

# Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association  
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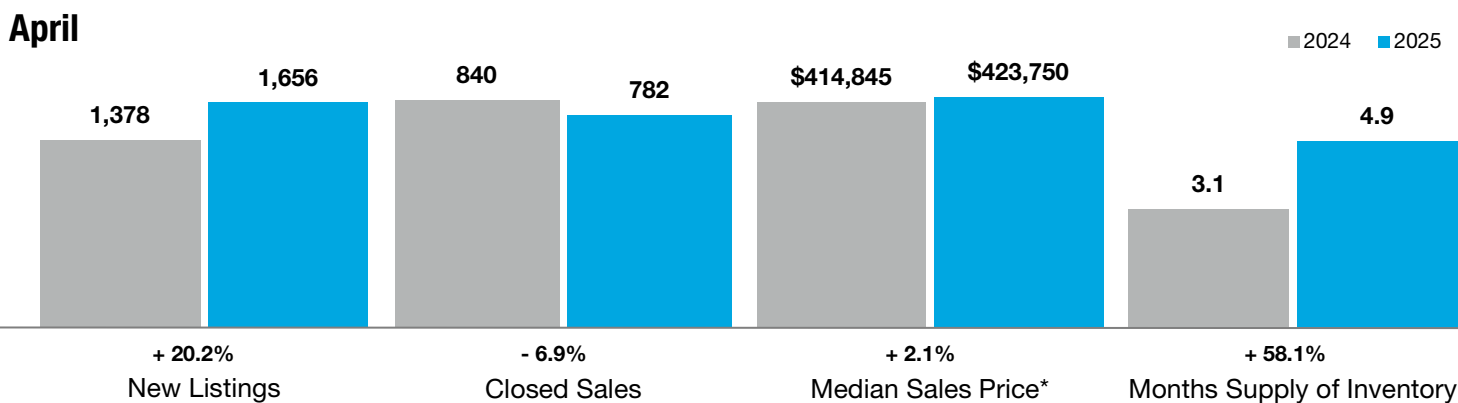


## Asheville Region

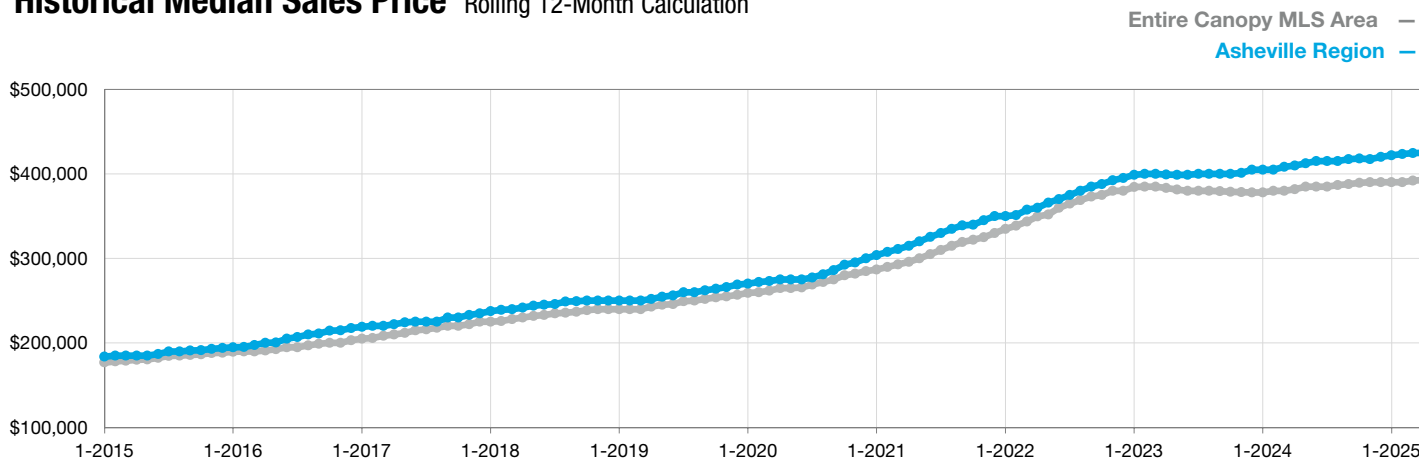
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1,378	1,656	+ 20.2%	4,317	4,960	+ 14.9%
Pending Sales	949	901	- 5.1%	3,266	3,139	- 3.9%
Closed Sales	840	782	- 6.9%	2,912	2,782	- 4.5%
Median Sales Price*	\$414,845	\$423,750	+ 2.1%	\$400,250	\$414,000	+ 3.4%
Average Sales Price*	\$526,389	\$515,521	- 2.1%	\$501,270	\$506,188	+ 1.0%
Percent of Original List Price Received*	95.4%	95.2%	- 0.2%	94.3%	94.2%	- 0.1%
List to Close	94	107	+ 13.8%	104	116	+ 11.5%
Days on Market Until Sale	48	61	+ 27.1%	54	67	+ 24.1%
Cumulative Days on Market Until Sale	55	70	+ 27.3%	60	76	+ 26.7%
Average List Price	\$618,453	\$655,380	+ 6.0%	\$578,145	\$620,870	+ 7.4%
Inventory of Homes for Sale	2,603	3,796	+ 45.8%	--	--	--
Months Supply of Inventory	3.1	4.9	+ 58.1%	--	--	--

\* 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.



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



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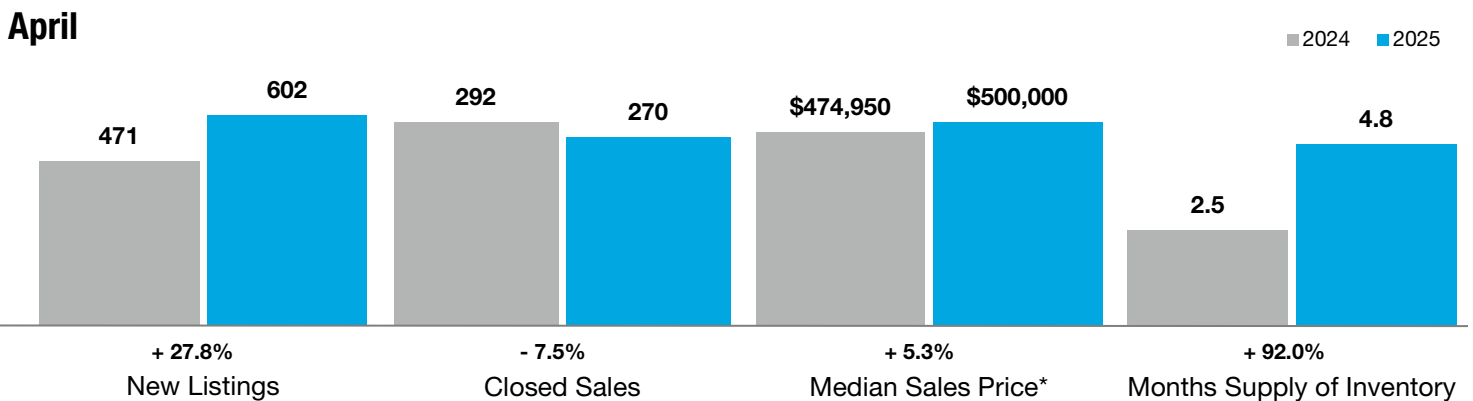


## Buncombe County

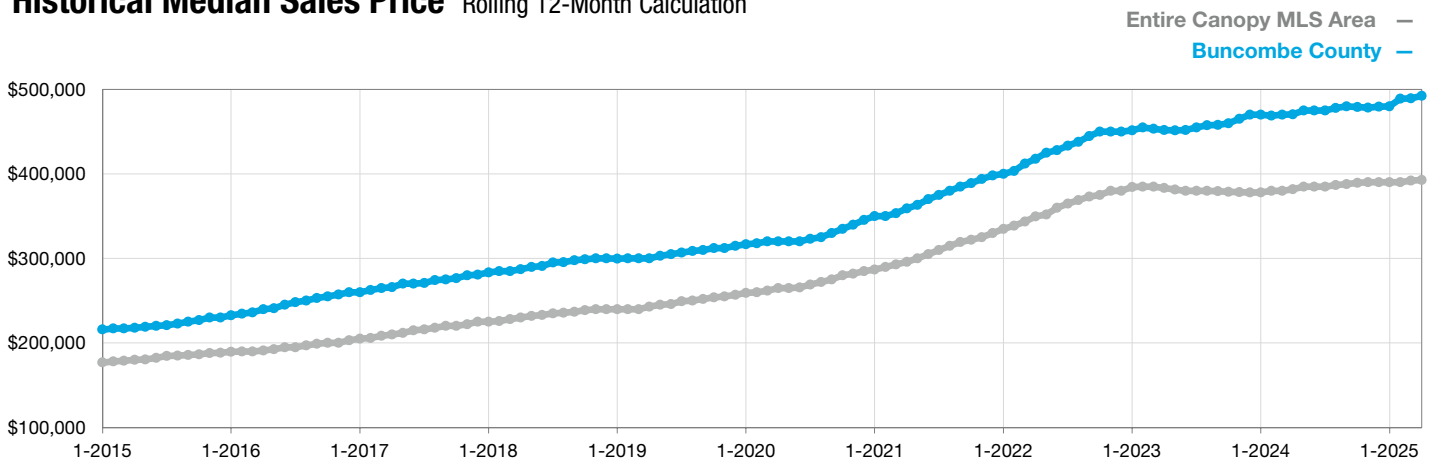
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	471	602	+ 27.8%	1,432	1,717	+ 19.9%
Pending Sales	357	291	- 18.5%	1,171	1,058	- 9.6%
Closed Sales	292	270	- 7.5%	1,034	948	- 8.3%
Median Sales Price*	\$474,950	\$500,000	+ 5.3%	\$453,495	\$489,390	+ 7.9%
Average Sales Price*	\$618,401	\$631,452	+ 2.1%	\$581,390	\$601,501	+ 3.5%
Percent of Original List Price Received*	97.0%	95.7%	- 1.3%	95.2%	94.8%	- 0.4%
List to Close	89	94	+ 5.6%	102	106	+ 3.9%
Days on Market Until Sale	42	47	+ 11.9%	49	60	+ 22.4%
Cumulative Days on Market Until Sale	50	54	+ 8.0%	54	68	+ 25.9%
Average List Price	\$747,835	\$777,054	+ 3.9%	\$701,414	\$740,051	+ 5.5%
Inventory of Homes for Sale	741	1,225	+ 65.3%	--	--	--
Months Supply of Inventory	2.5	4.8	+ 92.0%	--	--	--

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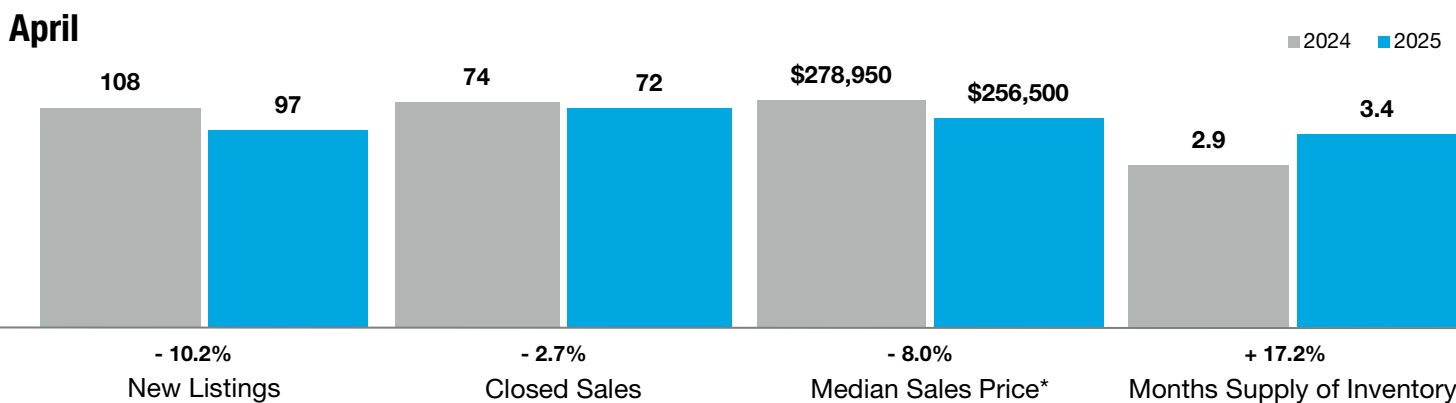


## Burke County

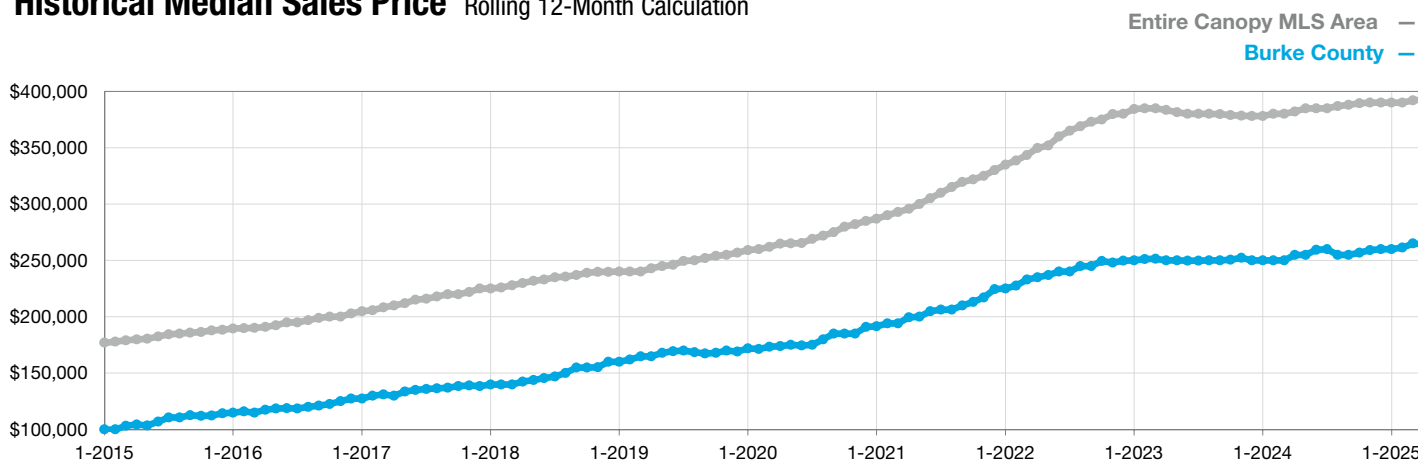
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	108	97	- 10.2%	377	362	- 4.0%
Pending Sales	78	83	+ 6.4%	284	276	- 2.8%
Closed Sales	74	72	- 2.7%	237	237	0.0%
Median Sales Price*	\$278,950	\$256,500	- 8.0%	\$254,900	\$271,950	+ 6.7%
Average Sales Price*	\$367,310	\$285,961	- 22.1%	\$303,976	\$324,480	+ 6.7%
Percent of Original List Price Received*	95.3%	94.2%	- 1.2%	94.2%	93.2%	- 1.1%
List to Close	68	100	+ 47.1%	77	110	+ 42.9%
Days on Market Until Sale	30	58	+ 93.3%	38	70	+ 84.2%
Cumulative Days on Market Until Sale	34	66	+ 94.1%	41	77	+ 87.8%
Average List Price	\$347,284	\$429,345	+ 23.6%	\$348,052	\$406,616	+ 16.8%
Inventory of Homes for Sale	183	225	+ 23.0%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

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



Current as of May 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.

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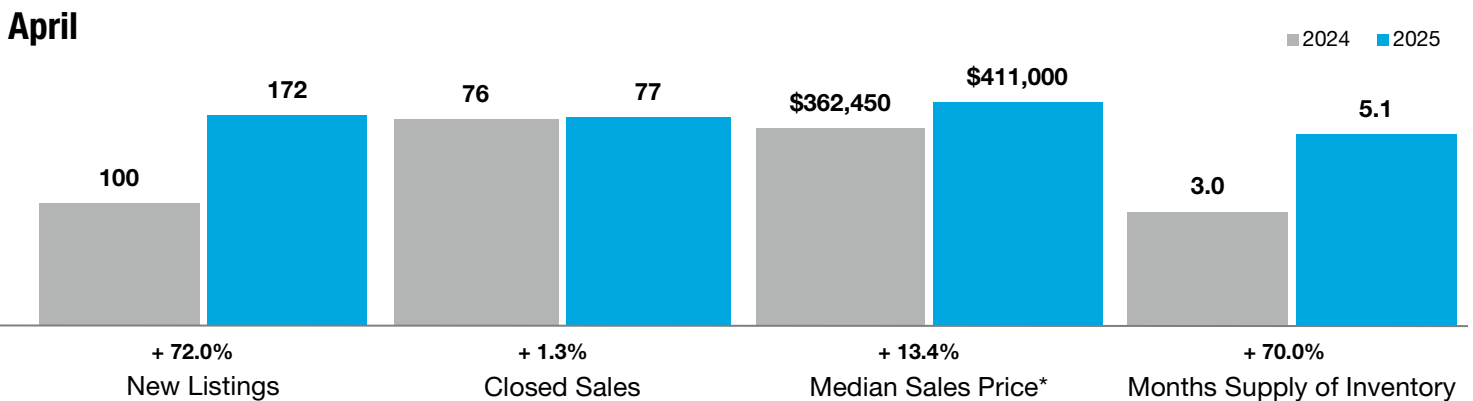


## Haywood County

North Carolina

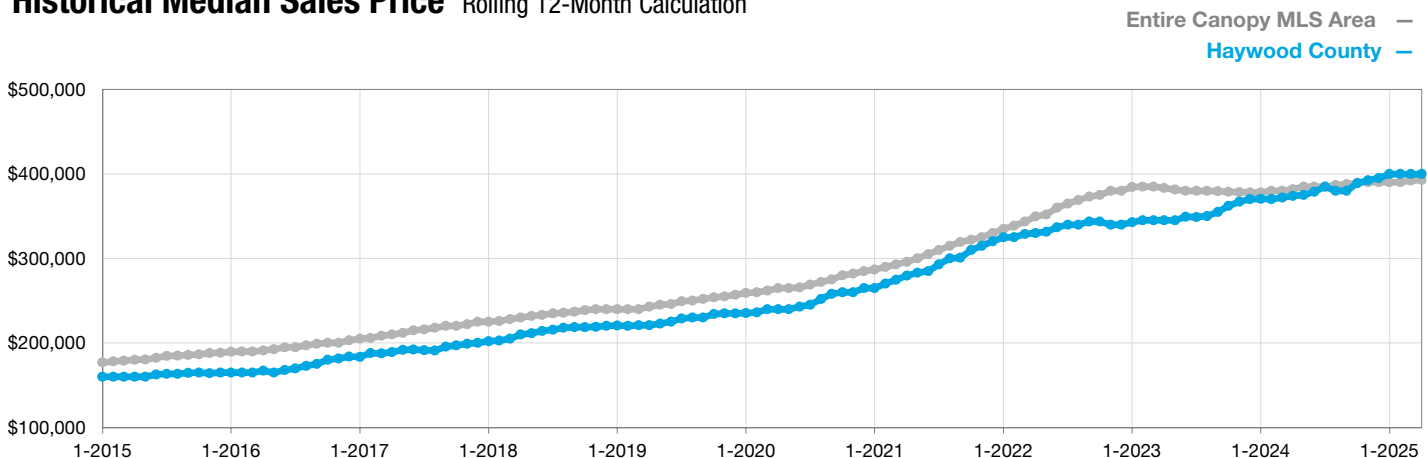
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	100	172	+ 72.0%	384	500	+ 30.2%
Pending Sales	86	92	+ 7.0%	292	316	+ 8.2%
Closed Sales	76	77	+ 1.3%	267	288	+ 7.9%
Median Sales Price*	\$362,450	\$411,000	+ 13.4%	\$365,000	\$396,458	+ 8.6%
Average Sales Price*	\$409,995	\$520,722	+ 27.0%	\$411,216	\$444,613	+ 8.1%
Percent of Original List Price Received*	93.5%	95.1%	+ 1.7%	92.6%	93.9%	+ 1.4%
List to Close	82	121	+ 47.6%	102	126	+ 23.5%
Days on Market Until Sale	40	81	+ 102.5%	56	77	+ 37.5%
Cumulative Days on Market Until Sale	47	95	+ 102.1%	66	84	+ 27.3%
Average List Price	\$475,291	\$506,219	+ 6.5%	\$467,355	\$487,147	+ 4.2%
Inventory of Homes for Sale	250	399	+ 59.6%	--	--	--
Months Supply of Inventory	3.0	5.1	+ 70.0%	--	--	--

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### Historical Median Sales Price

Rolling 12-Month Calculation



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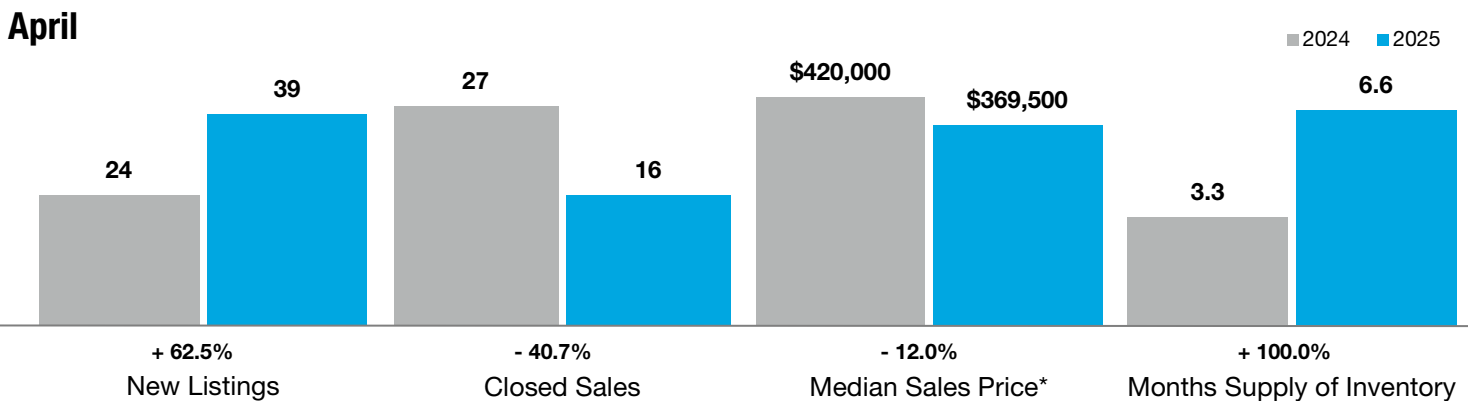


## Madison County

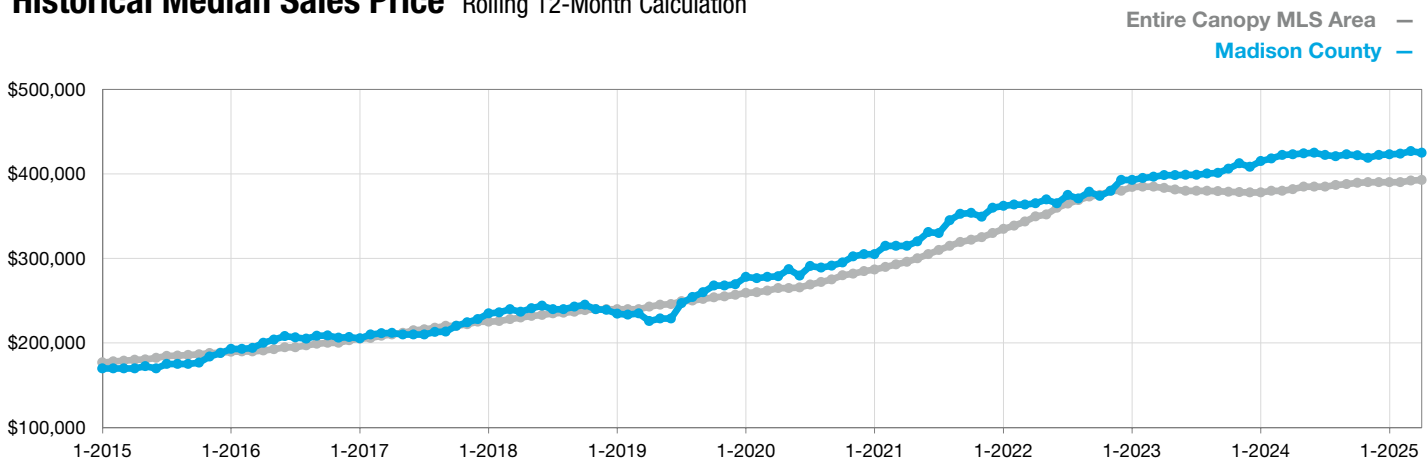
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	39	+ 62.5%	97	116	+ 19.6%
Pending Sales	23	21	- 8.7%	85	72	- 15.3%
Closed Sales	27	16	- 40.7%	87	66	- 24.1%
Median Sales Price*	\$420,000	\$369,500	- 12.0%	\$423,430	\$450,000	+ 6.3%
Average Sales Price*	\$439,166	\$422,805	- 3.7%	\$486,433	\$477,085	- 1.9%
Percent of Original List Price Received*	93.6%	98.2%	+ 4.9%	94.2%	94.2%	0.0%
List to Close	128	97	- 24.2%	137	135	- 1.5%
Days on Market Until Sale	77	47	- 39.0%	76	83	+ 9.2%
Cumulative Days on Market Until Sale	88	69	- 21.6%	92	102	+ 10.9%
Average List Price	\$531,536	\$664,013	+ 24.9%	\$526,145	\$642,169	+ 22.1%
Inventory of Homes for Sale	79	114	+ 44.3%	--	--	--
Months Supply of Inventory	3.3	6.6	+ 100.0%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation



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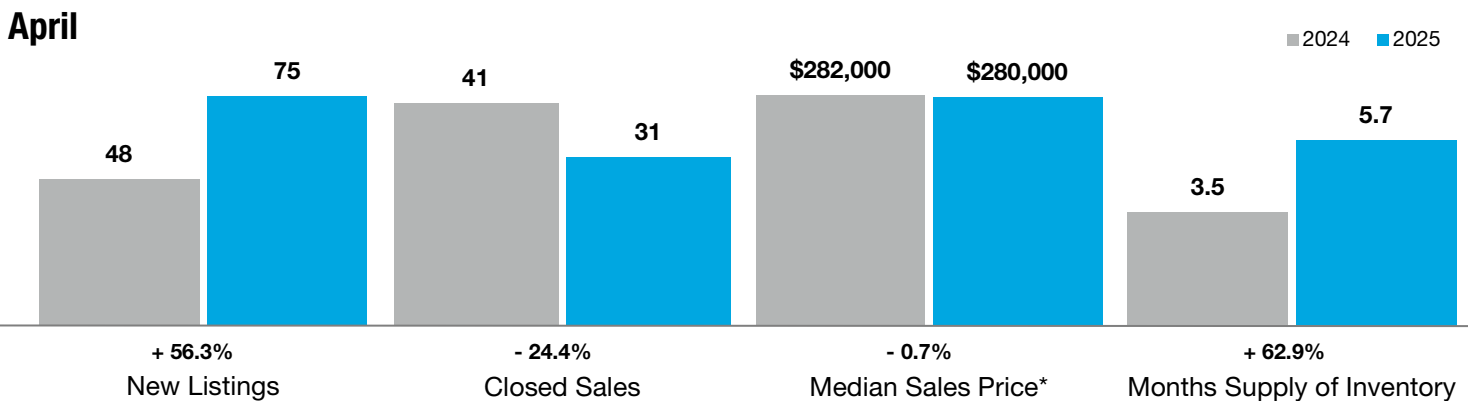


## McDowell County

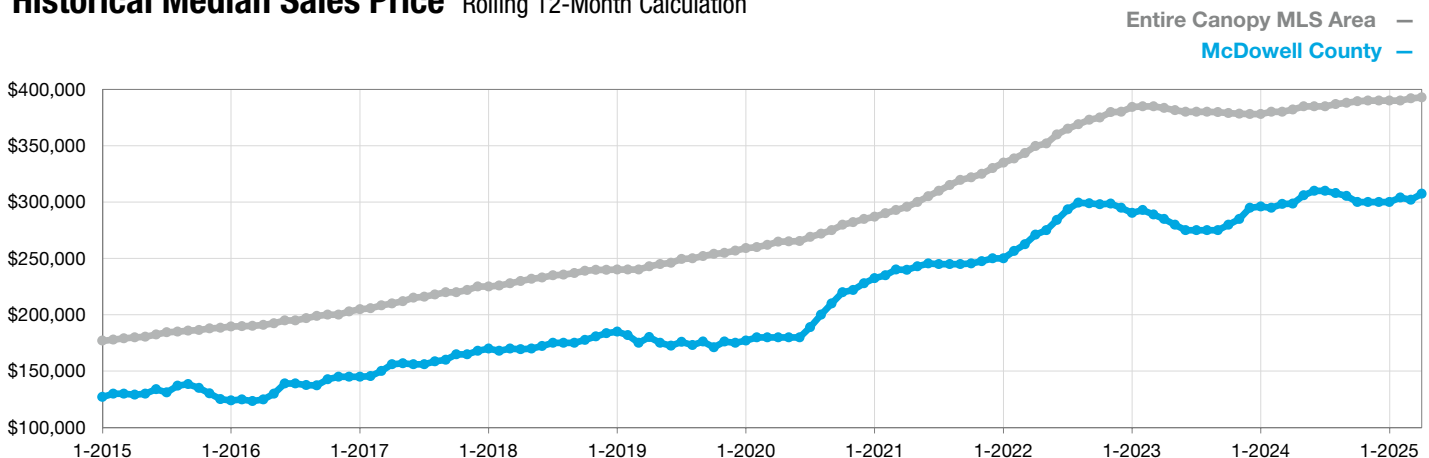
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	48	75	+ 56.3%	174	218	+ 25.3%
Pending Sales	31	39	+ 25.8%	131	133	+ 1.5%
Closed Sales	41	31	- 24.4%	142	120	- 15.5%
Median Sales Price*	\$282,000	\$280,000	- 0.7%	\$292,500	\$305,000	+ 4.3%
Average Sales Price*	\$352,563	\$361,713	+ 2.6%	\$422,260	\$368,226	- 12.8%
Percent of Original List Price Received*	91.4%	91.1%	- 0.3%	91.6%	91.6%	0.0%
List to Close	114	117	+ 2.6%	119	127	+ 6.7%
Days on Market Until Sale	64	69	+ 7.8%	61	75	+ 23.0%
Cumulative Days on Market Until Sale	64	73	+ 14.1%	65	78	+ 20.0%
Average List Price	\$475,276	\$563,791	+ 18.6%	\$423,434	\$540,782	+ 27.7%
Inventory of Homes for Sale	118	174	+ 47.5%	--	--	--
Months Supply of Inventory	3.5	5.7	+ 62.9%	--	--	--

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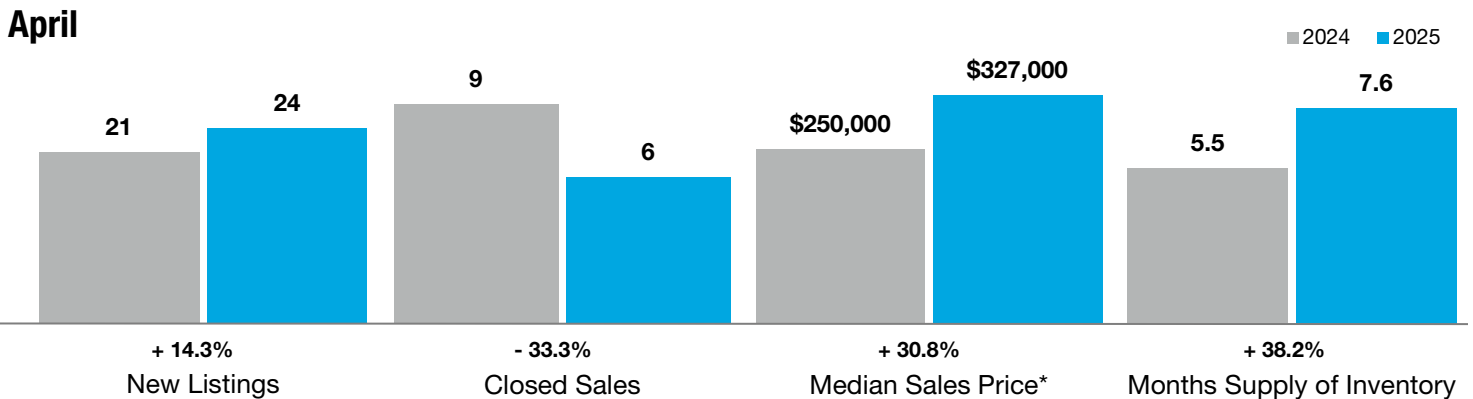


## Mitchell County

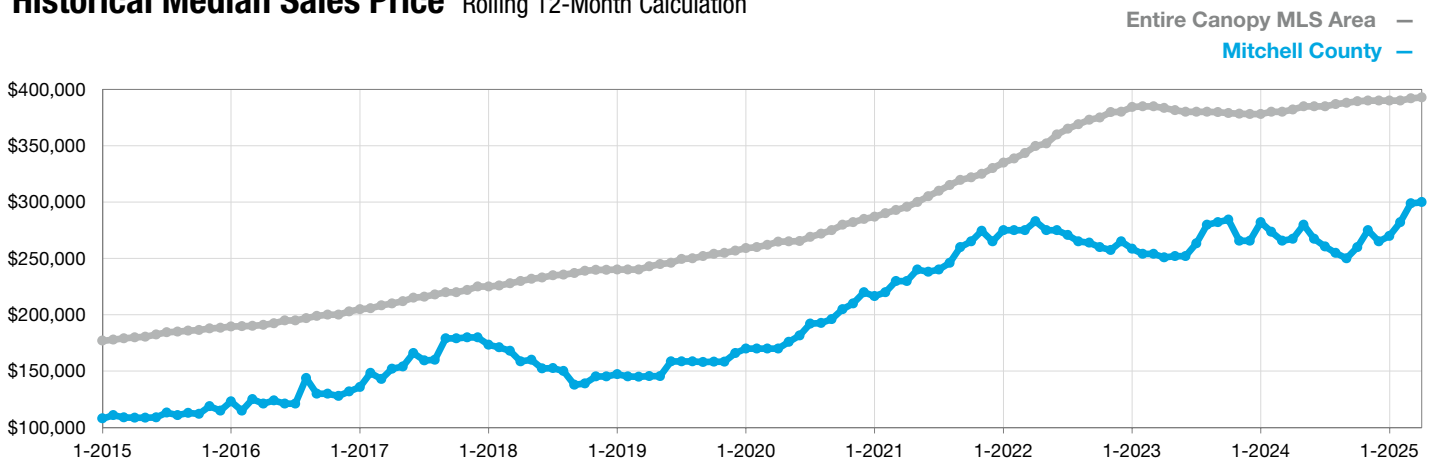
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	21	24	+ 14.3%	60	73	+ 21.7%
Pending Sales	13	10	- 23.1%	36	38	+ 5.6%
Closed Sales	9	6	- 33.3%	29	31	+ 6.9%
Median Sales Price*	\$250,000	\$327,000	+ 30.8%	\$231,500	\$354,000	+ 52.9%
Average Sales Price*	\$403,556	\$355,333	- 11.9%	\$350,272	\$353,171	+ 0.8%
Percent of Original List Price Received*	90.3%	98.8%	+ 9.4%	87.3%	91.1%	+ 4.4%
List to Close	130	180	+ 38.5%	129	164	+ 27.1%
Days on Market Until Sale	90	92	+ 2.2%	84	107	+ 27.4%
Cumulative Days on Market Until Sale	91	93	+ 2.2%	112	123	+ 9.8%
Average List Price	\$409,876	\$445,496	+ 8.7%	\$400,104	\$418,740	+ 4.7%
Inventory of Homes for Sale	57	72	+ 26.3%	--	--	--
Months Supply of Inventory	5.5	7.6	+ 38.2%	--	--	--

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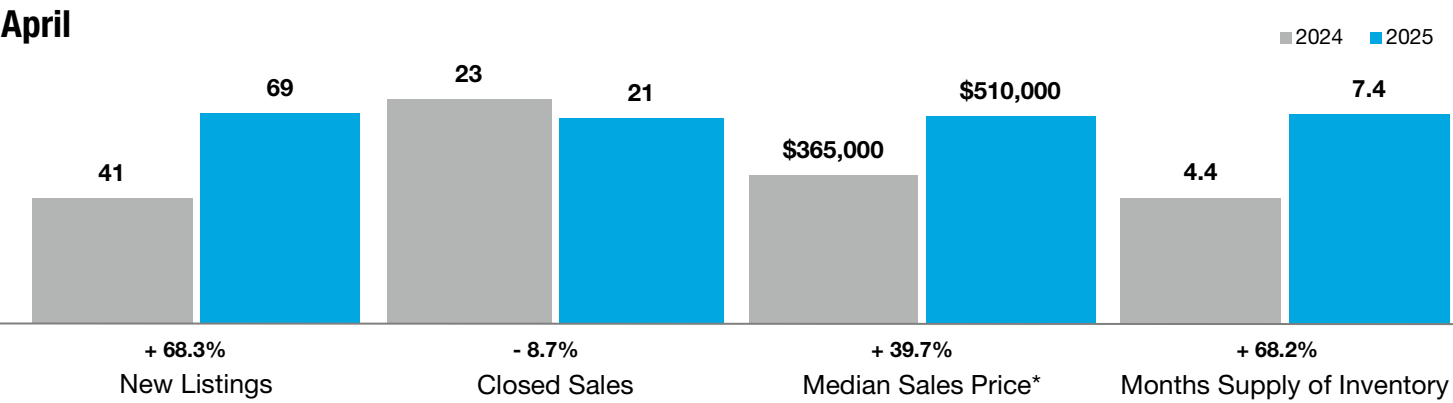


## Polk County

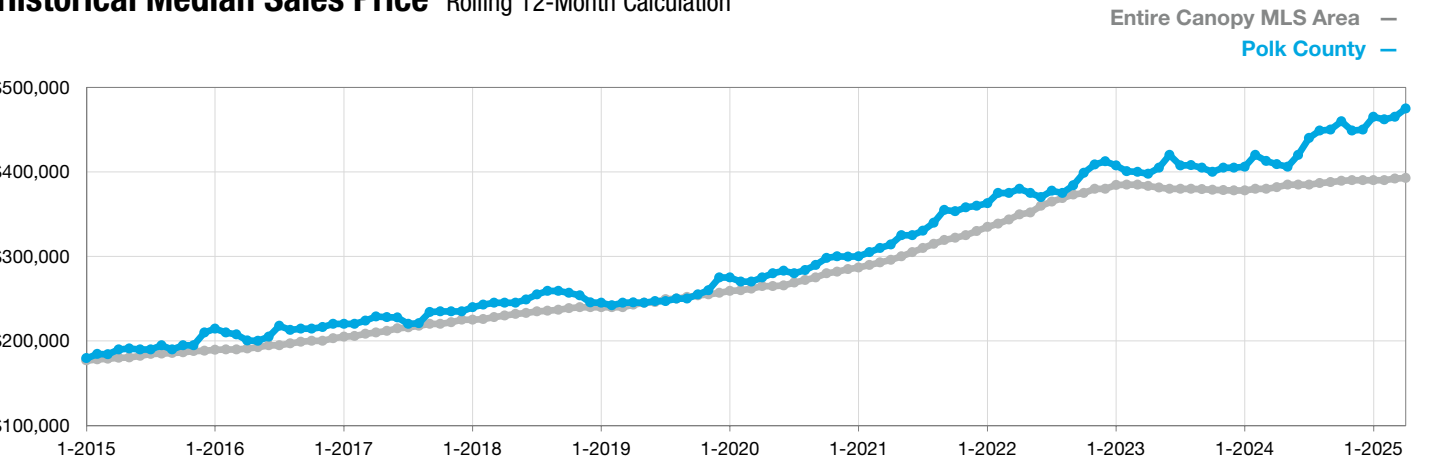
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	41	69	+ 68.3%	111	175	+ 57.7%
Pending Sales	28	29	+ 3.6%	85	82	- 3.5%
Closed Sales	23	21	- 8.7%	84	68	- 19.0%
Median Sales Price*	\$365,000	\$510,000	+ 39.7%	\$401,000	\$470,000	+ 17.2%
Average Sales Price*	\$461,897	\$492,929	+ 6.7%	\$465,483	\$533,140	+ 14.5%
Percent of Original List Price Received*	93.9%	91.2%	- 2.9%	92.9%	91.1%	- 1.9%
List to Close	88	105	+ 19.3%	105	124	+ 18.1%
Days on Market Until Sale	46	62	+ 34.8%	61	76	+ 24.6%
Cumulative Days on Market Until Sale	71	81	+ 14.1%	76	94	+ 23.7%
Average List Price	\$781,977	\$831,265	+ 6.3%	\$735,492	\$789,481	+ 7.3%
Inventory of Homes for Sale	103	164	+ 59.2%	--	--	--
Months Supply of Inventory	4.4	7.4	+ 68.2%	--	--	--

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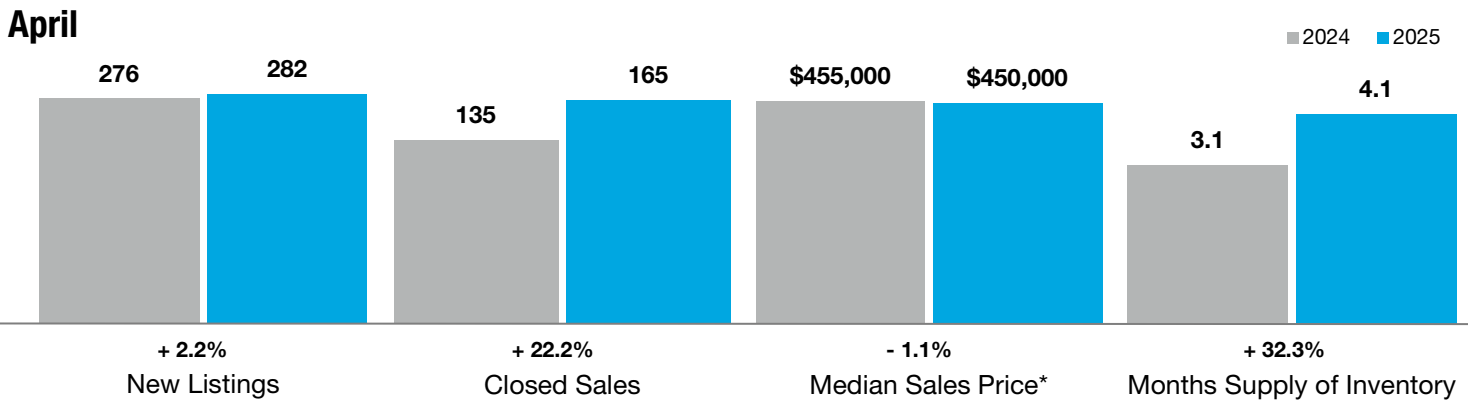


## Henderson County

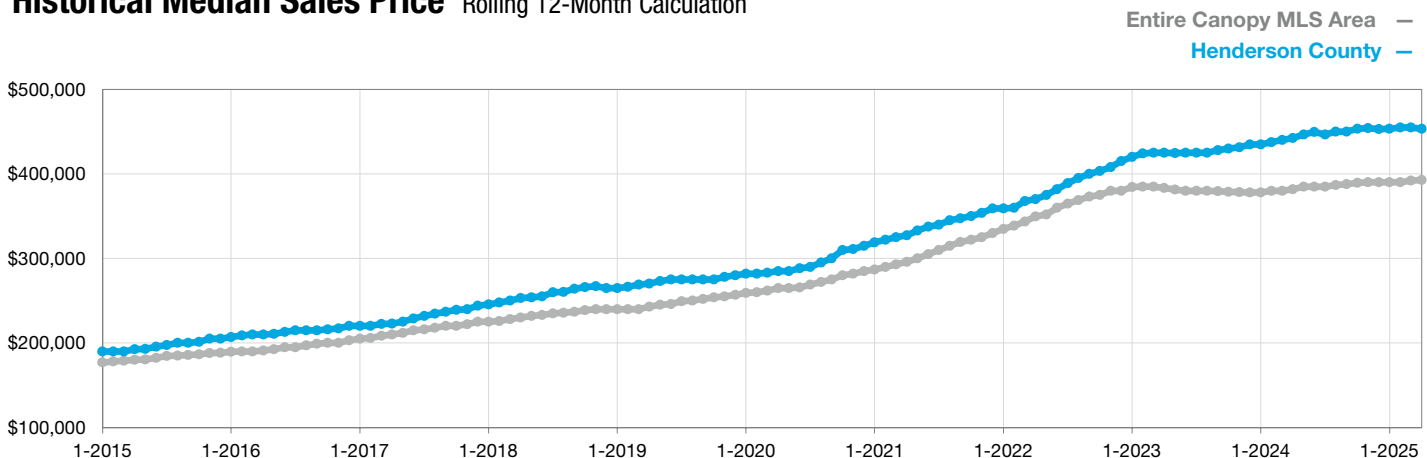
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	276	282	+ 2.2%	797	876	+ 9.9%
Pending Sales	163	184	+ 12.9%	589	626	+ 6.3%
Closed Sales	135	165	+ 22.2%	492	561	+ 14.0%
Median Sales Price*	\$455,000	\$450,000	- 1.1%	\$432,693	\$442,500	+ 2.3%
Average Sales Price*	\$587,466	\$494,328	- 15.9%	\$514,093	\$500,627	- 2.6%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	96.4%	95.8%	- 0.6%
List to Close	96	123	+ 28.1%	101	119	+ 17.8%
Days on Market Until Sale	43	71	+ 65.1%	49	63	+ 28.6%
Cumulative Days on Market Until Sale	45	78	+ 73.3%	55	69	+ 25.5%
Average List Price	\$559,575	\$643,969	+ 15.1%	\$557,826	\$611,938	+ 9.7%
Inventory of Homes for Sale	467	624	+ 33.6%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

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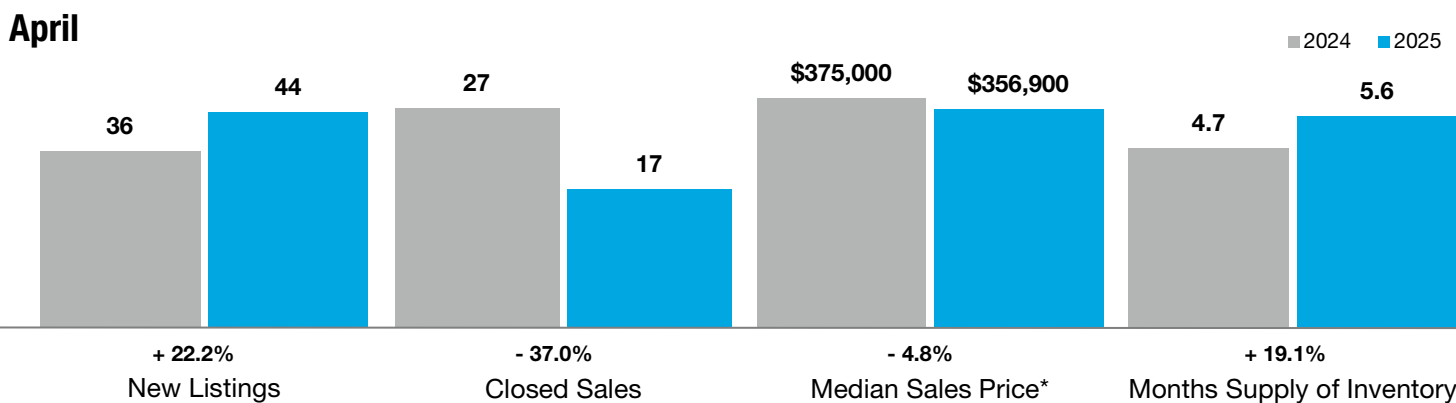


## Jackson County

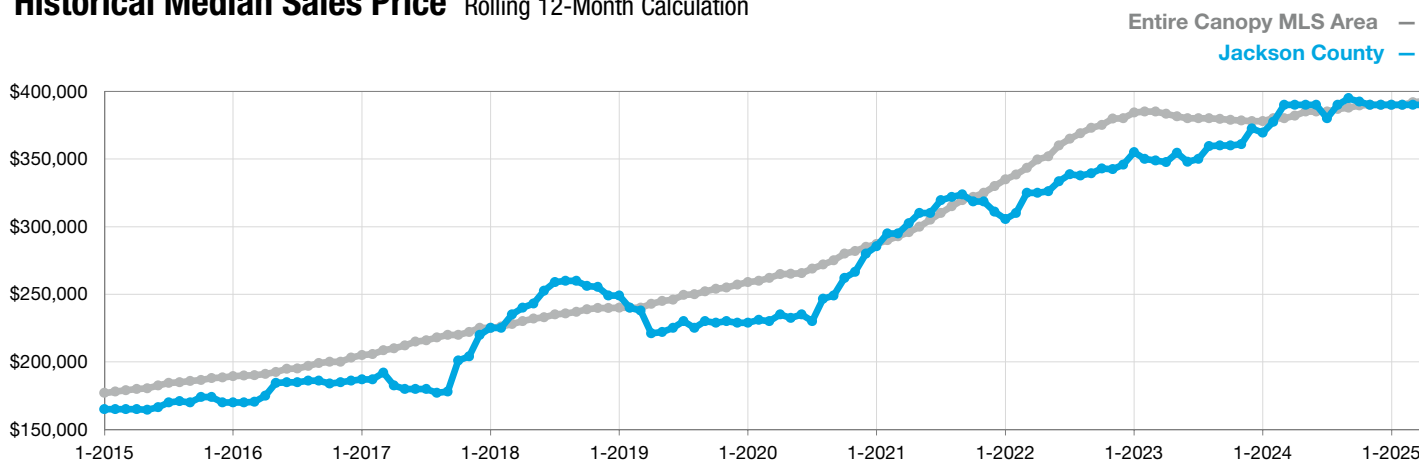
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	36	44	+ 22.2%	121	128	+ 5.8%
Pending Sales	22	16	- 27.3%	78	66	- 15.4%
Closed Sales	27	17	- 37.0%	68	59	- 13.2%
Median Sales Price*	\$375,000	\$356,900	- 4.8%	\$392,500	\$399,000	+ 1.7%
Average Sales Price*	\$395,169	\$373,895	- 5.4%	\$479,038	\$543,715	+ 13.5%
Percent of Original List Price Received*	97.0%	94.4%	- 2.7%	93.0%	95.1%	+ 2.3%
List to Close	109	93	- 14.7%	121	115	- 5.0%
Days on Market Until Sale	60	48	- 20.0%	70	67	- 4.3%
Cumulative Days on Market Until Sale	72	63	- 12.5%	77	78	+ 1.3%
Average List Price	\$775,633	\$622,118	- 19.8%	\$773,272	\$556,065	- 28.1%
Inventory of Homes for Sale	93	109	+ 17.2%	--	--	--
Months Supply of Inventory	4.7	5.6	+ 19.1%	--	--	--

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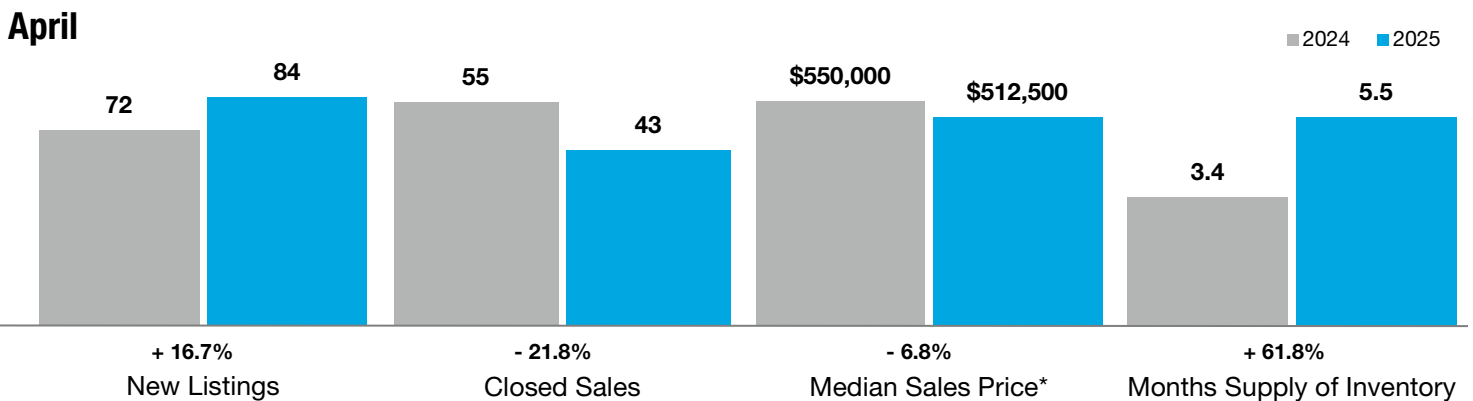


## Transylvania County

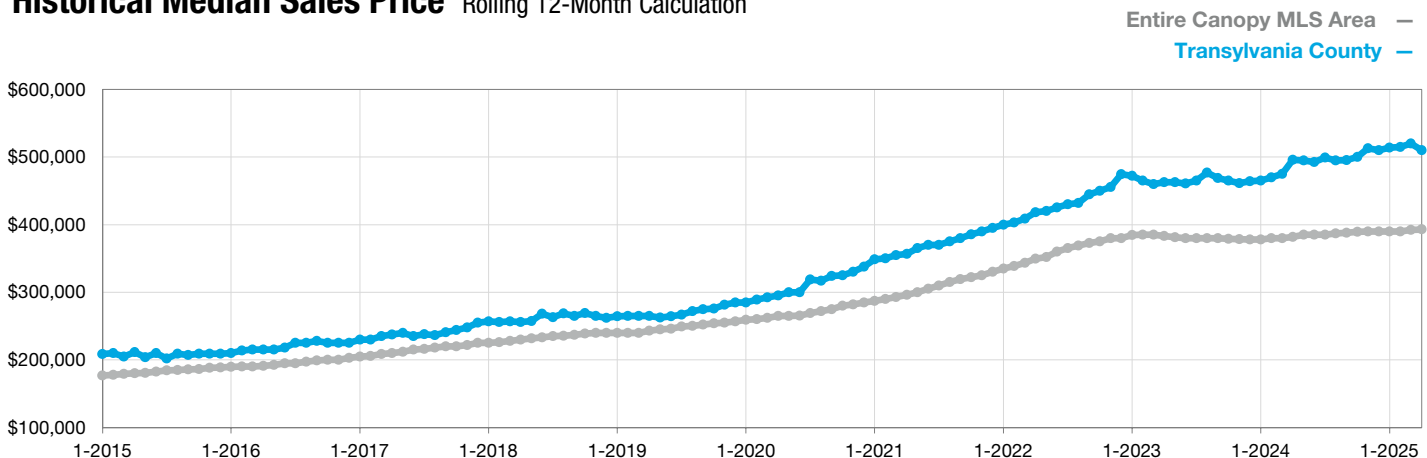
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	72	84	+ 16.7%	244	255	+ 4.5%
Pending Sales	43	49	+ 14.0%	178	155	- 12.9%
Closed Sales	55	43	- 21.8%	169	134	- 20.7%
Median Sales Price*	\$550,000	\$512,500	- 6.8%	\$521,500	\$519,000	- 0.5%
Average Sales Price*	\$705,168	\$691,066	- 2.0%	\$680,018	\$765,727	+ 12.6%
Percent of Original List Price Received*	93.8%	93.8%	0.0%	93.1%	92.4%	- 0.8%
List to Close	98	105	+ 7.1%	102	121	+ 18.6%
Days on Market Until Sale	58	65	+ 12.1%	62	77	+ 24.2%
Cumulative Days on Market Until Sale	58	68	+ 17.2%	63	84	+ 33.3%
Average List Price	\$836,657	\$738,249	- 11.8%	\$754,982	\$795,846	+ 5.4%
Inventory of Homes for Sale	147	217	+ 47.6%	--	--	--
Months Supply of Inventory	3.4	5.5	+ 61.8%	--	--	--

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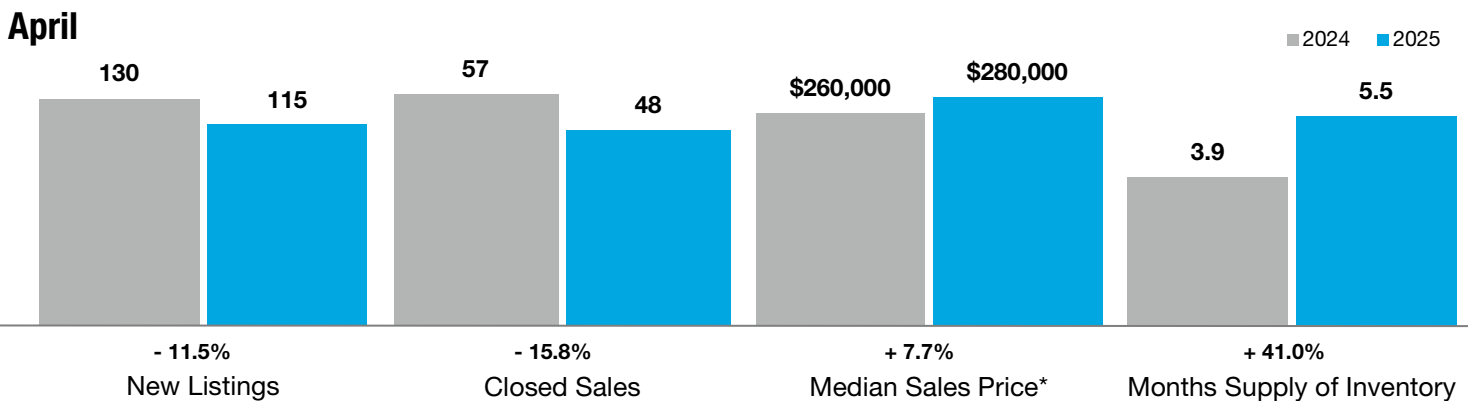


## Rutherford County

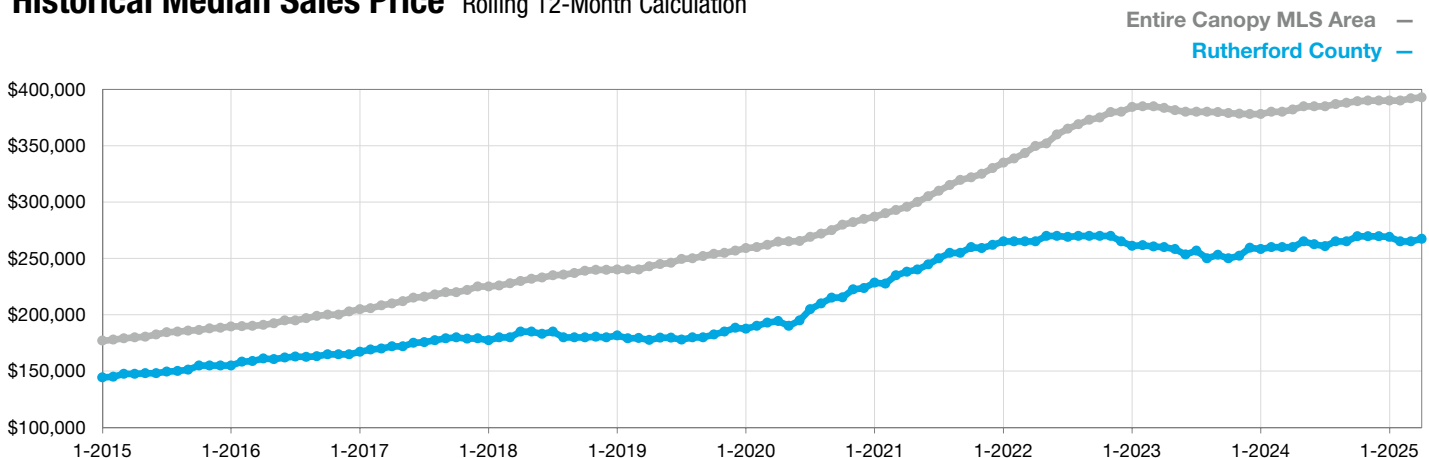
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	130	115	- 11.5%	382	379	- 0.8%
Pending Sales	76	63	- 17.1%	248	228	- 8.1%
Closed Sales	57	48	- 15.8%	219	198	- 9.6%
Median Sales Price*	\$260,000	\$280,000	+ 7.7%	\$260,000	\$260,000	0.0%
Average Sales Price*	\$343,054	\$362,836	+ 5.8%	\$374,787	\$327,014	- 12.7%
Percent of Original List Price Received*	93.4%	94.6%	+ 1.3%	92.4%	92.9%	+ 0.5%
List to Close	112	117	+ 4.5%	104	117	+ 12.5%
Days on Market Until Sale	67	68	+ 1.5%	57	71	+ 24.6%
Cumulative Days on Market Until Sale	78	94	+ 20.5%	65	83	+ 27.7%
Average List Price	\$474,078	\$504,598	+ 6.4%	\$404,684	\$425,900	+ 5.2%
Inventory of Homes for Sale	243	318	+ 30.9%	--	--	--
Months Supply of Inventory	3.9	5.5	+ 41.0%	--	--	--

\* 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.



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



# Local Market Update for April 2025

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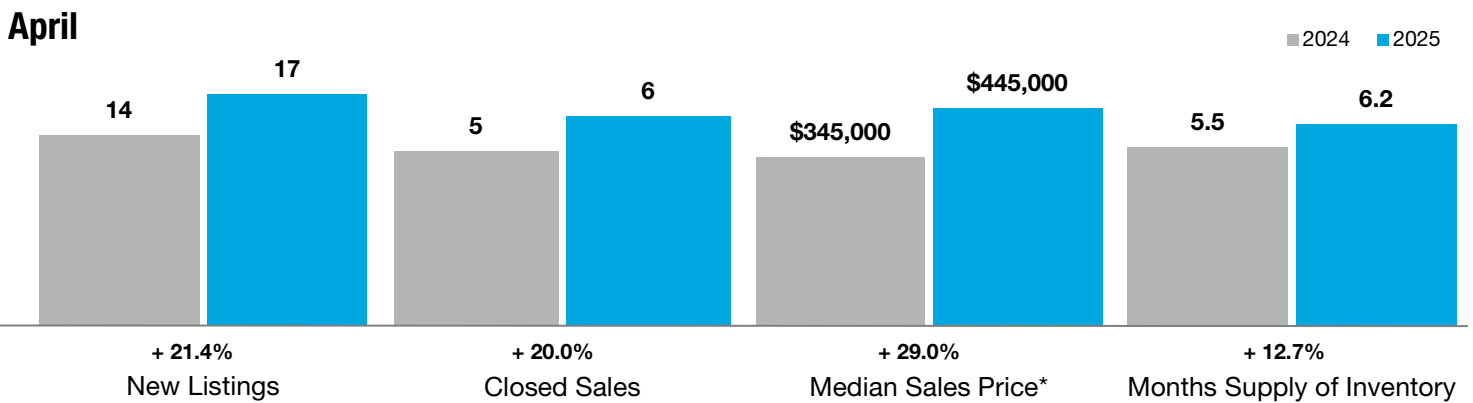


## Swain County

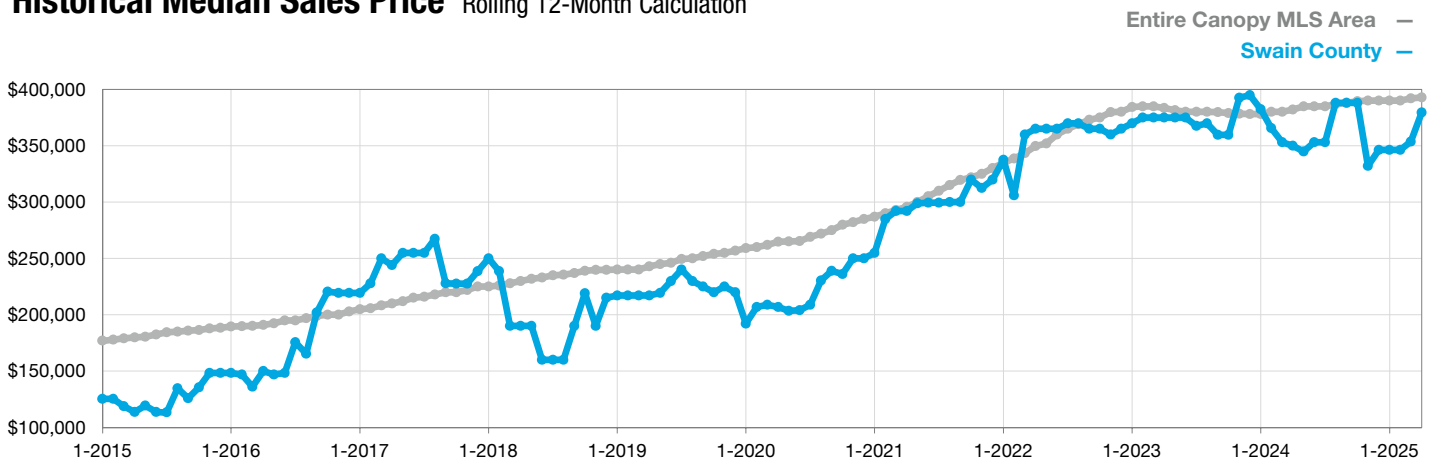
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	17	+ 21.4%	47	51	+ 8.5%
Pending Sales	10	9	- 10.0%	24	29	+ 20.8%
Closed Sales	5	6	+ 20.0%	22	27	+ 22.7%
Median Sales Price*	\$345,000	\$445,000	+ 29.0%	\$338,700	\$400,000	+ 18.1%
Average Sales Price*	\$598,000	\$430,000	- 28.1%	\$559,564	\$419,562	- 25.0%
Percent of Original List Price Received*	96.1%	99.1%	+ 3.1%	94.8%	93.3%	- 1.6%
List to Close	67	75	+ 11.9%	112	125	+ 11.6%
Days on Market Until Sale	27	36	+ 33.3%	63	73	+ 15.9%
Cumulative Days on Market Until Sale	29	36	+ 24.1%	74	82	+ 10.8%
Average List Price	\$547,731	\$366,153	- 33.2%	\$510,528	\$540,580	+ 5.9%
Inventory of Homes for Sale	38	46	+ 21.1%	--	--	--
Months Supply of Inventory	5.5	6.2	+ 12.7%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for April 2025

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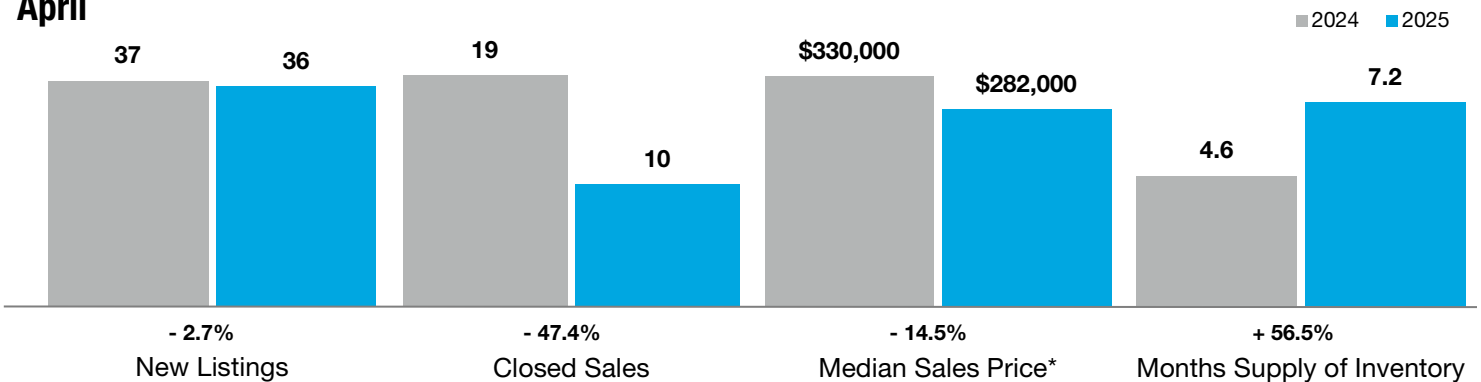
## Yancey County

North Carolina

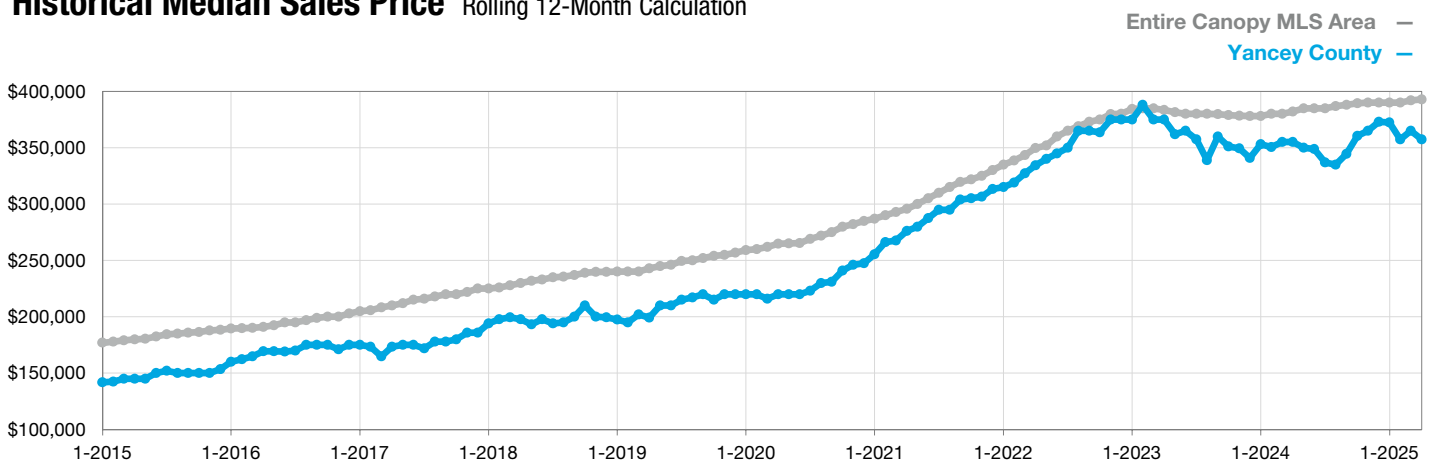
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	37	36	- 2.7%	91	110	+ 20.9%
Pending Sales	19	15	- 21.1%	65	60	- 7.7%
Closed Sales	19	10	- 47.4%	62	45	- 27.4%
Median Sales Price*	\$330,000	<b>\$282,000</b>	- 14.5%	\$329,749	<b>\$320,000</b>	- 3.0%
Average Sales Price*	\$598,892	<b>\$386,650</b>	- 35.4%	\$485,337	<b>\$407,211</b>	- 16.1%
Percent of Original List Price Received*	94.2%	<b>92.7%</b>	- 1.6%	91.6%	<b>93.4%</b>	+ 2.0%
List to Close	123	122	- 0.8%	136	121	- 11.0%
Days on Market Until Sale	75	74	- 1.3%	82	76	- 7.3%
Cumulative Days on Market Until Sale	109	75	- 31.2%	94	86	- 8.5%
Average List Price	\$759,592	<b>\$484,675</b>	- 36.2%	\$572,545	<b>\$531,789</b>	- 7.1%
Inventory of Homes for Sale	84	109	+ 29.8%	--	--	--
Months Supply of Inventory	4.6	7.2	+ 56.5%	--	--	--

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### April



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



# Local Market Update for April 2025

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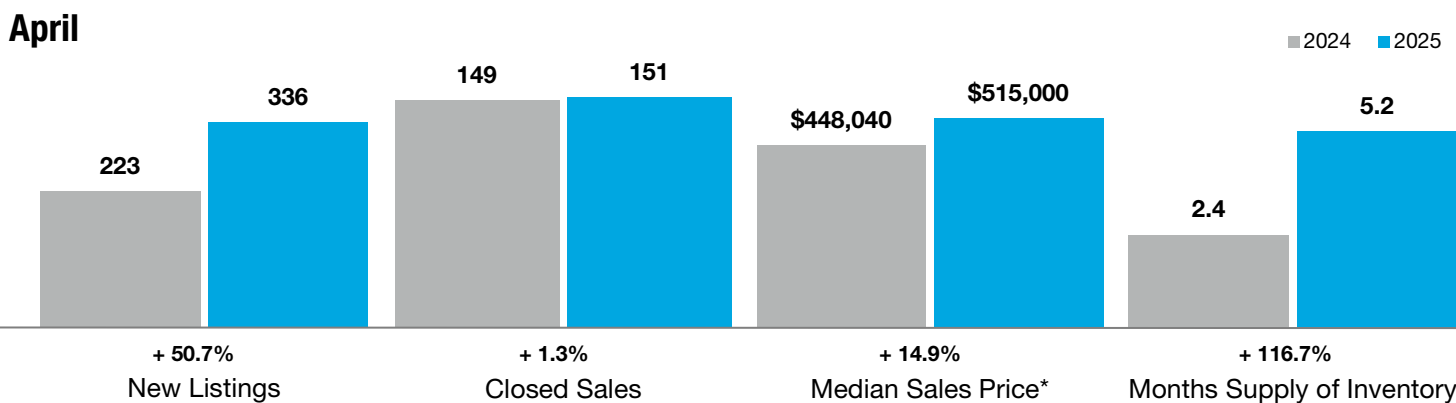


## City of Asheville

North Carolina

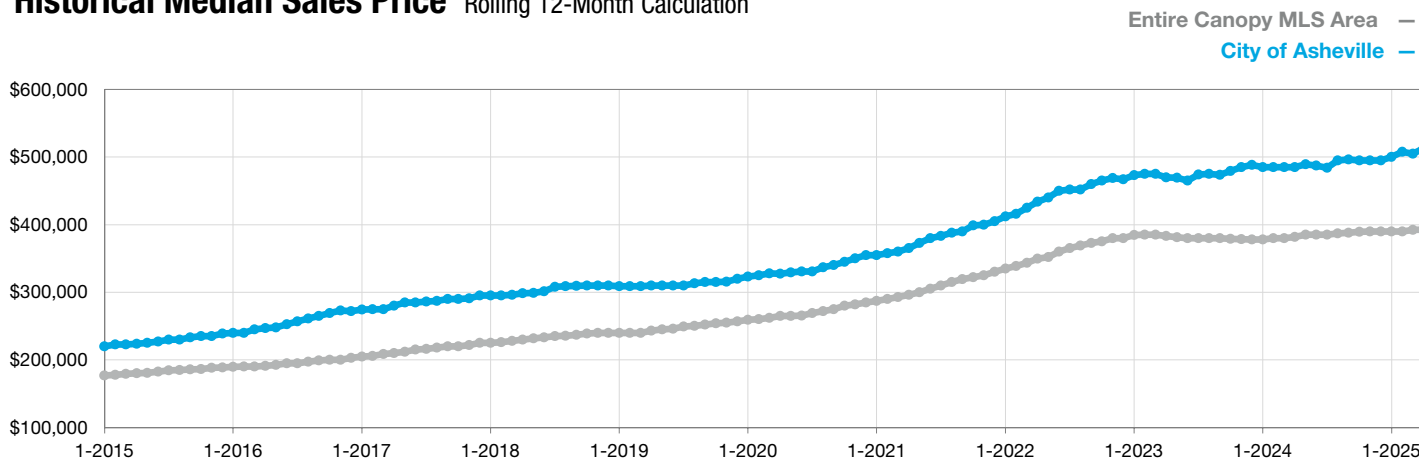
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	223	336	+ 50.7%	709	944	+ 33.1%
Pending Sales	171	160	- 6.4%	587	562	- 4.3%
Closed Sales	149	151	+ 1.3%	541	498	- 7.9%
Median Sales Price*	\$448,040	\$515,000	+ 14.9%	\$456,890	\$507,670	+ 11.1%
Average Sales Price*	\$585,431	\$637,318	+ 8.9%	\$607,238	\$624,552	+ 2.9%
Percent of Original List Price Received*	97.0%	95.0%	- 2.1%	95.2%	94.6%	- 0.6%
List to Close	89	91	+ 2.2%	104	99	- 4.8%
Days on Market Until Sale	41	44	+ 7.3%	48	53	+ 10.4%
Cumulative Days on Market Until Sale	52	48	- 7.7%	54	60	+ 11.1%
Average List Price	\$747,668	\$851,615	+ 13.9%	\$730,798	\$768,105	+ 5.1%
Inventory of Homes for Sale	369	683	+ 85.1%	--	--	--
Months Supply of Inventory	2.4	5.2	+ 116.7%	--	--	--

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### Historical Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for April 2025

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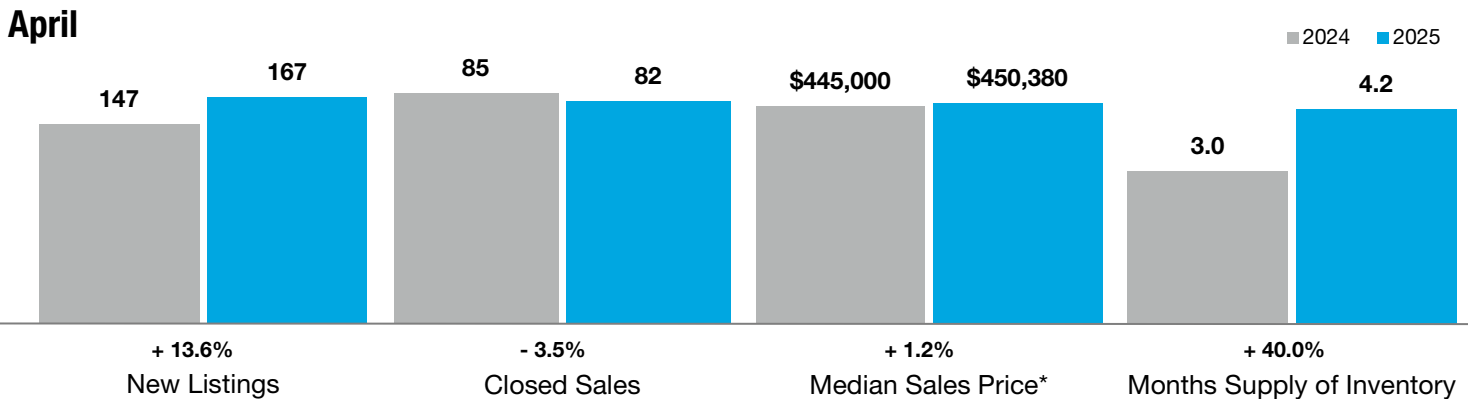


## City of Hendersonville

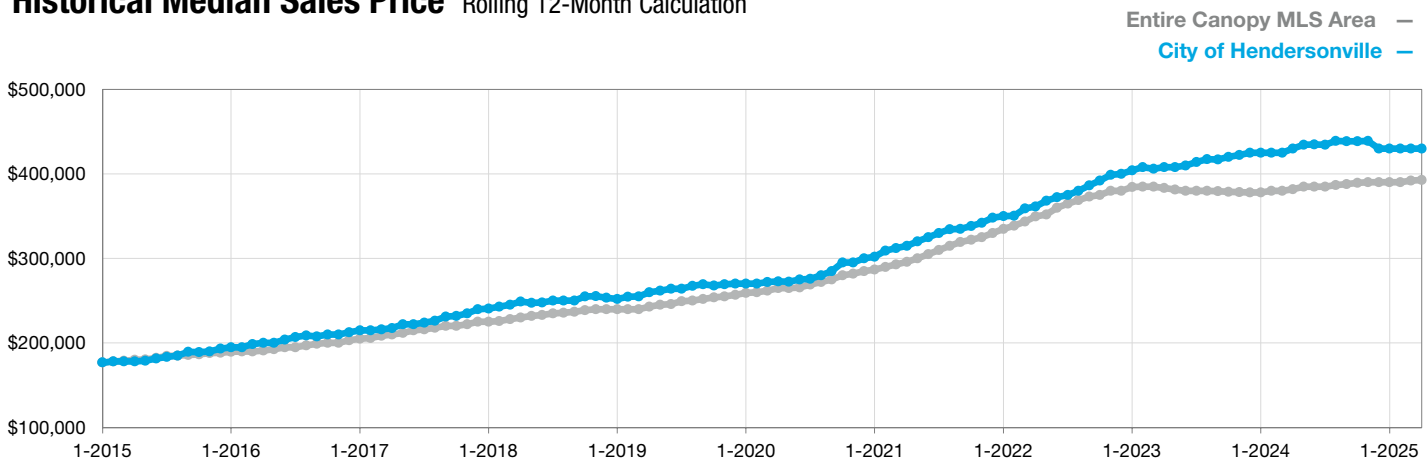
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	147	167	+ 13.6%	438	511	+ 16.7%
Pending Sales	84	105	+ 25.0%	333	350	+ 5.1%
Closed Sales	85	82	- 3.5%	308	309	+ 0.3%
Median Sales Price*	\$445,000	\$450,380	+ 1.2%	\$423,750	\$418,900	- 1.1%
Average Sales Price*	\$575,069	\$499,780	- 13.1%	\$494,607	\$474,998	- 4.0%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	96.7%	95.9%	- 0.8%
List to Close	97	118	+ 21.6%	107	113	+ 5.6%
Days on Market Until Sale	44	67	+ 52.3%	50	60	+ 20.0%
Cumulative Days on Market Until Sale	47	76	+ 61.7%	58	69	+ 19.0%
Average List Price	\$573,921	\$590,846	+ 2.9%	\$551,743	\$576,350	+ 4.5%
Inventory of Homes for Sale	258	371	+ 43.8%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation





# Local Market Update for April 2025

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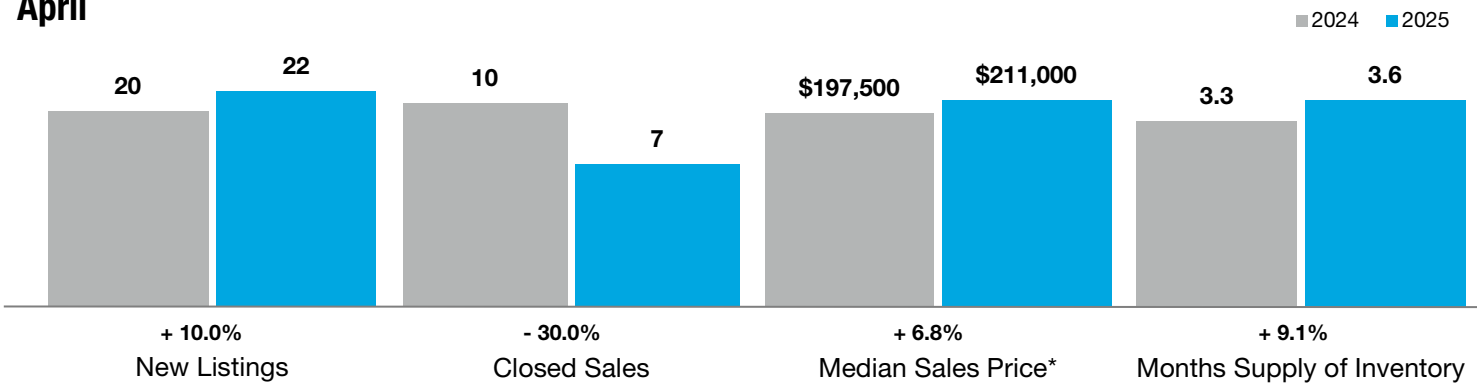
## Forest City

North Carolina

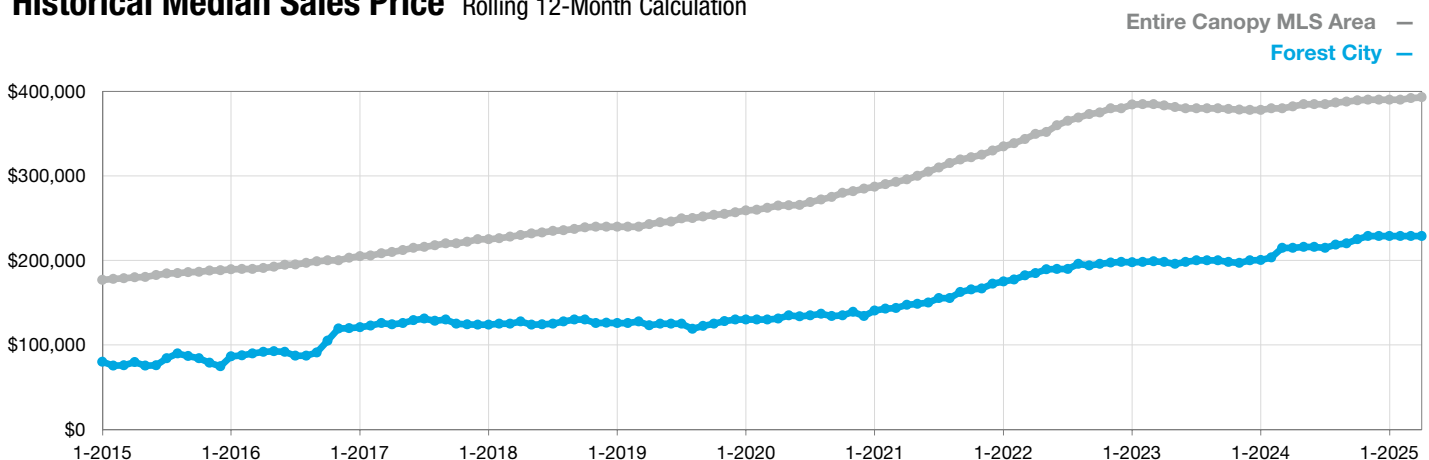
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	20	22	+ 10.0%	76	79	+ 3.9%
Pending Sales	16	18	+ 12.5%	48	57	+ 18.8%
Closed Sales	10	7	- 30.0%	46	44	- 4.3%
Median Sales Price*	\$197,500	\$211,000	+ 6.8%	\$217,000	\$218,500	+ 0.7%
Average Sales Price*	\$199,500	\$244,000	+ 22.3%	\$228,696	\$235,590	+ 3.0%
Percent of Original List Price Received*	90.3%	92.6%	+ 2.5%	91.9%	92.8%	+ 1.0%
List to Close	133	64	- 51.9%	107	104	- 2.8%
Days on Market Until Sale	92	19	- 79.3%	59	57	- 3.4%
Cumulative Days on Market Until Sale	93	40	- 57.0%	61	65	+ 6.6%
Average List Price	\$286,100	\$288,145	+ 0.7%	\$237,494	\$293,000	+ 23.4%
Inventory of Homes for Sale	44	52	+ 18.2%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

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### April



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



# Local Market Update for April 2025

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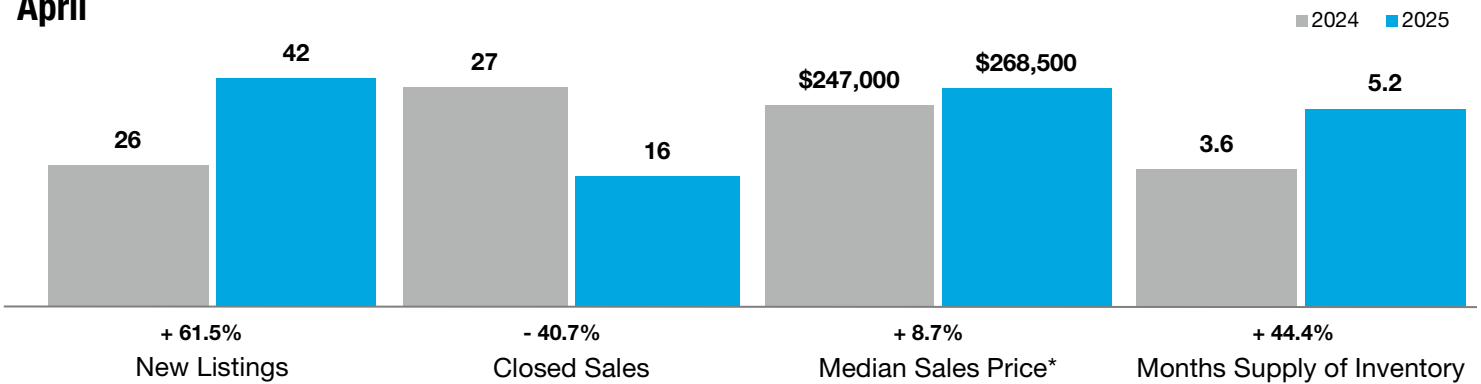
## Marion

North Carolina

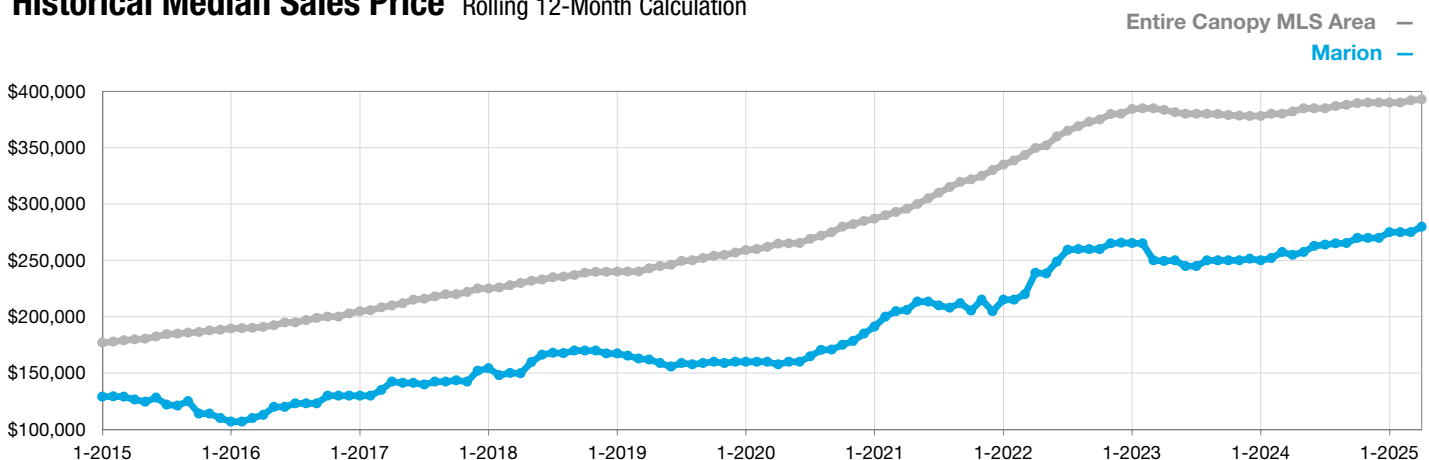
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	26	42	+ 61.5%	95	120	+ 26.3%
Pending Sales	14	22	+ 57.1%	76	76	0.0%
Closed Sales	27	16	- 40.7%	86	68	- 20.9%
Median Sales Price*	\$247,000	\$268,500	+ 8.7%	\$253,500	\$275,525	+ 8.7%
Average Sales Price*	\$257,101	\$284,500	+ 10.7%	\$307,210	\$288,230	- 6.2%
Percent of Original List Price Received*	89.8%	90.7%	+ 1.0%	90.6%	91.8%	+ 1.3%
List to Close	132	133	+ 0.8%	132	126	- 4.5%
Days on Market Until Sale	83	81	- 2.4%	72	74	+ 2.8%
Cumulative Days on Market Until Sale	84	81	- 3.6%	73	75	+ 2.7%
Average List Price	\$317,342	\$364,329	+ 14.8%	\$303,249	\$384,514	+ 26.8%
Inventory of Homes for Sale	68	97	+ 42.6%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--

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### April



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



# Local Market Update for April 2025

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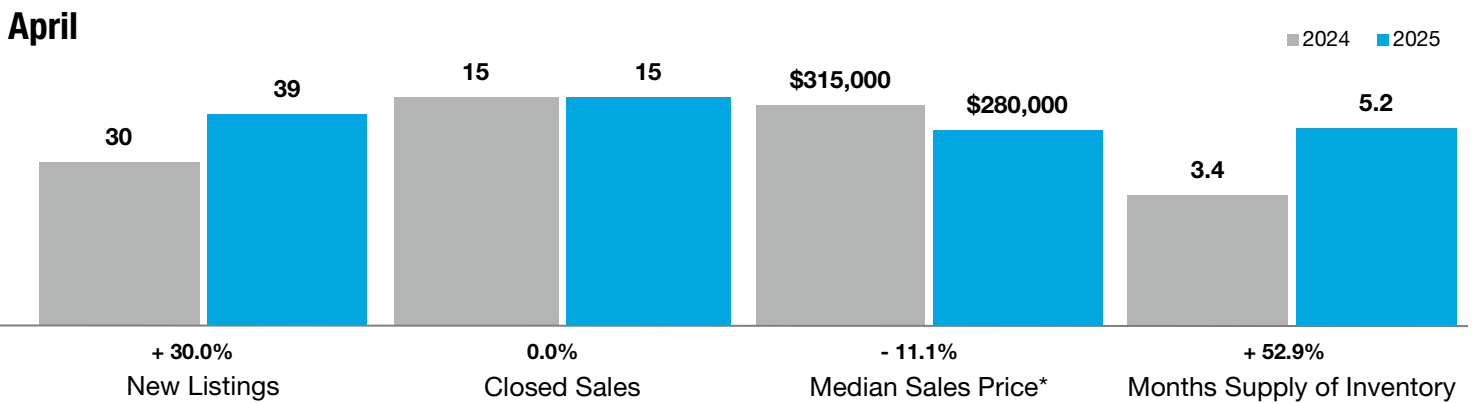


## Rutherfordton

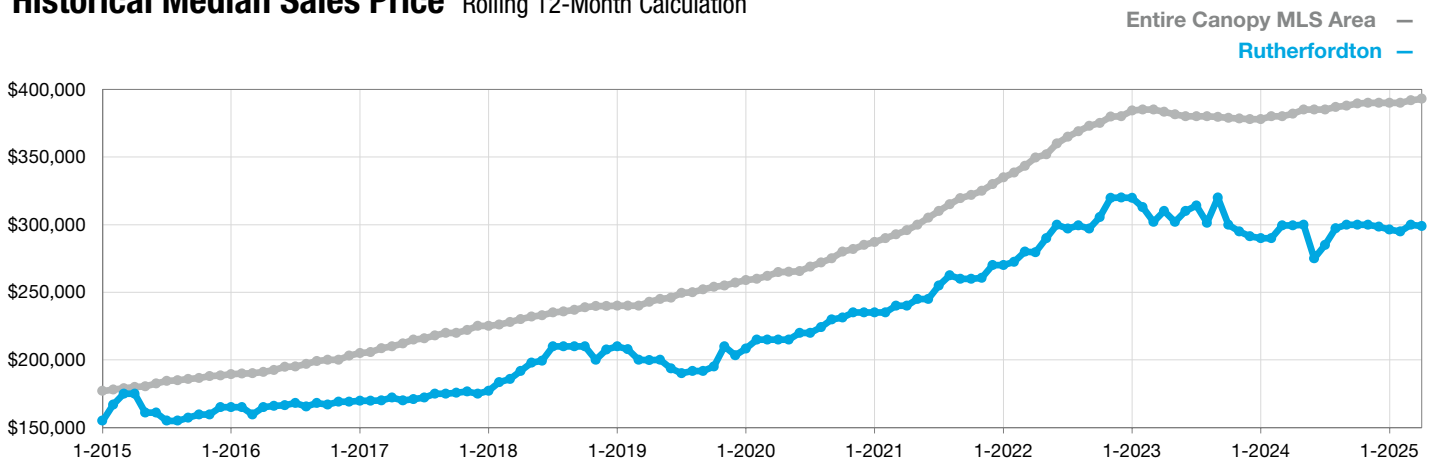
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	30	39	+ 30.0%	102	108	+ 5.9%
Pending Sales	22	19	- 13.6%	65	72	+ 10.8%
Closed Sales	15	15	0.0%	50	59	+ 18.0%
Median Sales Price*	\$315,000	\$280,000	- 11.1%	\$294,750	\$299,000	+ 1.4%
Average Sales Price*	\$309,327	\$346,617	+ 12.1%	\$326,529	\$335,606	+ 2.8%
Percent of Original List Price Received*	96.4%	93.6%	- 2.9%	95.4%	94.0%	- 1.5%
List to Close	77	113	+ 46.8%	96	105	+ 9.4%
Days on Market Until Sale	35	66	+ 88.6%	52	62	+ 19.2%
Cumulative Days on Market Until Sale	77	113	+ 46.8%	65	79	+ 21.5%
Average List Price	\$348,392	\$546,910	+ 57.0%	\$403,059	\$433,767	+ 7.6%
Inventory of Homes for Sale	52	80	+ 53.8%	--	--	--
Months Supply of Inventory	3.4	5.2	+ 52.9%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation



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# Local Market Update for April 2025

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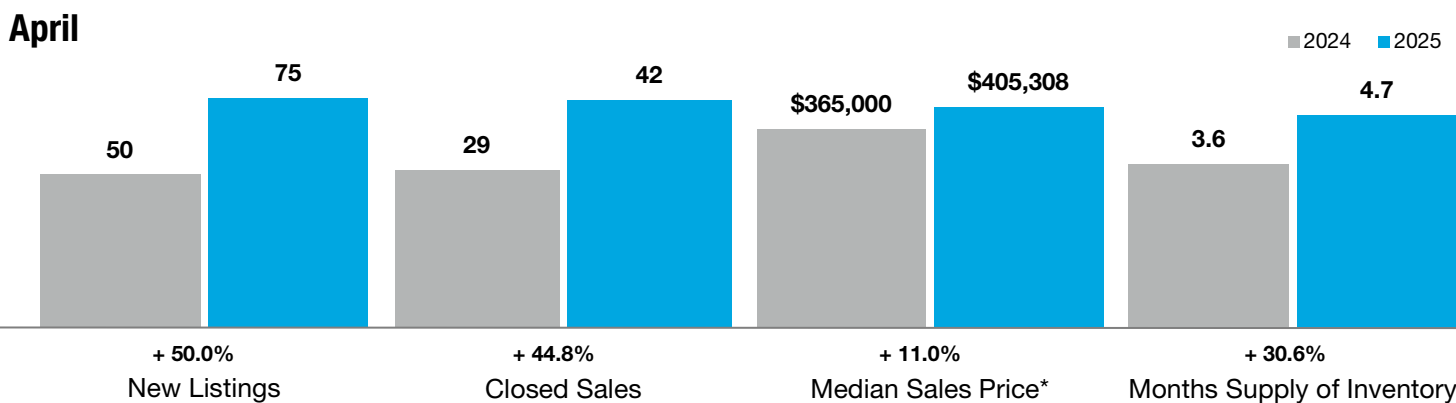


## Waynesville

North Carolina

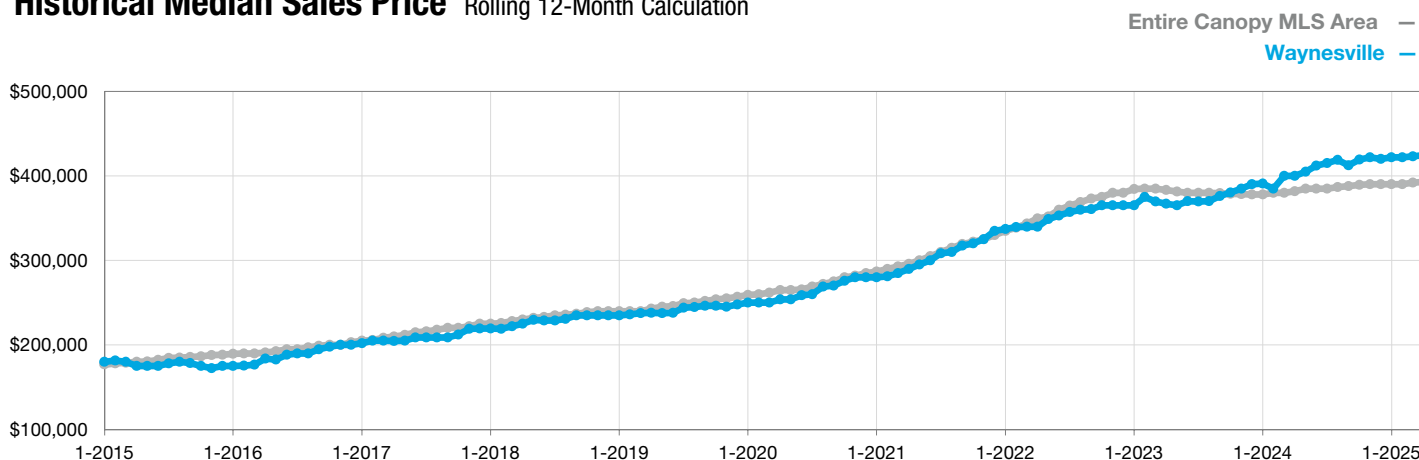
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	50	75	+ 50.0%	190	226	+ 18.9%
Pending Sales	43	46	+ 7.0%	126	159	+ 26.2%
Closed Sales	29	42	+ 44.8%	103	151	+ 46.6%
Median Sales Price*	\$365,000	\$405,308	+ 11.0%	\$405,000	\$415,000	+ 2.5%
Average Sales Price*	\$452,800	\$542,348	+ 19.8%	\$450,815	\$471,893	+ 4.7%
Percent of Original List Price Received*	93.8%	96.4%	+ 2.8%	94.0%	94.0%	0.0%
List to Close	83	128	+ 54.2%	90	137	+ 52.2%
Days on Market Until Sale	46	101	+ 119.6%	50	88	+ 76.0%
Cumulative Days on Market Until Sale	50	116	+ 132.0%	58	97	+ 67.2%
Average List Price	\$551,417	\$550,457	- 0.2%	\$517,903	\$529,167	+ 2.2%
Inventory of Homes for Sale	132	184	+ 39.4%	--	--	--
Months Supply of Inventory	3.6	4.7	+ 30.6%	--	--	--

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## Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for April 2025

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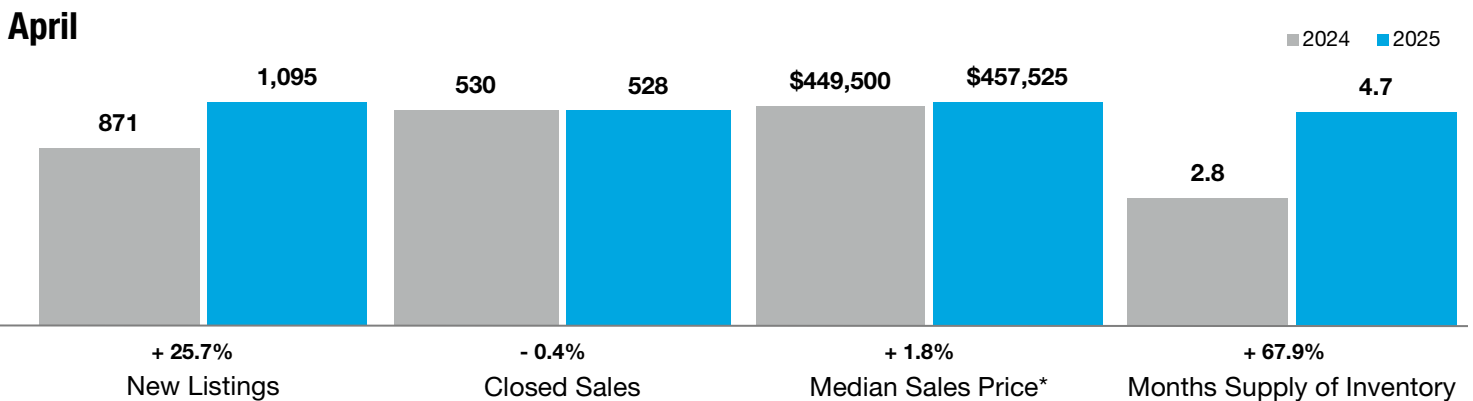


## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	871	1,095	+ 25.7%	2,710	3,209	+ 18.4%
Pending Sales	629	588	- 6.5%	2,137	2,072	- 3.0%
Closed Sales	530	528	- 0.4%	1,880	1,863	- 0.9%
Median Sales Price*	\$449,500	\$457,525	+ 1.8%	\$431,120	\$448,095	+ 3.9%
Average Sales Price*	\$571,506	\$566,130	- 0.9%	\$535,216	\$542,432	+ 1.3%
Percent of Original List Price Received*	96.3%	95.8%	- 0.5%	95.1%	94.9%	- 0.2%
List to Close	92	107	+ 16.3%	104	114	+ 9.6%
Days on Market Until Sale	44	60	+ 36.4%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	50	68	+ 36.0%	58	72	+ 24.1%
Average List Price	\$650,201	\$696,185	+ 7.1%	\$619,443	\$662,108	+ 6.9%
Inventory of Homes for Sale	1,537	2,362	+ 53.7%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

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

