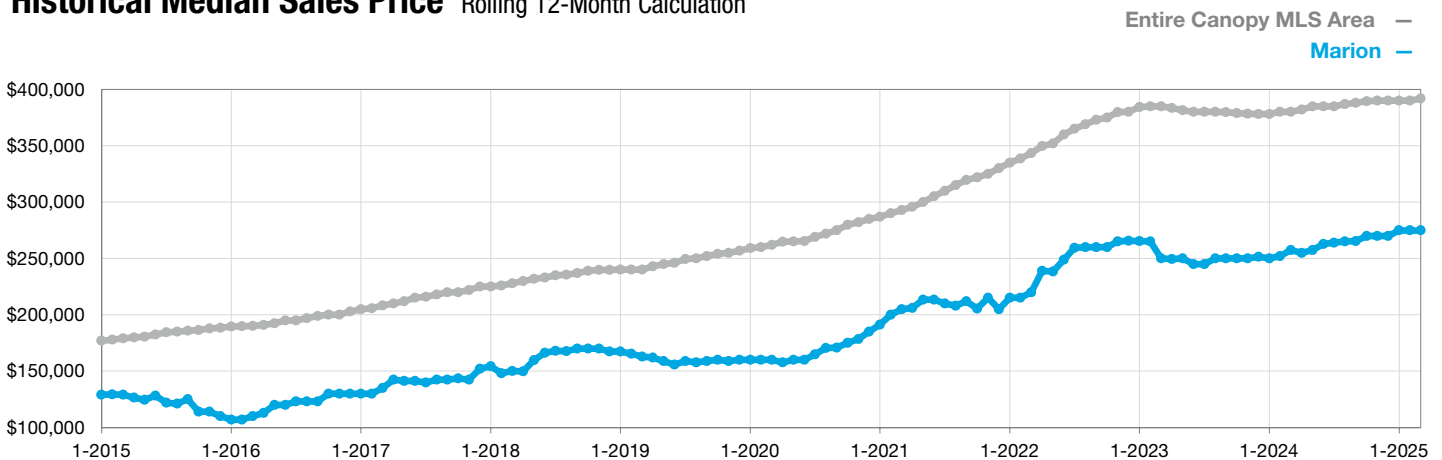
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### March



### Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for March 2025

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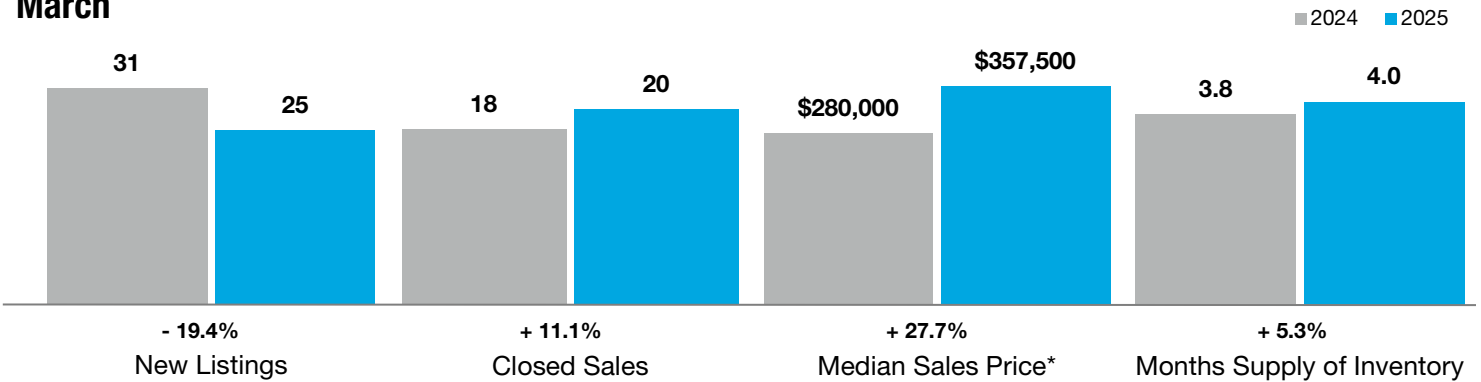
## Rutherfordton

North Carolina

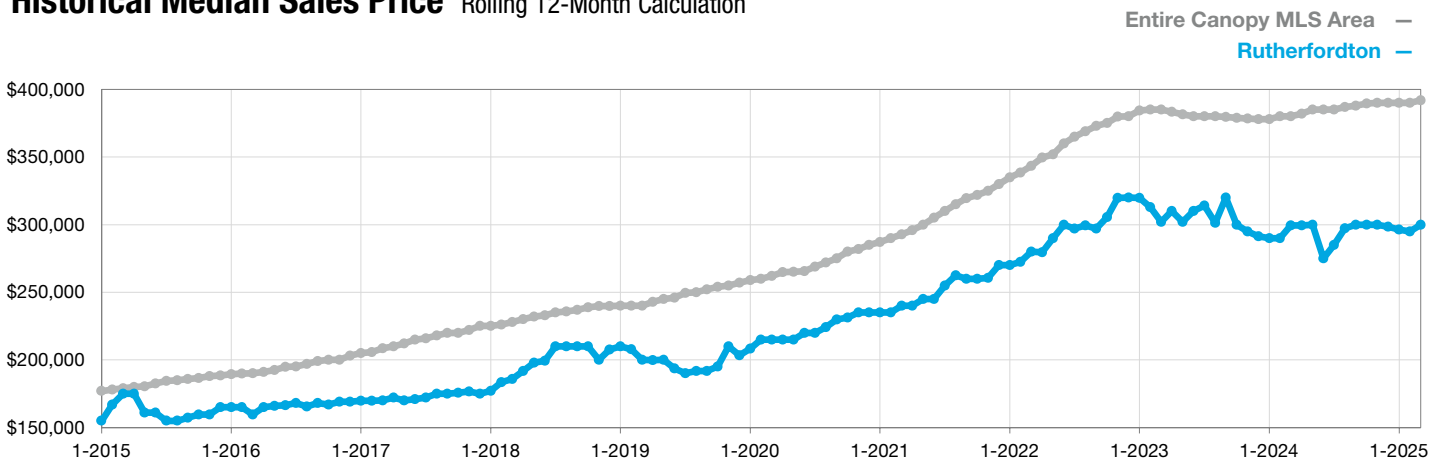
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	31	25	- 19.4%	72	68	- 5.6%
Pending Sales	18	22	+ 22.2%	43	57	+ 32.6%
Closed Sales	18	20	+ 11.1%	35	44	+ 25.7%
Median Sales Price*	\$280,000	\$357,500	+ 27.7%	\$290,000	\$307,000	+ 5.9%
Average Sales Price*	\$298,293	\$393,115	+ 31.8%	\$333,901	\$331,852	- 0.6%
Percent of Original List Price Received*	93.3%	94.5%	+ 1.3%	95.0%	94.2%	- 0.8%
List to Close	99	131	+ 32.3%	103	102	- 1.0%
Days on Market Until Sale	56	84	+ 50.0%	60	61	+ 1.7%
Cumulative Days on Market Until Sale	57	94	+ 64.9%	60	69	+ 15.0%
Average List Price	\$442,329	\$375,144	- 15.2%	\$426,158	\$373,032	- 12.5%
Inventory of Homes for Sale	54	64	+ 18.5%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

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### March



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



# Local Market Update for March 2025

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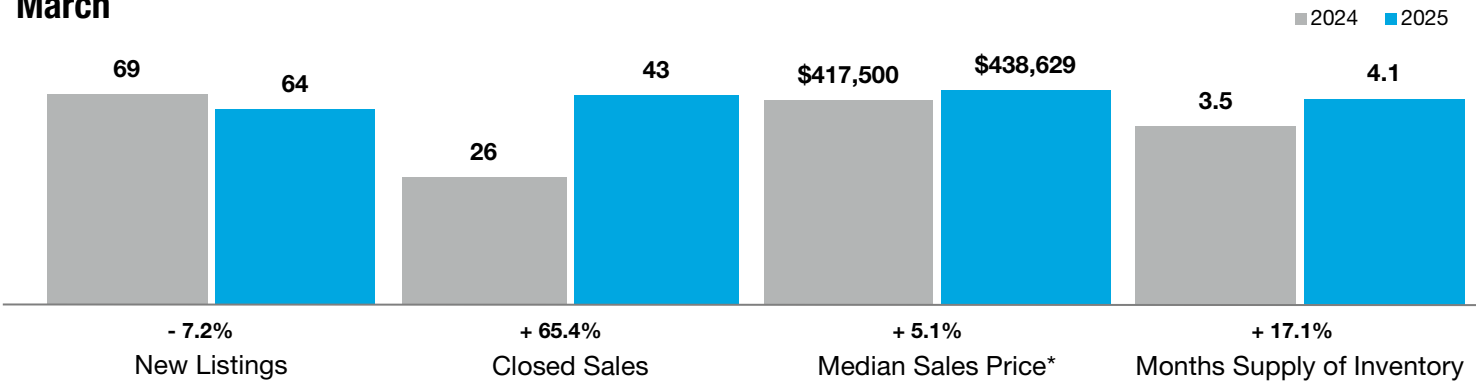
## Waynesville

North Carolina

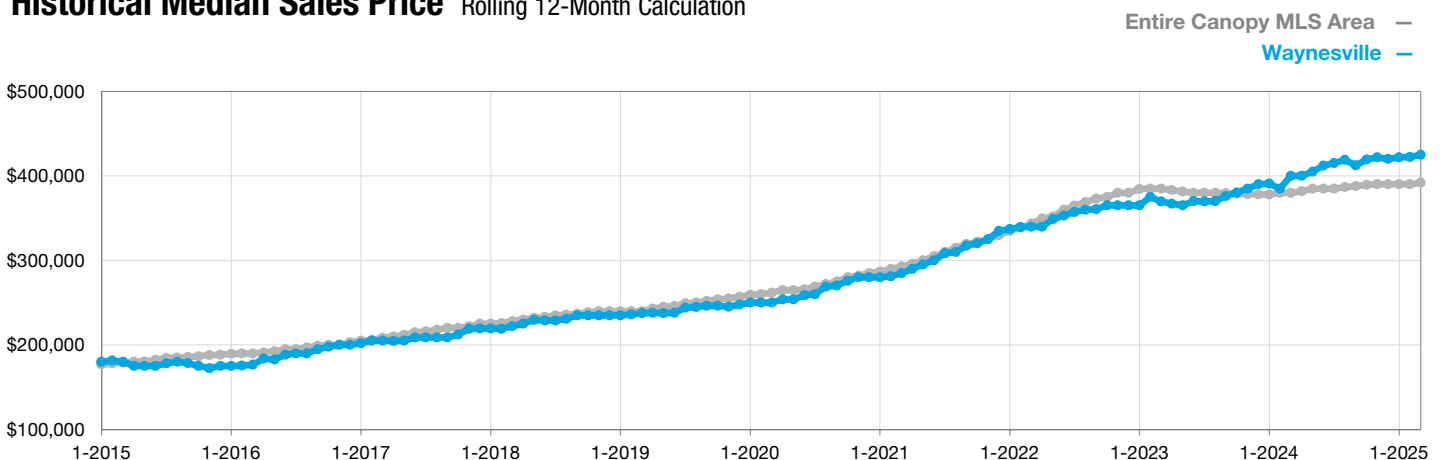
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	69	64	- 7.2%	140	151	+ 7.9%
Pending Sales	29	49	+ 69.0%	83	117	+ 41.0%
Closed Sales	26	43	+ 65.4%	74	105	+ 41.9%
Median Sales Price*	\$417,500	\$438,629	+ 5.1%	\$412,250	\$425,000	+ 3.1%
Average Sales Price*	\$459,186	\$475,248	+ 3.5%	\$450,037	\$454,545	+ 1.0%
Percent of Original List Price Received*	94.6%	93.2%	- 1.5%	94.0%	93.4%	- 0.6%
List to Close	111	146	+ 31.5%	94	138	+ 46.8%
Days on Market Until Sale	56	95	+ 69.6%	52	82	+ 57.7%
Cumulative Days on Market Until Sale	70	105	+ 50.0%	61	90	+ 47.5%
Average List Price	\$533,004	\$519,117	- 2.6%	\$506,293	\$522,221	+ 3.1%
Inventory of Homes for Sale	133	161	+ 21.1%	--	--	--
Months Supply of Inventory	3.5	4.1	+ 17.1%	--	--	--

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### March



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# Local Market Update for March 2025

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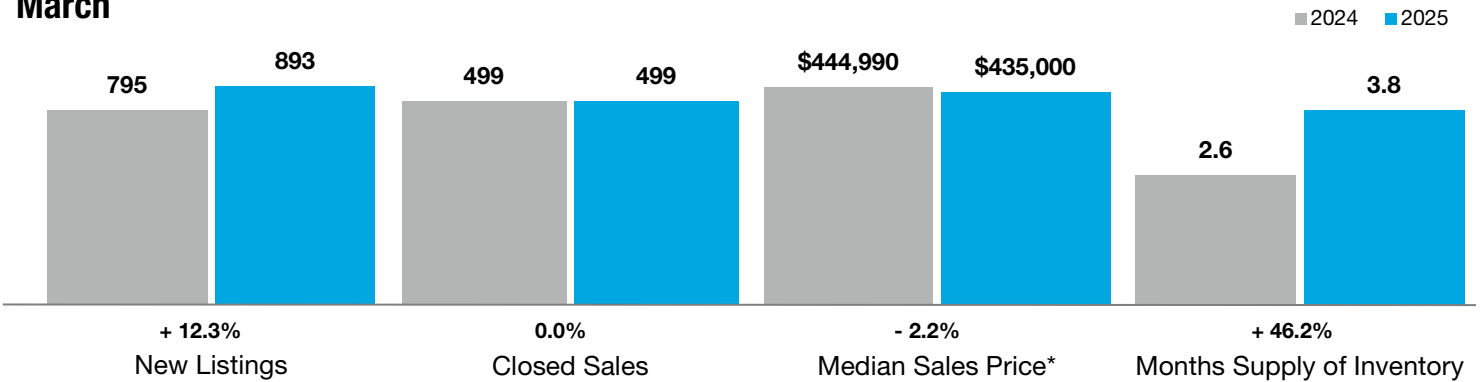
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	795	893	+ 12.3%	1,839	2,108	+ 14.6%
Pending Sales	554	602	+ 8.7%	1,508	1,517	+ 0.6%
Closed Sales	499	499	0.0%	1,350	1,321	- 2.1%
Median Sales Price*	\$444,990	\$435,000	- 2.2%	\$425,000	\$442,500	+ 4.1%
Average Sales Price*	\$546,428	\$527,028	- 3.6%	\$520,968	\$534,751	+ 2.6%
Percent of Original List Price Received*	95.5%	95.1%	- 0.4%	94.7%	94.6%	- 0.1%
List to Close	108	115	+ 6.5%	108	117	+ 8.3%
Days on Market Until Sale	56	66	+ 17.9%	54	66	+ 22.2%
Cumulative Days on Market Until Sale	63	75	+ 19.0%	61	73	+ 19.7%
Average List Price	\$636,535	\$665,511	+ 4.6%	\$604,869	\$650,082	+ 7.5%
Inventory of Homes for Sale	1,411	1,959	+ 38.8%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

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### March



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

