

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

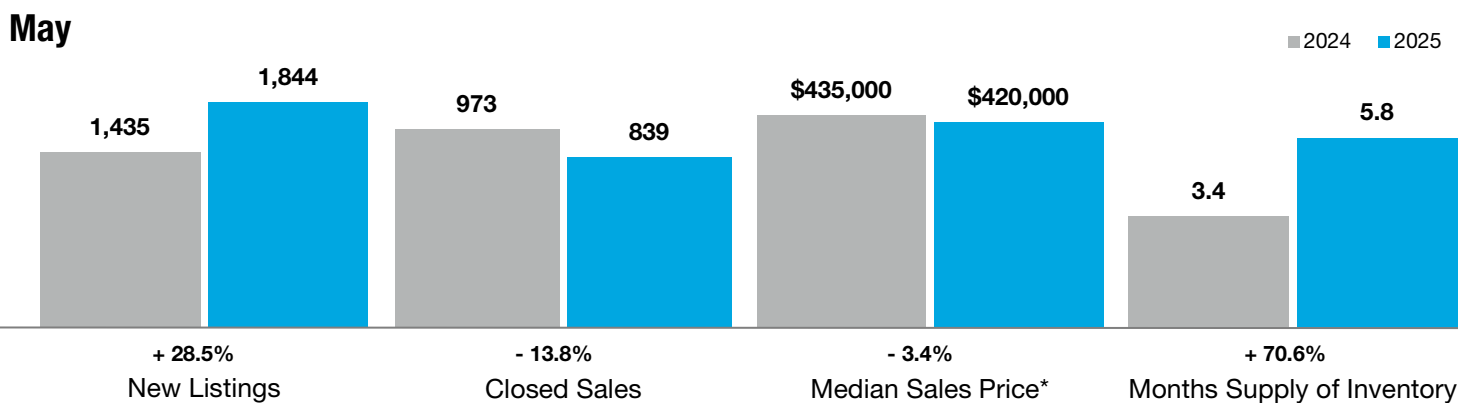


Asheville Region

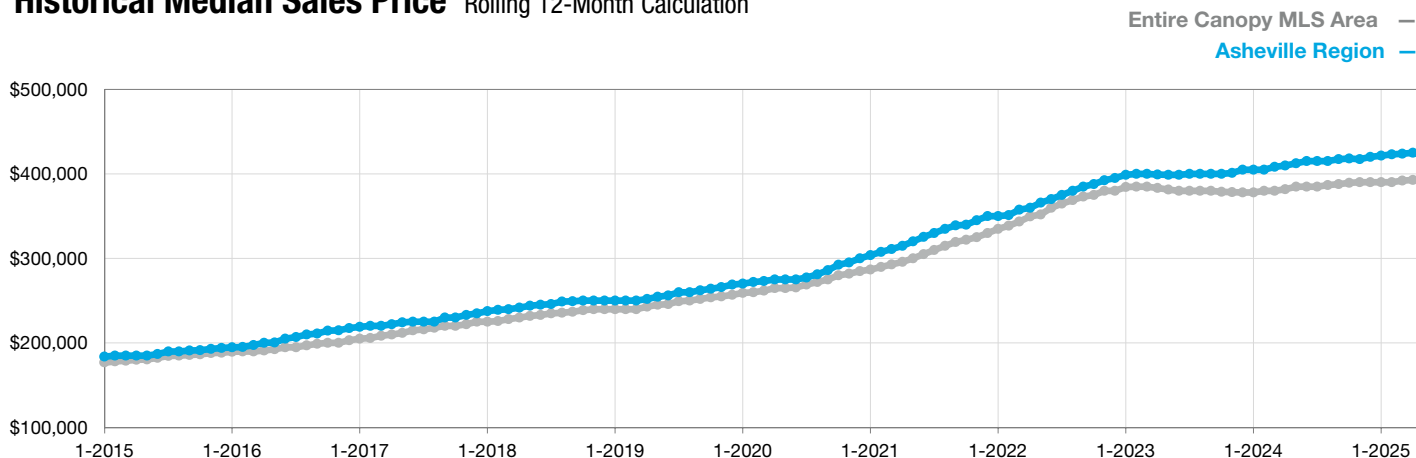
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1,435	1,844	+ 28.5%	5,752	6,827	+ 18.7%
Pending Sales	936	971	+ 3.7%	4,202	4,047	- 3.7%
Closed Sales	973	839	- 13.8%	3,885	3,646	- 6.2%
Median Sales Price*	\$435,000	\$420,000	- 3.4%	\$410,000	\$415,000	+ 1.2%
Average Sales Price*	\$545,748	\$504,917	- 7.5%	\$512,407	\$505,362	- 1.4%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	94.8%	94.4%	- 0.4%
List to Close	87	99	+ 13.8%	100	112	+ 12.0%
Days on Market Until Sale	44	53	+ 20.5%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	49	62	+ 26.5%	57	72	+ 26.3%
Average List Price	\$662,605	\$641,349	- 3.2%	\$599,272	\$621,752	+ 3.8%
Inventory of Homes for Sale	2,854	4,488	+ 57.3%	--	--	--
Months Supply of Inventory	3.4	5.8	+ 70.6%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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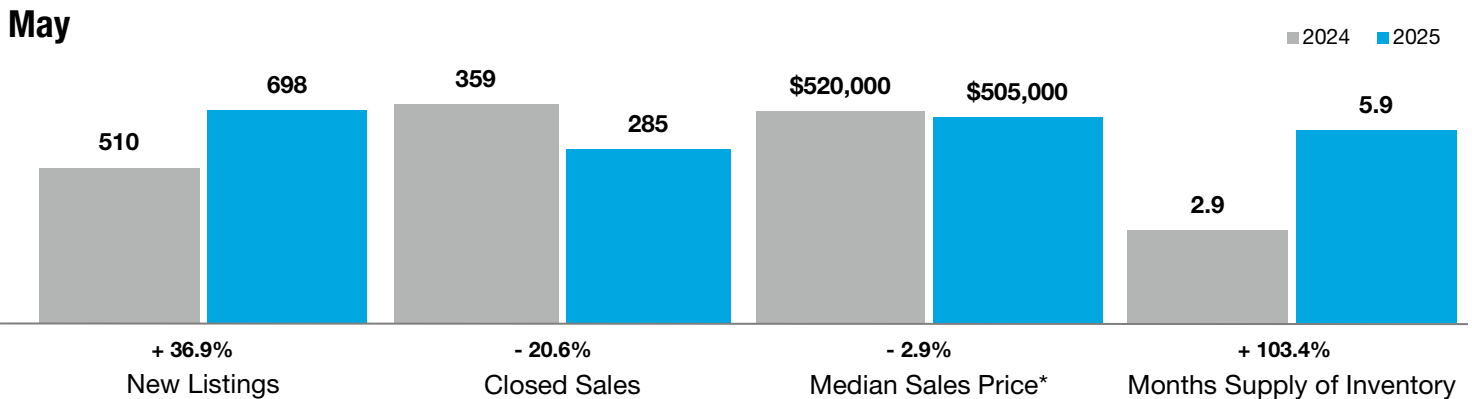


Buncombe County

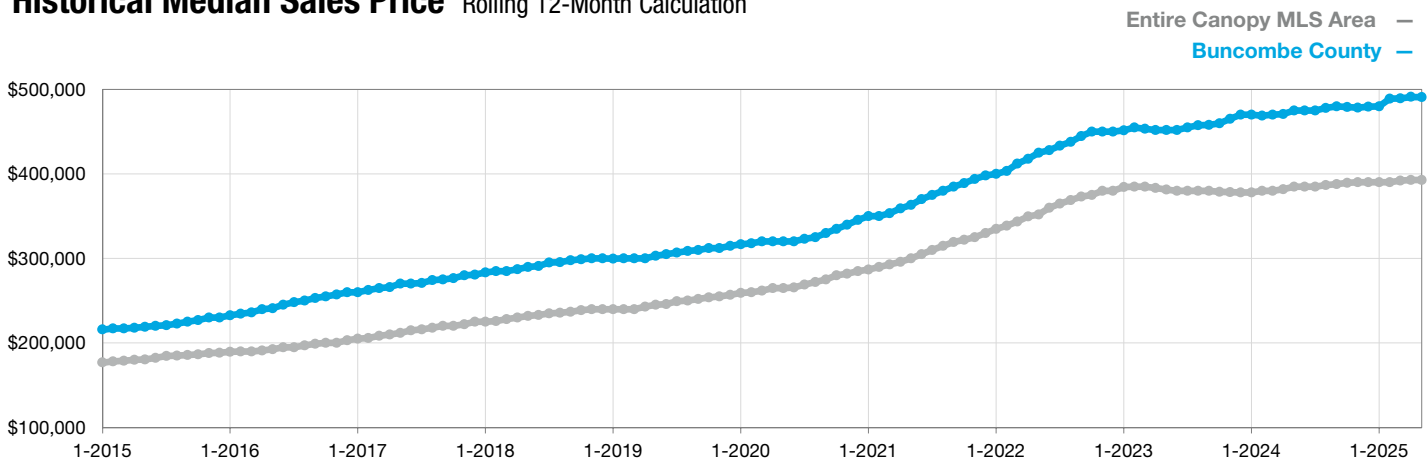
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	510	698	+ 36.9%	1,942	2,426	+ 24.9%
Pending Sales	330	341	+ 3.3%	1,501	1,382	- 7.9%
Closed Sales	359	285	- 20.6%	1,393	1,242	- 10.8%
Median Sales Price*	\$520,000	\$505,000	- 2.9%	\$470,000	\$493,890	+ 5.1%
Average Sales Price*	\$687,506	\$611,124	- 11.1%	\$608,738	\$603,624	- 0.8%
Percent of Original List Price Received*	97.8%	95.8%	- 2.0%	95.9%	95.0%	- 0.9%
List to Close	78	84	+ 7.7%	96	101	+ 5.2%
Days on Market Until Sale	37	44	+ 18.9%	46	56	+ 21.7%
Cumulative Days on Market Until Sale	38	50	+ 31.6%	50	64	+ 28.0%
Average List Price	\$742,668	\$700,340	- 5.7%	\$712,209	\$722,278	+ 1.4%
Inventory of Homes for Sale	838	1,518	+ 81.1%	--	--	--
Months Supply of Inventory	2.9	5.9	+ 103.4%	--	--	--

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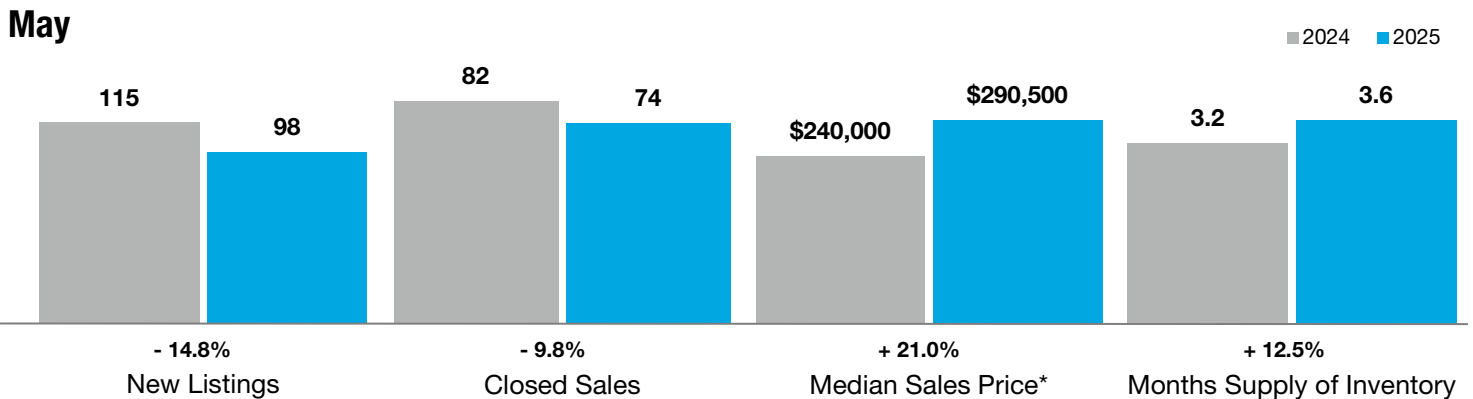


Burke County

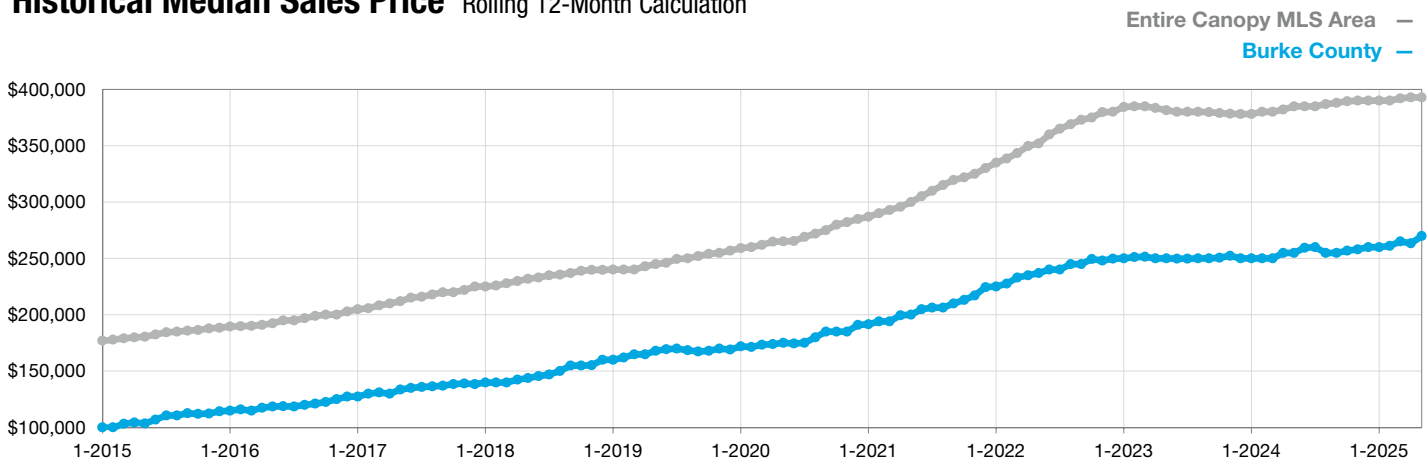
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	115	98	- 14.8%	492	460	- 6.5%
Pending Sales	72	73	+ 1.4%	356	340	- 4.5%
Closed Sales	82	74	- 9.8%	319	312	- 2.2%
Median Sales Price*	\$240,000	\$290,500	+ 21.0%	\$249,950	\$274,900	+ 10.0%
Average Sales Price*	\$287,505	\$320,103	+ 11.3%	\$299,781	\$322,717	+ 7.7%
Percent of Original List Price Received*	96.9%	93.3%	- 3.7%	94.9%	93.2%	- 1.8%
List to Close	70	109	+ 55.7%	76	109	+ 43.4%
Days on Market Until Sale	31	67	+ 116.1%	36	69	+ 91.7%
Cumulative Days on Market Until Sale	32	73	+ 128.1%	39	76	+ 94.9%
Average List Price	\$446,763	\$448,678	+ 0.4%	\$371,410	\$412,957	+ 11.2%
Inventory of Homes for Sale	206	235	+ 14.1%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--

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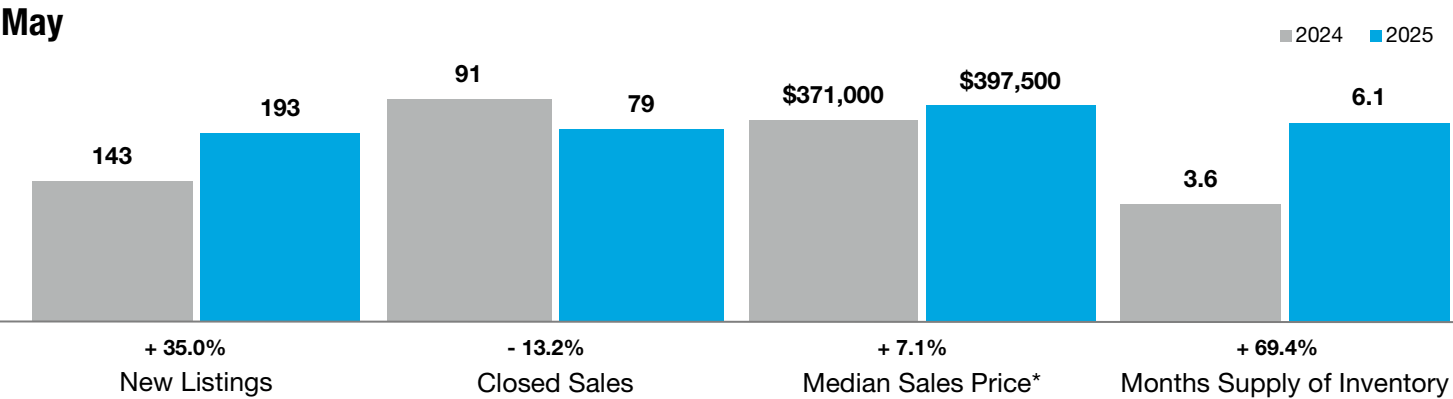


Haywood County

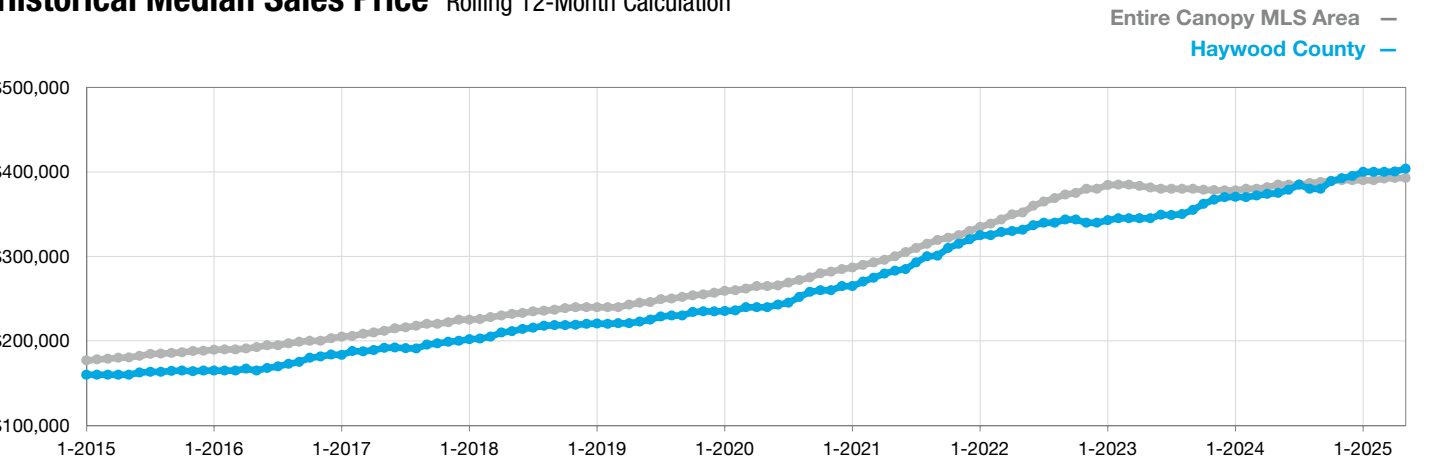
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	143	193	+ 35.0%	527	693	+ 31.5%
Pending Sales	83	94	+ 13.3%	375	402	+ 7.2%
Closed Sales	91	79	- 13.2%	358	373	+ 4.2%
Median Sales Price*	\$371,000	\$397,500	+ 7.1%	\$365,000	\$398,250	+ 9.1%
Average Sales Price*	\$419,797	\$458,148	+ 9.1%	\$413,397	\$447,035	+ 8.1%
Percent of Original List Price Received*	95.9%	94.7%	- 1.3%	93.4%	94.1%	+ 0.7%
List to Close	85	117	+ 37.6%	98	123	+ 25.5%
Days on Market Until Sale	38	61	+ 60.5%	52	73	+ 40.4%
Cumulative Days on Market Until Sale	44	75	+ 70.5%	60	83	+ 38.3%
Average List Price	\$575,525	\$549,925	- 4.4%	\$496,756	\$500,766	+ 0.8%
Inventory of Homes for Sale	291	485	+ 66.7%	--	--	--
Months Supply of Inventory	3.6	6.1	+ 69.4%	--	--	--

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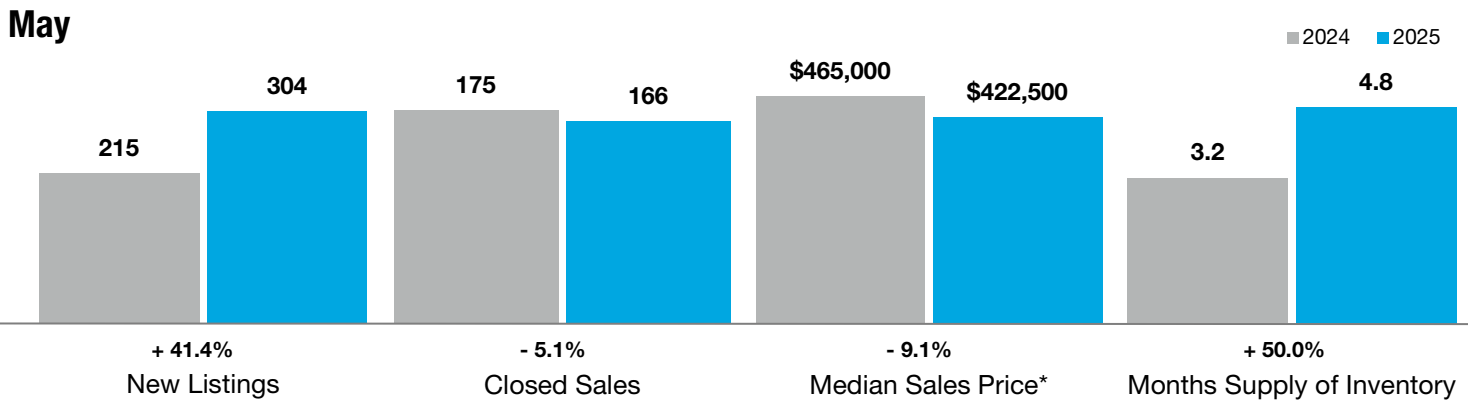


Henderson County

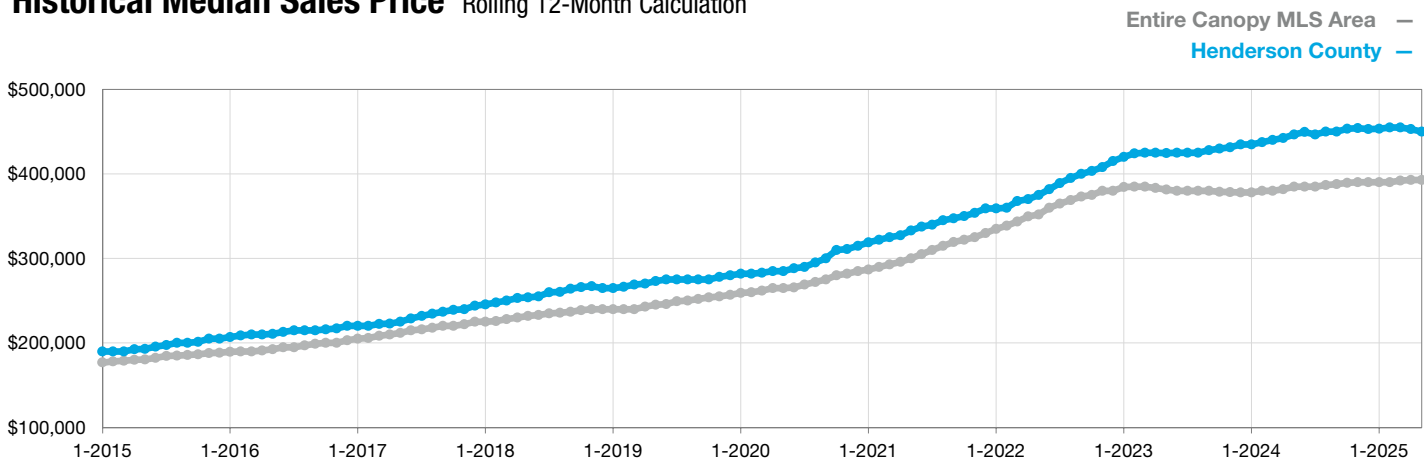
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	215	304	+ 41.4%	1,012	1,183	+ 16.9%
Pending Sales	169	188	+ 11.2%	758	801	+ 5.7%
Closed Sales	175	166	- 5.1%	667	731	+ 9.6%
Median Sales Price*	\$465,000	\$422,500	- 9.1%	\$440,000	\$434,000	- 1.4%
Average Sales Price*	\$522,571	\$506,709	- 3.0%	\$516,318	\$501,051	- 3.0%
Percent of Original List Price Received*	96.6%	96.0%	- 0.6%	96.5%	95.8%	- 0.7%
List to Close	92	105	+ 14.1%	99	115	+ 16.2%
Days on Market Until Sale	42	56	+ 33.3%	47	61	+ 29.8%
Cumulative Days on Market Until Sale	42	65	+ 54.8%	51	68	+ 33.3%
Average List Price	\$675,364	\$610,412	- 9.6%	\$582,965	\$607,512	+ 4.2%
Inventory of Homes for Sale	478	719	+ 50.4%	--	--	--
Months Supply of Inventory	3.2	4.8	+ 50.0%	--	--	--

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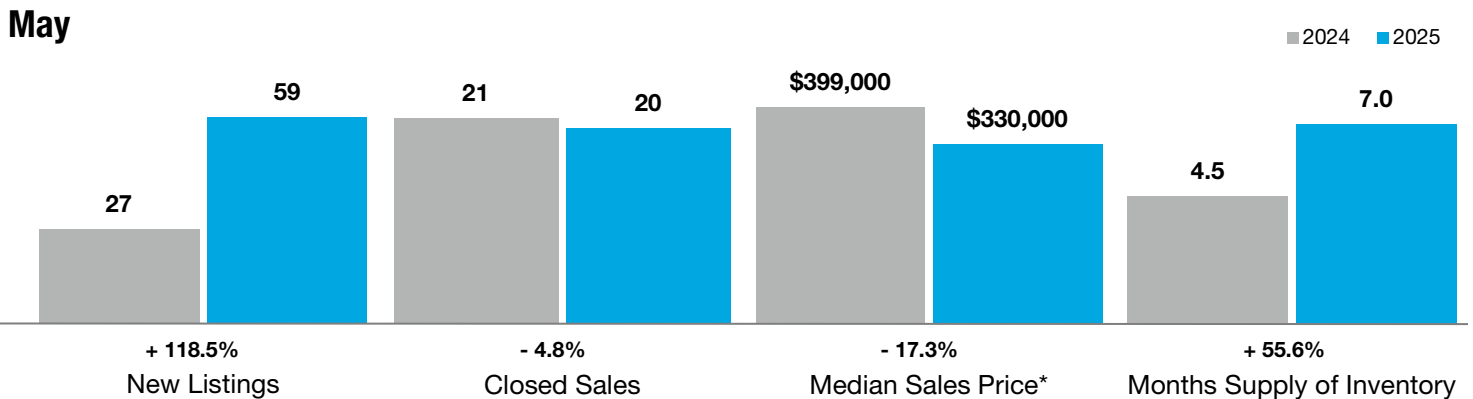


Jackson County

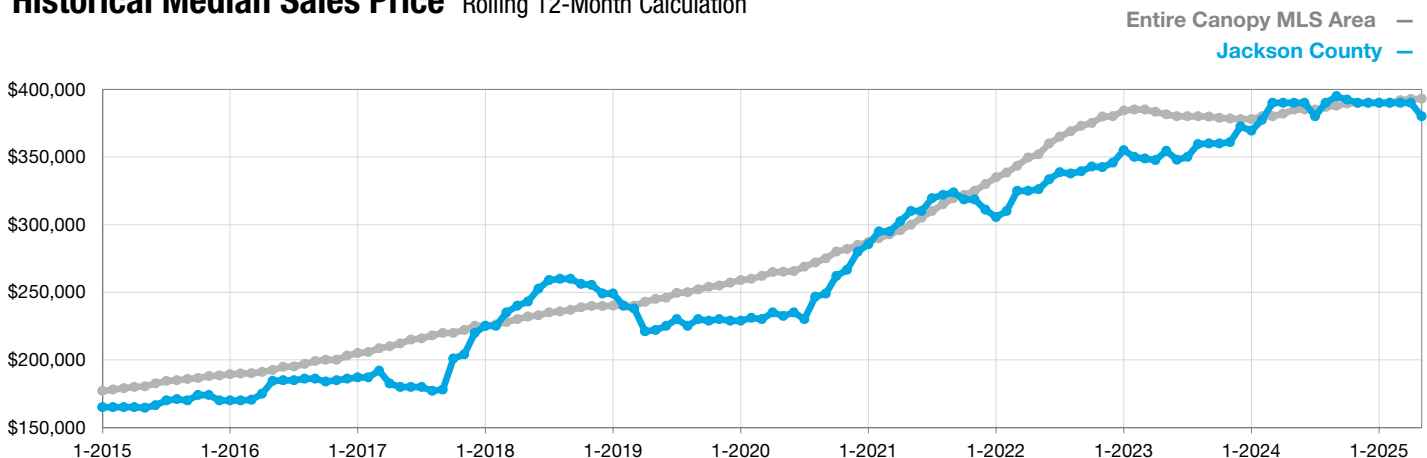
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	27	59	+ 118.5%	148	188	+ 27.0%
Pending Sales	23	22	- 4.3%	101	89	- 11.9%
Closed Sales	21	20	- 4.8%	89	79	- 11.2%
Median Sales Price*	\$399,000	\$330,000	- 17.3%	\$395,000	\$377,500	- 4.4%
Average Sales Price*	\$621,798	\$382,533	- 38.5%	\$512,723	\$502,909	- 1.9%
Percent of Original List Price Received*	94.3%	94.5%	+ 0.2%	93.3%	95.0%	+ 1.8%
List to Close	96	99	+ 3.1%	115	111	- 3.5%
Days on Market Until Sale	52	59	+ 13.5%	66	65	- 1.5%
Cumulative Days on Market Until Sale	53	60	+ 13.2%	71	74	+ 4.2%
Average List Price	\$1,013,148	\$776,075	- 23.4%	\$814,630	\$623,433	- 23.5%
Inventory of Homes for Sale	88	137	+ 55.7%	--	--	--
Months Supply of Inventory	4.5	7.0	+ 55.6%	--	--	--

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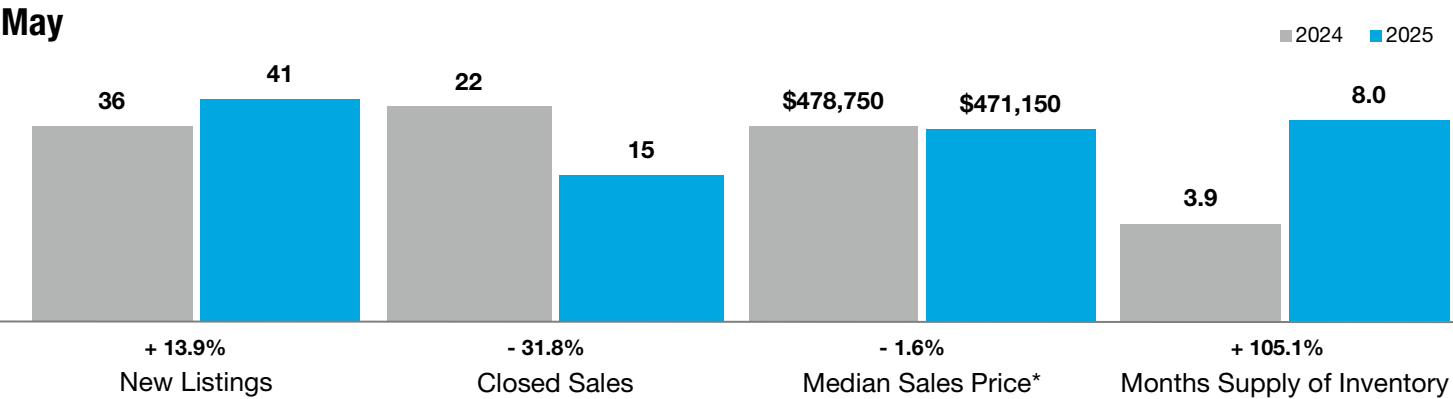


Madison County

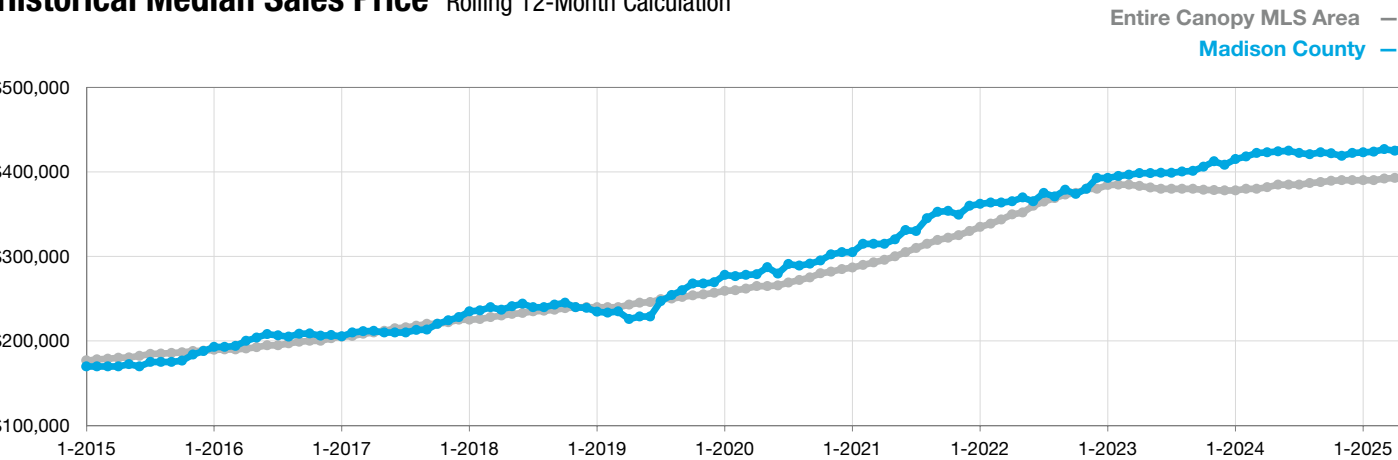
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	36	41	+ 13.9%	133	157	+ 18.0%
Pending Sales	22	17	- 22.7%	107	87	- 18.7%
Closed Sales	22	15	- 31.8%	109	81	- 25.7%
Median Sales Price*	\$478,750	\$471,150	- 1.6%	\$427,665	\$450,000	+ 5.2%
Average Sales Price*	\$577,775	\$485,370	- 16.0%	\$504,869	\$478,619	- 5.2%
Percent of Original List Price Received*	94.8%	95.6%	+ 0.8%	94.3%	94.4%	+ 0.1%
List to Close	117	115	- 1.7%	133	131	- 1.5%
Days on Market Until Sale	70	71	+ 1.4%	75	81	+ 8.0%
Cumulative Days on Market Until Sale	75	80	+ 6.7%	89	98	+ 10.1%
Average List Price	\$581,163	\$655,858	+ 12.9%	\$540,622	\$640,043	+ 18.4%
Inventory of Homes for Sale	88	132	+ 50.0%	--	--	--
Months Supply of Inventory	3.9	8.0	+ 105.1%	--	--	--

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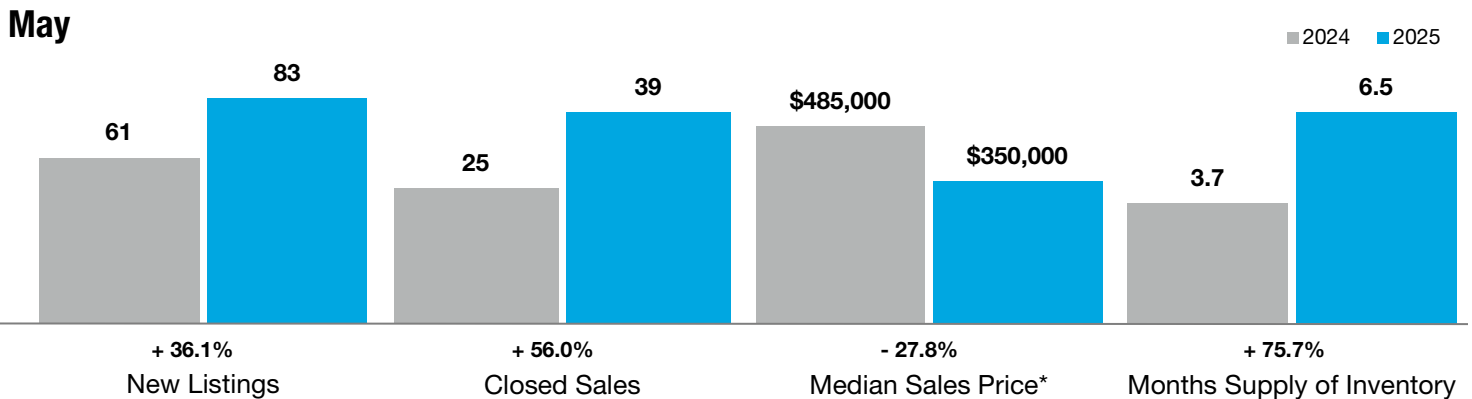


McDowell County

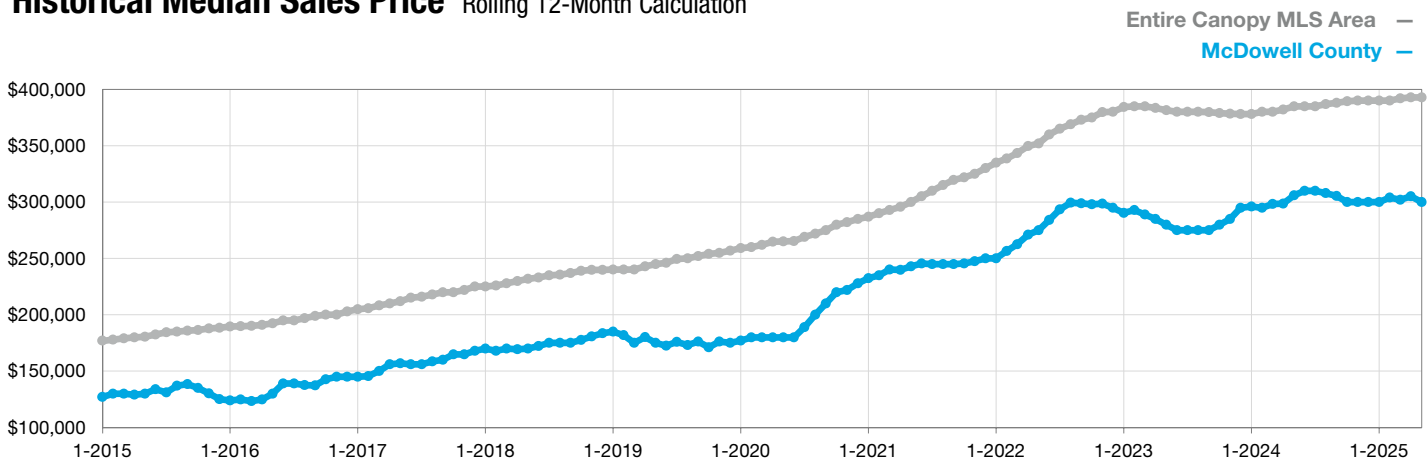
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	61	83	+ 36.1%	235	302	+ 28.5%
Pending Sales	37	47	+ 27.0%	168	175	+ 4.2%
Closed Sales	25	39	+ 56.0%	167	160	- 4.2%
Median Sales Price*	\$485,000	\$350,000	- 27.8%	\$310,000	\$315,000	+ 1.6%
Average Sales Price*	\$525,146	\$473,271	- 9.9%	\$437,663	\$393,374	- 10.1%
Percent of Original List Price Received*	92.2%	95.8%	+ 3.9%	91.7%	92.6%	+ 1.0%
List to Close	127	93	- 26.8%	120	118	- 1.7%
Days on Market Until Sale	96	48	- 50.0%	66	68	+ 3.0%
Cumulative Days on Market Until Sale	111	61	- 45.0%	72	74	+ 2.8%
Average List Price	\$504,300	\$475,124	- 5.8%	\$444,258	\$518,853	+ 16.8%
Inventory of Homes for Sale	124	201	+ 62.1%	--	--	--
Months Supply of Inventory	3.7	6.5	+ 75.7%	--	--	--

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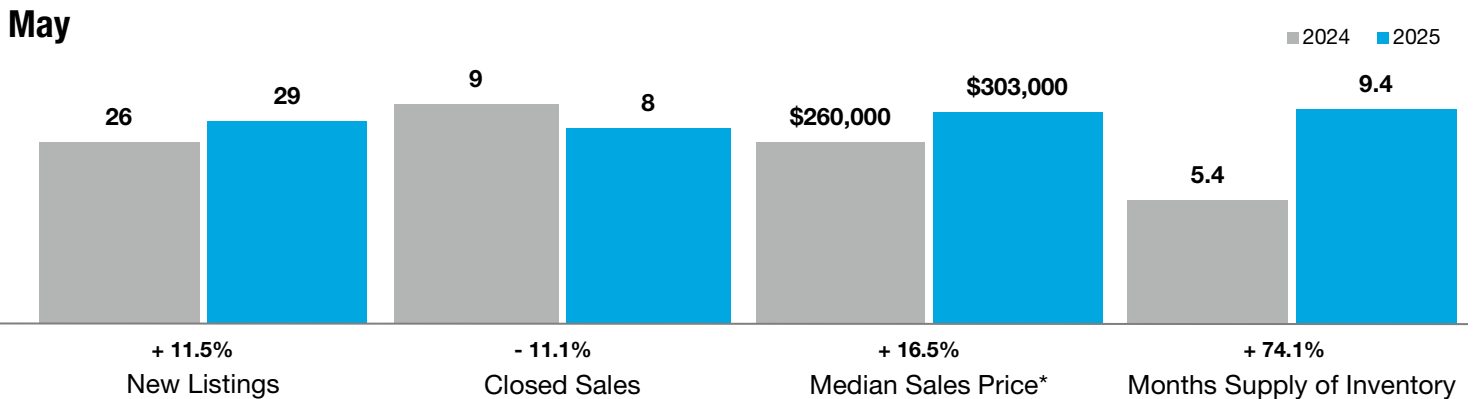


Mitchell County

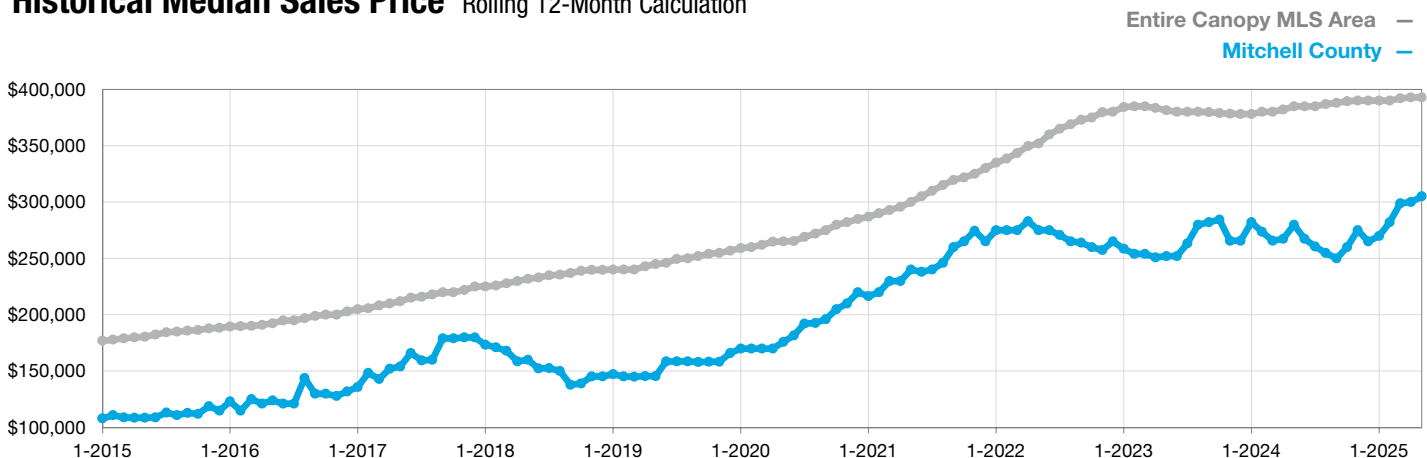
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	29	+ 11.5%	86	102	+ 18.6%
Pending Sales	17	11	- 35.3%	53	48	- 9.4%
Closed Sales	9	8	- 11.1%	38	39	+ 2.6%
Median Sales Price*	\$260,000	\$303,000	+ 16.5%	\$235,000	\$310,000	+ 31.9%
Average Sales Price*	\$307,667	\$329,010	+ 6.9%	\$340,182	\$348,215	+ 2.4%
Percent of Original List Price Received*	90.1%	91.5%	+ 1.6%	88.0%	91.2%	+ 3.6%
List to Close	109	187	+ 71.6%	124	169	+ 36.3%
Days on Market Until Sale	69	127	+ 84.1%	80	111	+ 38.8%
Cumulative Days on Market Until Sale	70	138	+ 97.1%	102	126	+ 23.5%
Average List Price	\$523,780	\$384,231	- 26.6%	\$437,934	\$405,292	- 7.5%
Inventory of Homes for Sale	58	84	+ 44.8%	--	--	--
Months Supply of Inventory	5.4	9.4	+ 74.1%	--	--	--

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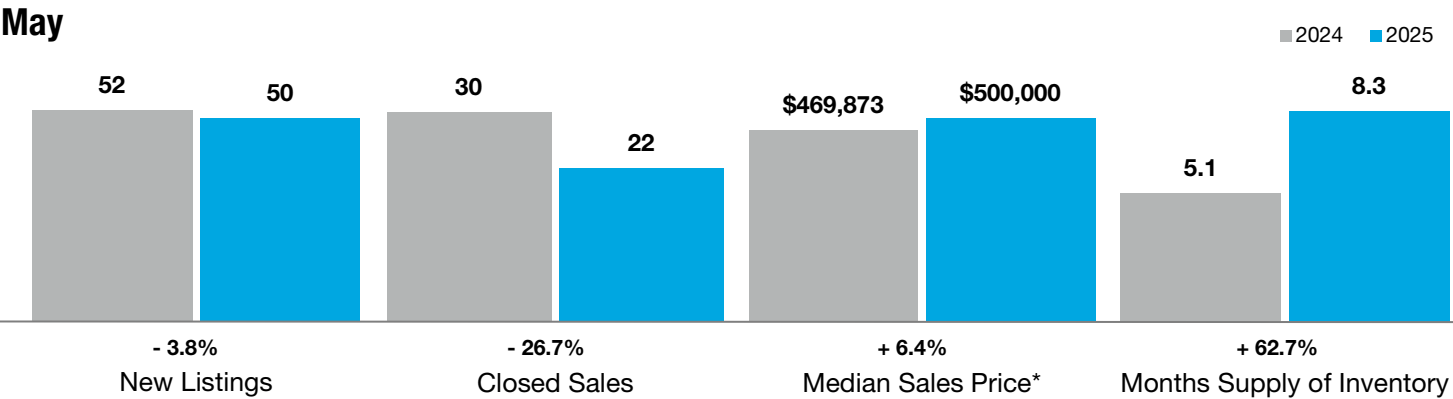


Polk County

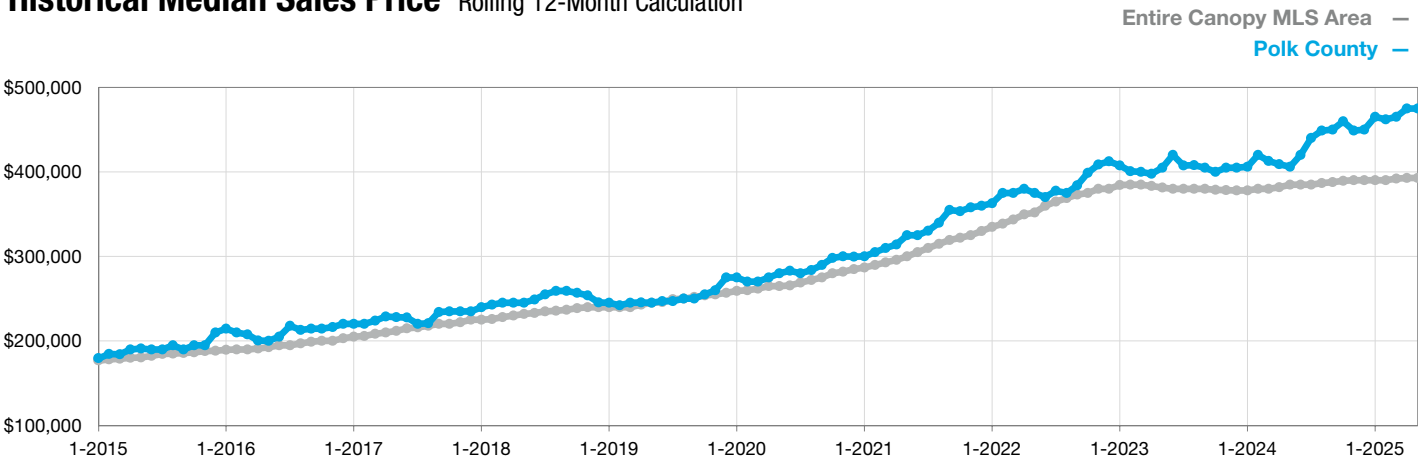
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	52	50	- 3.8%	163	226	+ 38.7%
Pending Sales	25	28	+ 12.0%	110	108	- 1.8%
Closed Sales	30	22	- 26.7%	114	91	- 20.2%
Median Sales Price*	\$469,873	\$500,000	+ 6.4%	\$409,000	\$470,000	+ 14.9%
Average Sales Price*	\$589,205	\$515,233	- 12.6%	\$498,042	\$525,838	+ 5.6%
Percent of Original List Price Received*	91.2%	92.7%	+ 1.6%	92.4%	91.6%	- 0.9%
List to Close	113	104	- 8.0%	107	120	+ 12.1%
Days on Market Until Sale	99	58	- 41.4%	71	73	+ 2.8%
Cumulative Days on Market Until Sale	132	66	- 50.0%	91	89	- 2.2%
Average List Price	\$715,496	\$809,093	+ 13.1%	\$729,034	\$786,975	+ 7.9%
Inventory of Homes for Sale	119	186	+ 56.3%	--	--	--
Months Supply of Inventory	5.1	8.3	+ 62.7%	--	--	--

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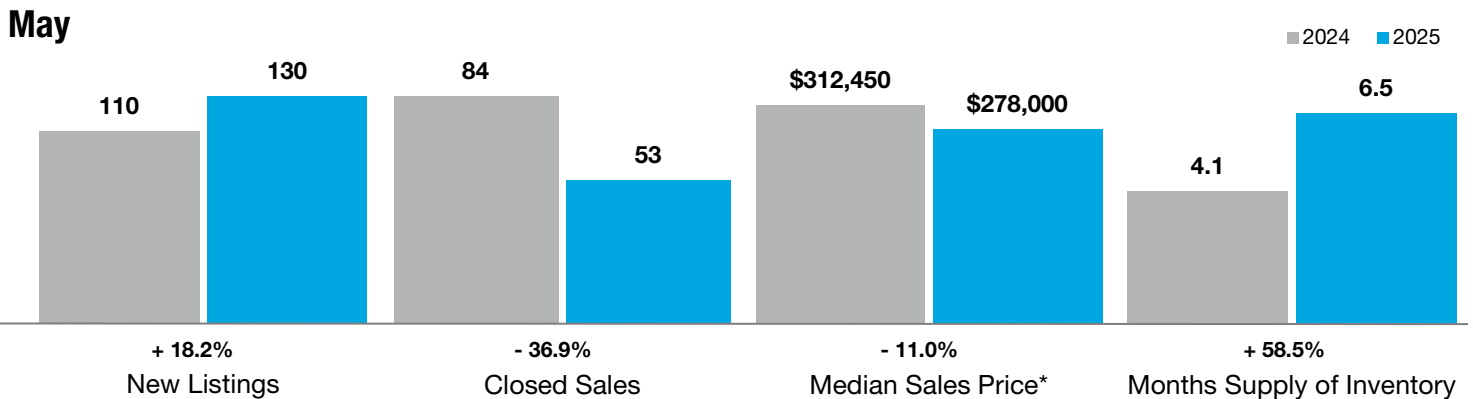


Rutherford County

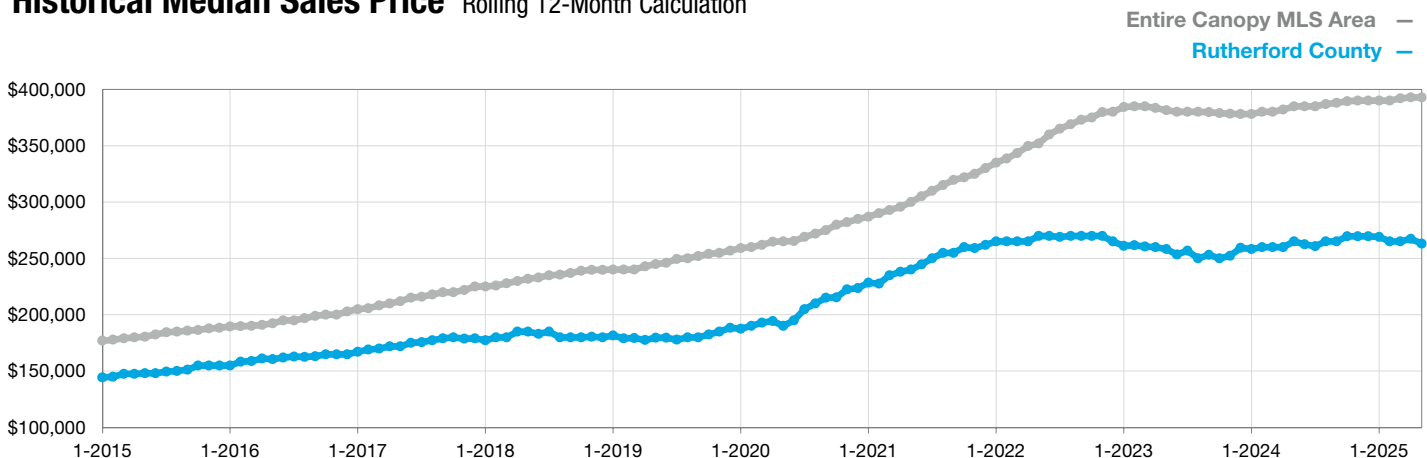
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	110	130	+ 18.2%	492	510	+ 3.7%
Pending Sales	74	69	- 6.8%	322	288	- 10.6%
Closed Sales	84	53	- 36.9%	303	253	- 16.5%
Median Sales Price*	\$312,450	\$278,000	- 11.0%	\$270,000	\$261,000	- 3.3%
Average Sales Price*	\$396,333	\$303,181	- 23.5%	\$380,800	\$321,511	- 15.6%
Percent of Original List Price Received*	93.6%	92.5%	- 1.2%	92.7%	92.9%	+ 0.2%
List to Close	99	97	- 2.0%	103	113	+ 9.7%
Days on Market Until Sale	55	49	- 10.9%	57	67	+ 17.5%
Cumulative Days on Market Until Sale	71	60	- 15.5%	67	79	+ 17.9%
Average List Price	\$430,047	\$405,087	- 5.8%	\$410,282	\$416,957	+ 1.6%
Inventory of Homes for Sale	256	364	+ 42.2%	--	--	--
Months Supply of Inventory	4.1	6.5	+ 58.5%	--	--	--

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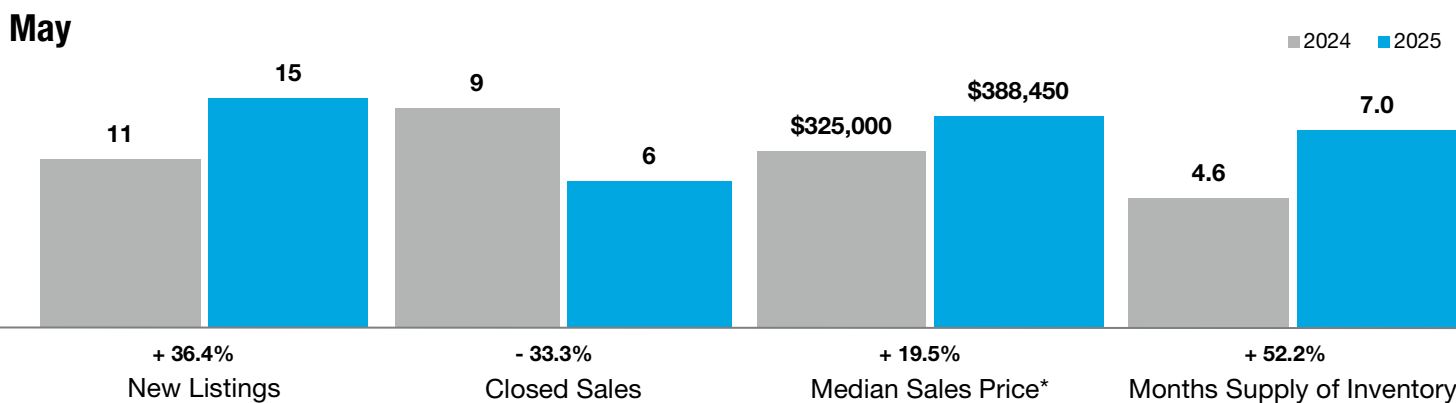


Swain County

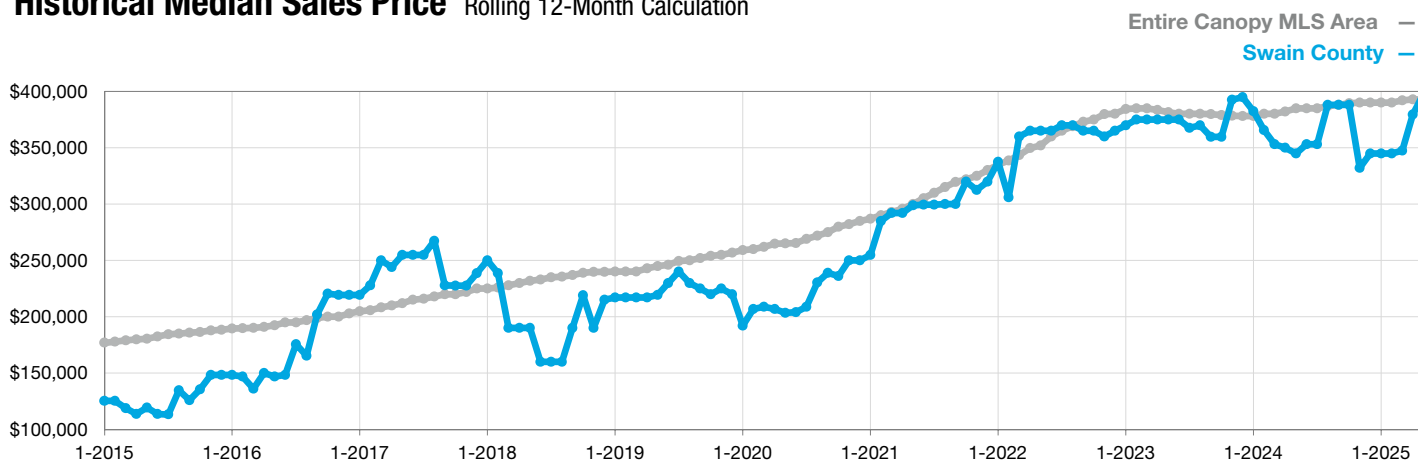
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	11	15	+ 36.4%	58	66	+ 13.8%
Pending Sales	11	10	- 9.1%	35	39	+ 11.4%
Closed Sales	9	6	- 33.3%	31	34	+ 9.7%
Median Sales Price*	\$325,000	\$388,450	+ 19.5%	\$332,000	\$402,500	+ 21.2%
Average Sales Price*	\$384,222	\$400,817	+ 4.3%	\$508,658	\$417,002	- 18.0%
Percent of Original List Price Received*	89.9%	91.8%	+ 2.1%	93.3%	93.2%	- 0.1%
List to Close	77	82	+ 6.5%	102	116	+ 13.7%
Days on Market Until Sale	41	37	- 9.8%	57	65	+ 14.0%
Cumulative Days on Market Until Sale	59	41	- 30.5%	69	73	+ 5.8%
Average List Price	\$412,427	\$448,760	+ 8.8%	\$491,596	\$513,262	+ 4.4%
Inventory of Homes for Sale	35	51	+ 45.7%	--	--	--
Months Supply of Inventory	4.6	7.0	+ 52.2%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for May 2025

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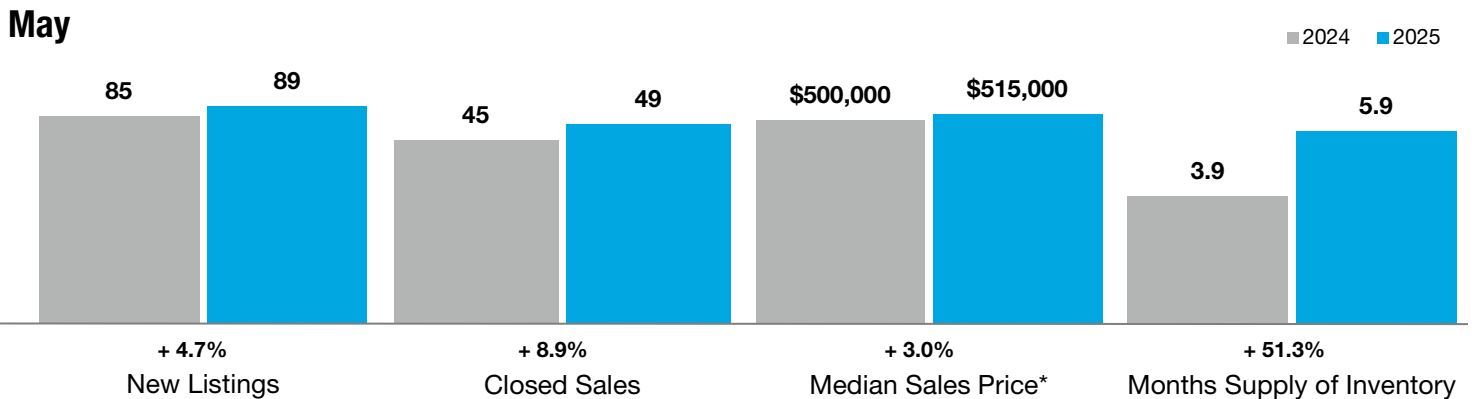


Transylvania County

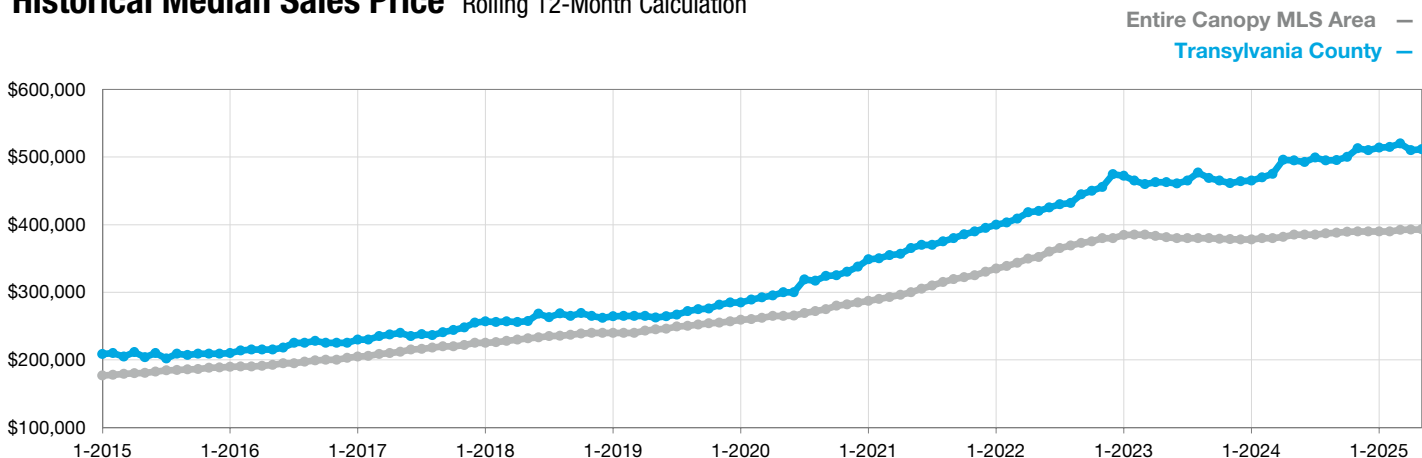
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	85	89	+ 4.7%	329	348	+ 5.8%
Pending Sales	51	51	0.0%	229	208	- 9.2%
Closed Sales	45	49	+ 8.9%	214	183	- 14.5%
Median Sales Price*	\$500,000	\$515,000	+ 3.0%	\$519,250	\$515,000	- 0.8%
Average Sales Price*	\$602,117	\$615,849	+ 2.3%	\$663,637	\$725,596	+ 9.3%
Percent of Original List Price Received*	94.3%	97.4%	+ 3.3%	93.3%	93.7%	+ 0.4%
List to Close	91	87	- 4.4%	100	112	+ 12.0%
Days on Market Until Sale	44	45	+ 2.3%	58	69	+ 19.0%
Cumulative Days on Market Until Sale	51	54	+ 5.9%	61	76	+ 24.6%
Average List Price	\$979,833	\$1,066,022	+ 8.8%	\$814,201	\$860,541	+ 5.7%
Inventory of Homes for Sale	170	235	+ 38.2%	--	--	--
Months Supply of Inventory	3.9	5.9	+ 51.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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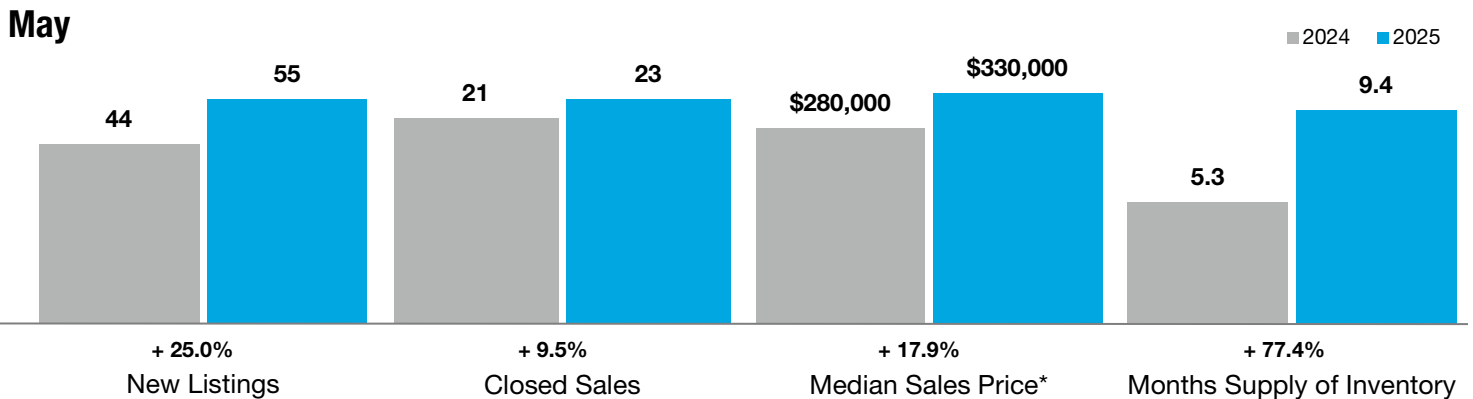


Yancey County

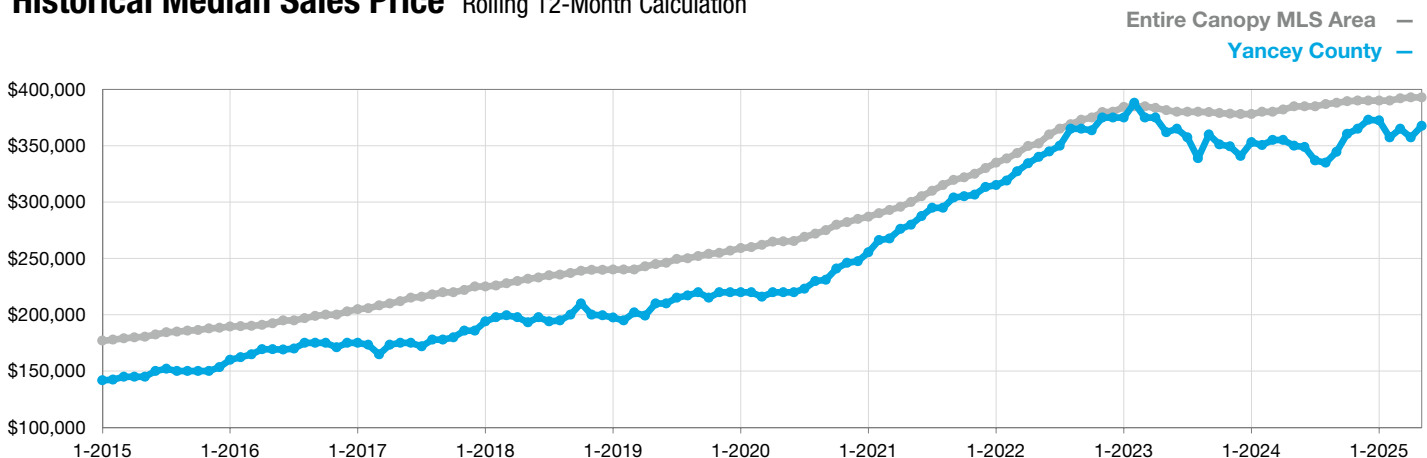
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	44	55	+ 25.0%	135	166	+ 23.0%
Pending Sales	22	20	- 9.1%	87	80	- 8.0%
Closed Sales	21	23	+ 9.5%	83	68	- 18.1%
Median Sales Price*	\$280,000	\$330,000	+ 17.9%	\$326,000	\$327,000	+ 0.3%
Average Sales Price*	\$358,350	\$409,457	+ 14.3%	\$453,208	\$407,971	- 10.0%
Percent of Original List Price Received*	97.7%	91.0%	- 6.9%	93.1%	92.6%	- 0.5%
List to Close	93	139	+ 49.5%	125	127	+ 1.6%
Days on Market Until Sale	45	80	+ 77.8%	73	78	+ 6.8%
Cumulative Days on Market Until Sale	55	81	+ 47.3%	85	84	- 1.2%
Average List Price	\$661,391	\$753,847	+ 14.0%	\$601,288	\$602,171	+ 0.1%
Inventory of Homes for Sale	103	141	+ 36.9%	--	--	--
Months Supply of Inventory	5.3	9.4	+ 77.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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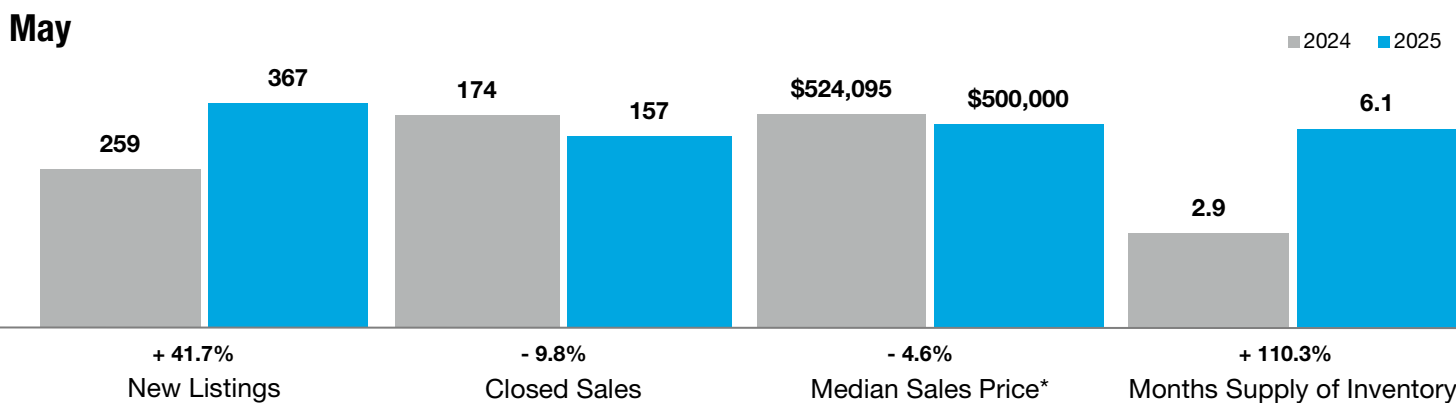


City of Asheville

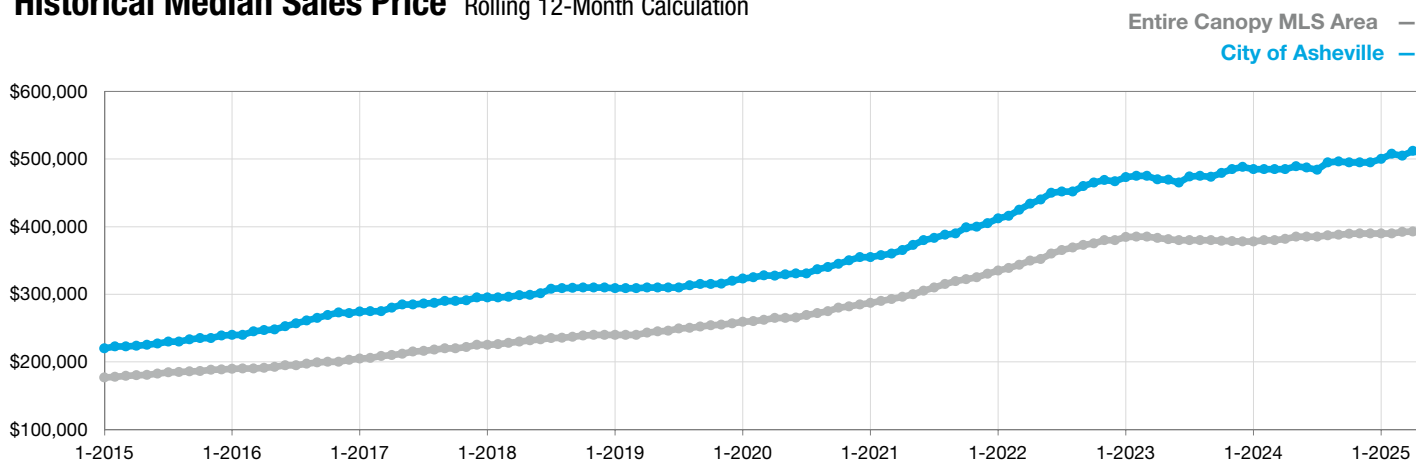
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	259	367	+ 41.7%	968	1,317	+ 36.1%
Pending Sales	151	182	+ 20.5%	738	735	- 0.4%
Closed Sales	174	157	- 9.8%	715	659	- 7.8%
Median Sales Price*	\$524,095	\$500,000	- 4.6%	\$475,000	\$505,000	+ 6.3%
Average Sales Price*	\$742,547	\$616,034	- 17.0%	\$640,166	\$621,919	- 2.9%
Percent of Original List Price Received*	97.4%	95.3%	- 2.2%	95.7%	94.8%	- 0.9%
List to Close	75	86	+ 14.7%	97	95	- 2.1%
Days on Market Until Sale	34	46	+ 35.3%	45	52	+ 15.6%
Cumulative Days on Market Until Sale	35	54	+ 54.3%	49	59	+ 20.4%
Average List Price	\$845,698	\$712,796	- 15.7%	\$761,712	\$745,977	- 2.1%
Inventory of Homes for Sale	431	819	+ 90.0%	--	--	--
Months Supply of Inventory	2.9	6.1	+ 110.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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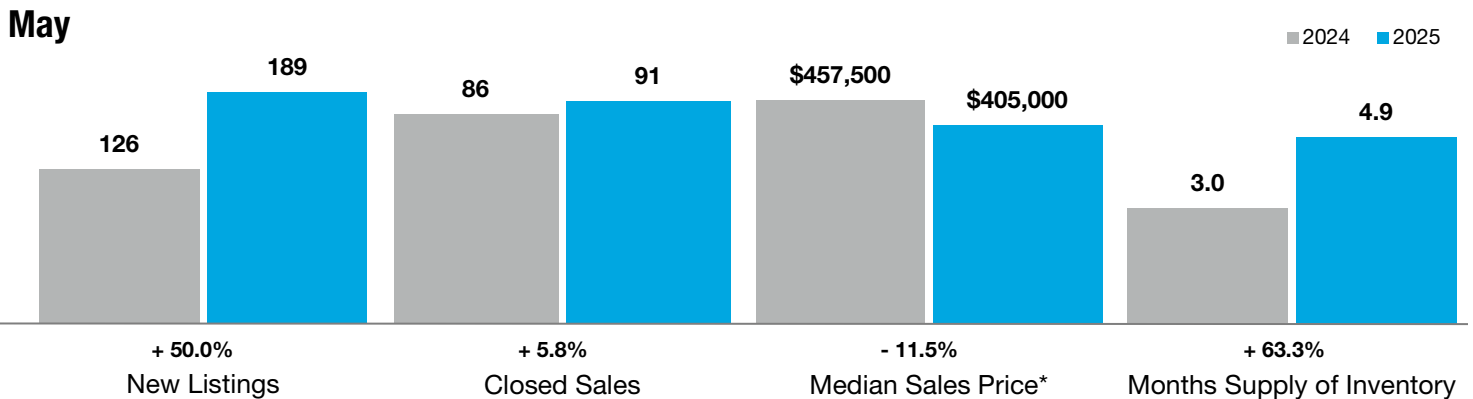


City of Hendersonville

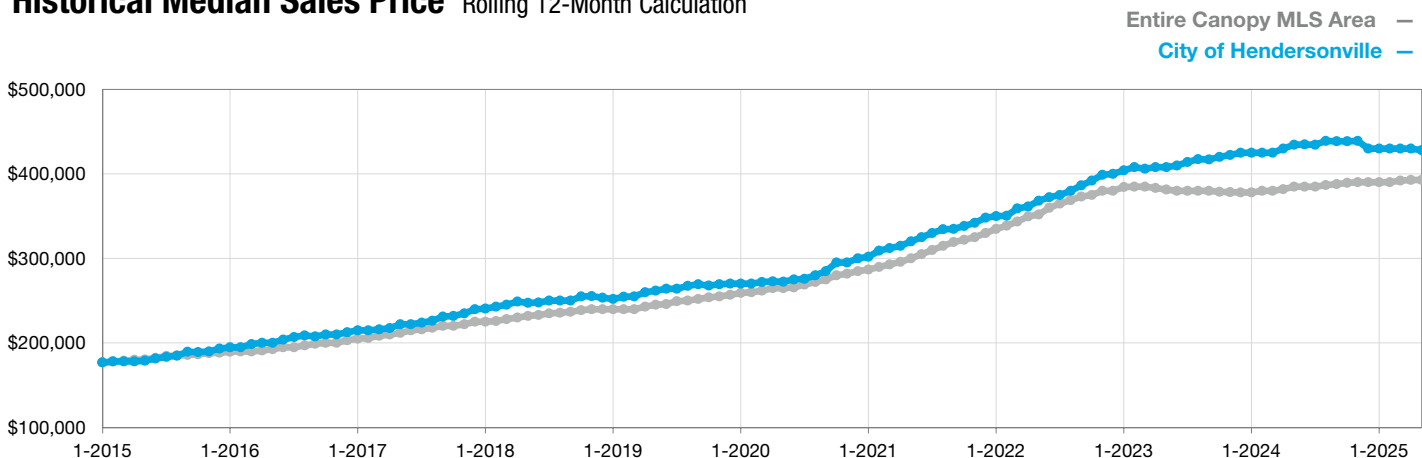
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	126	189	+ 50.0%	564	701	+ 24.3%
Pending Sales	100	112	+ 12.0%	433	453	+ 4.6%
Closed Sales	86	91	+ 5.8%	394	402	+ 2.0%
Median Sales Price*	\$457,500	\$405,000	- 11.5%	\$425,000	\$415,000	- 2.4%
Average Sales Price*	\$502,032	\$502,577	+ 0.1%	\$496,228	\$480,171	- 3.2%
Percent of Original List Price Received*	96.4%	95.7%	- 0.7%	96.6%	95.8%	- 0.8%
List to Close	97	91	- 6.2%	105	108	+ 2.9%
Days on Market Until Sale	44	50	+ 13.6%	49	58	+ 18.4%
Cumulative Days on Market Until Sale	45	61	+ 35.6%	55	68	+ 23.6%
Average List Price	\$663,621	\$589,359	- 11.2%	\$576,886	\$575,356	- 0.3%
Inventory of Homes for Sale	262	431	+ 64.5%	--	--	--
Months Supply of Inventory	3.0	4.9	+ 63.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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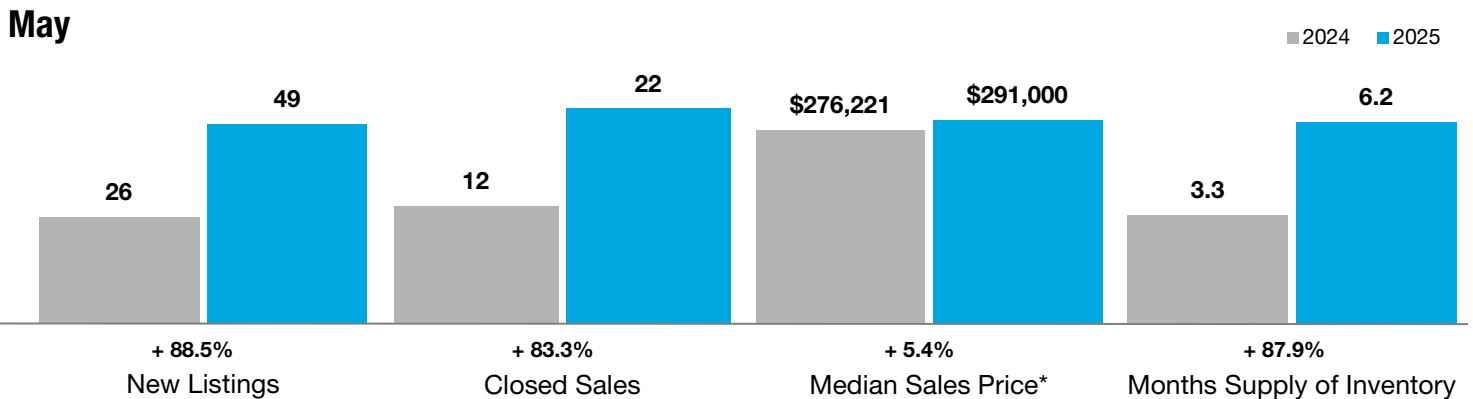


Marion

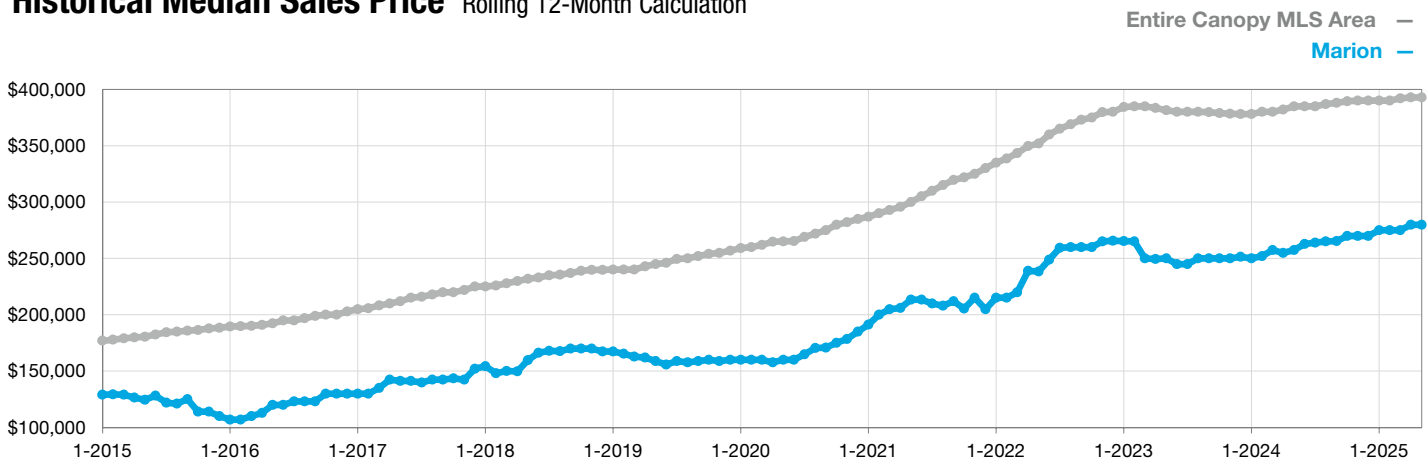
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	49	+ 88.5%	121	170	+ 40.5%
Pending Sales	24	26	+ 8.3%	100	99	- 1.0%
Closed Sales	12	22	+ 83.3%	98	91	- 7.1%
Median Sales Price*	\$276,221	\$291,000	+ 5.4%	\$253,500	\$276,050	+ 8.9%
Average Sales Price*	\$353,490	\$342,378	- 3.1%	\$312,877	\$301,410	- 3.7%
Percent of Original List Price Received*	92.7%	95.1%	+ 2.6%	90.8%	92.6%	+ 2.0%
List to Close	155	96	- 38.1%	135	118	- 12.6%
Days on Market Until Sale	131	52	- 60.3%	79	68	- 13.9%
Cumulative Days on Market Until Sale	155	71	- 54.2%	83	74	- 10.8%
Average List Price	\$367,088	\$442,818	+ 20.6%	\$316,967	\$399,016	+ 25.9%
Inventory of Homes for Sale	64	115	+ 79.7%	--	--	--
Months Supply of Inventory	3.3	6.2	+ 87.9%	--	--	--

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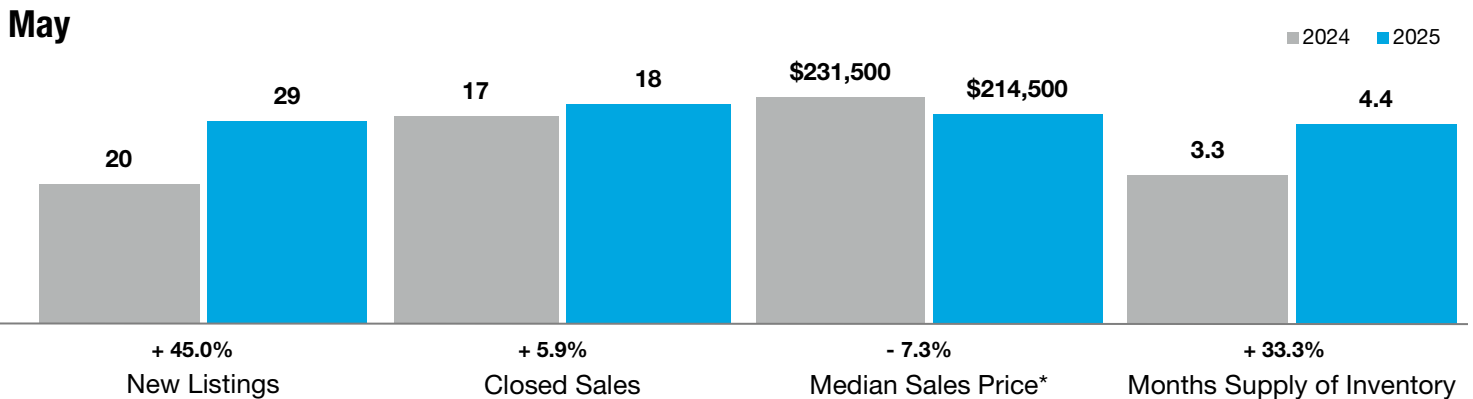


Forest City

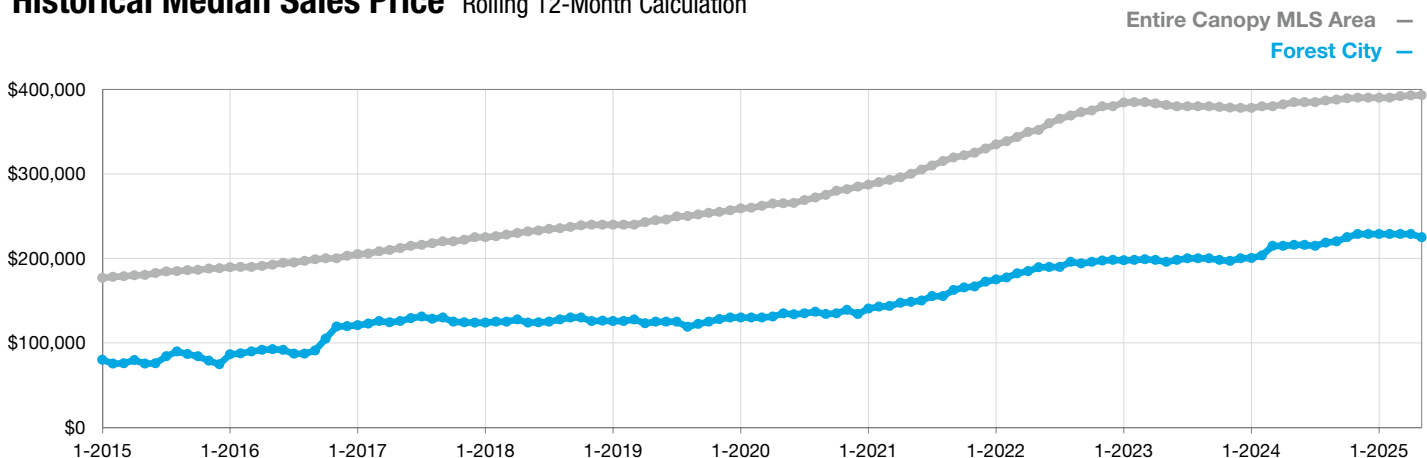
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	20	29	+ 45.0%	96	108	+ 12.5%
Pending Sales	14	15	+ 7.1%	62	72	+ 16.1%
Closed Sales	17	18	+ 5.9%	63	62	- 1.6%
Median Sales Price*	\$231,500	\$214,500	- 7.3%	\$220,000	\$215,500	- 2.0%
Average Sales Price*	\$257,812	\$229,428	- 11.0%	\$236,552	\$233,801	- 1.2%
Percent of Original List Price Received*	94.1%	90.2%	- 4.1%	92.5%	92.0%	- 0.5%
List to Close	87	104	+ 19.5%	101	104	+ 3.0%
Days on Market Until Sale	43	53	+ 23.3%	55	56	+ 1.8%
Cumulative Days on Market Until Sale	54	54	0.0%	59	61	+ 3.4%
Average List Price	\$249,534	\$276,997	+ 11.0%	\$240,108	\$286,852	+ 19.5%
Inventory of Homes for Sale	44	63	+ 43.2%	--	--	--
Months Supply of Inventory	3.3	4.4	+ 33.3%	--	--	--

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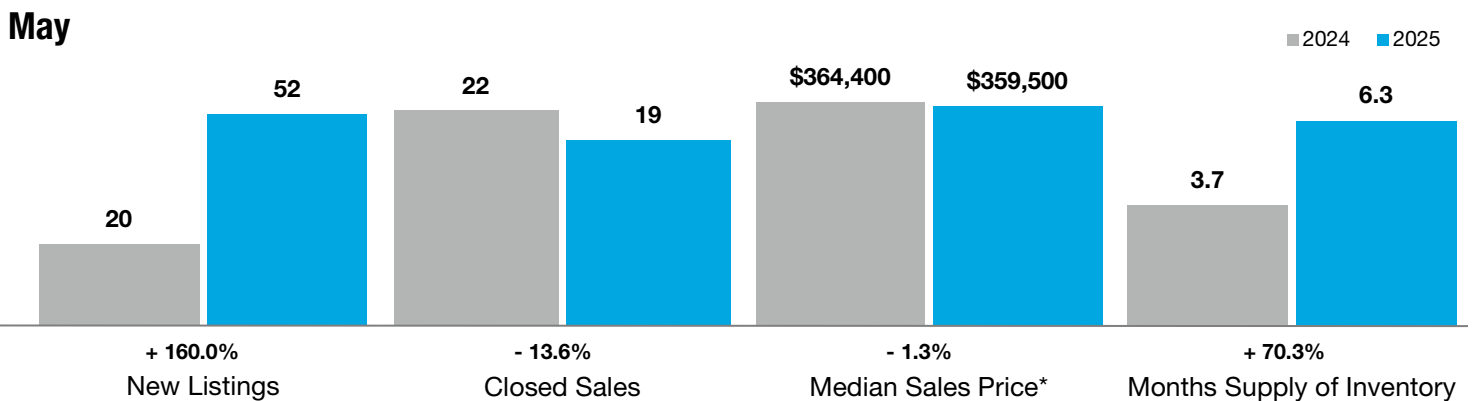


Rutherfordton

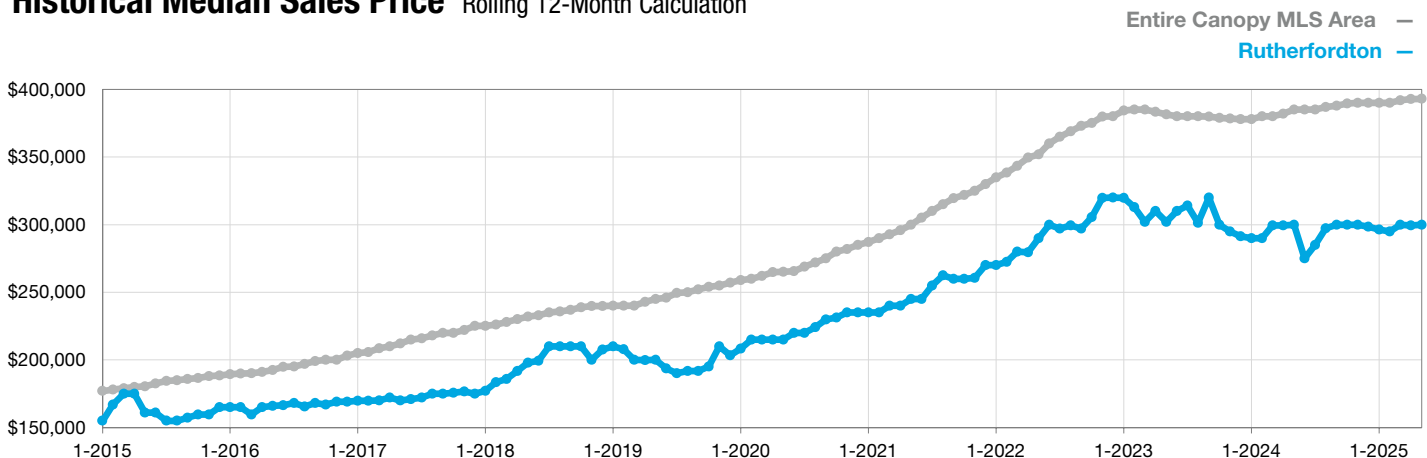
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	20	52	+ 160.0%	122	161	+ 32.0%
Pending Sales	13	27	+ 107.7%	78	95	+ 21.8%
Closed Sales	22	19	- 13.6%	72	79	+ 9.7%
Median Sales Price*	\$364,400	\$359,500	- 1.3%	\$303,200	\$319,000	+ 5.2%
Average Sales Price*	\$378,377	\$402,678	+ 6.4%	\$342,371	\$352,552	+ 3.0%
Percent of Original List Price Received*	92.5%	94.0%	+ 1.6%	94.5%	94.0%	- 0.5%
List to Close	78	97	+ 24.4%	90	105	+ 16.7%
Days on Market Until Sale	34	47	+ 38.2%	47	60	+ 27.7%
Cumulative Days on Market Until Sale	60	72	+ 20.0%	64	81	+ 26.6%
Average List Price	\$325,405	\$482,092	+ 48.2%	\$390,223	\$446,178	+ 14.3%
Inventory of Homes for Sale	55	102	+ 85.5%	--	--	--
Months Supply of Inventory	3.7	6.3	+ 70.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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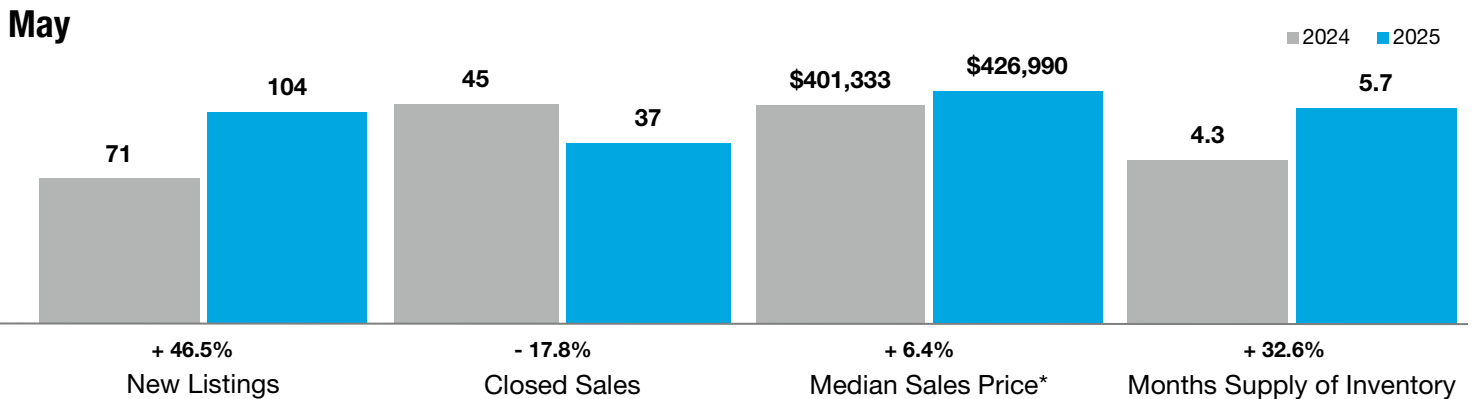


Waynesville

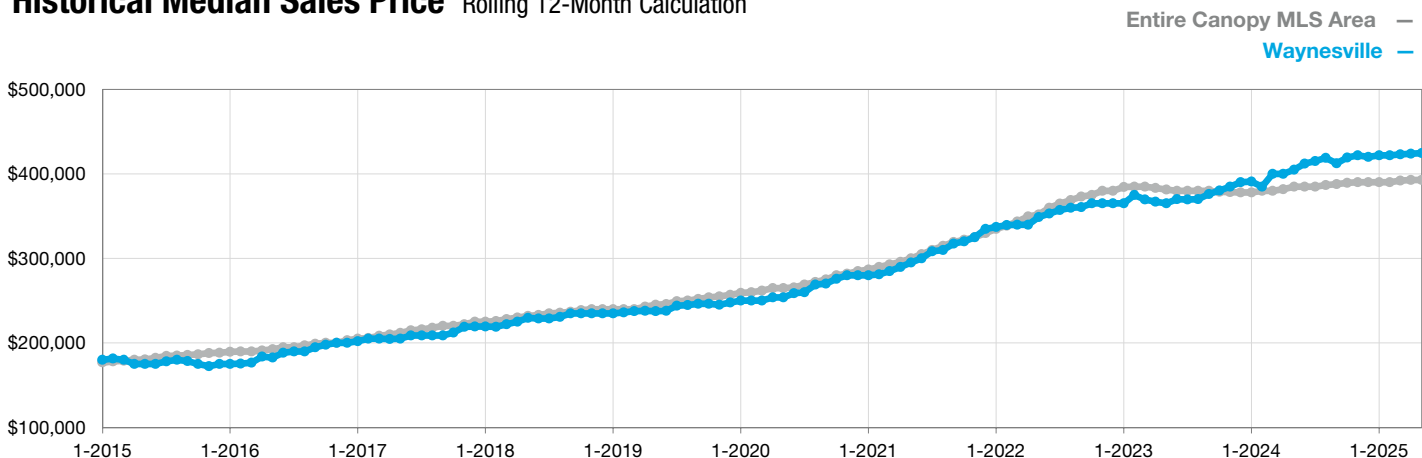
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	71	104	+ 46.5%	261	331	+ 26.8%
Pending Sales	39	49	+ 25.6%	165	205	+ 24.2%
Closed Sales	45	37	- 17.8%	148	192	+ 29.7%
Median Sales Price*	\$401,333	\$426,990	+ 6.4%	\$403,167	\$415,000	+ 2.9%
Average Sales Price*	\$479,093	\$531,481	+ 10.9%	\$459,413	\$480,279	+ 4.5%
Percent of Original List Price Received*	96.7%	95.1%	- 1.7%	94.8%	94.2%	- 0.6%
List to Close	87	134	+ 54.0%	89	134	+ 50.6%
Days on Market Until Sale	36	73	+ 102.8%	46	83	+ 80.4%
Cumulative Days on Market Until Sale	42	83	+ 97.6%	53	95	+ 79.2%
Average List Price	\$548,364	\$575,628	+ 5.0%	\$526,071	\$540,328	+ 2.7%
Inventory of Homes for Sale	155	227	+ 46.5%	--	--	--
Months Supply of Inventory	4.3	5.7	+ 32.6%	--	--	--

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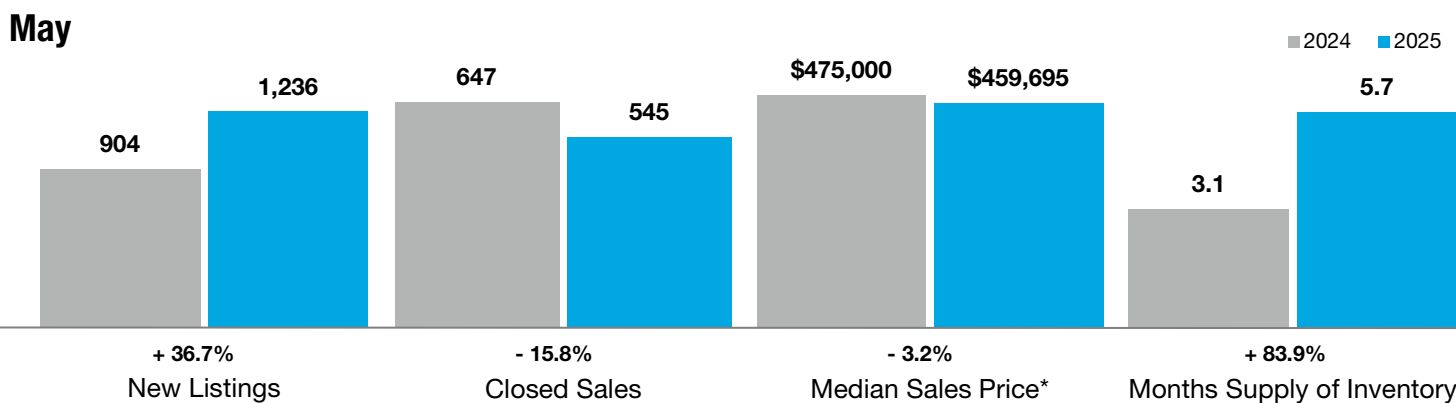


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	904	1,236	+ 36.7%	3,614	4,459	+ 23.4%
Pending Sales	604	640	+ 6.0%	2,741	2,672	- 2.5%
Closed Sales	647	545	- 15.8%	2,527	2,427	- 4.0%
Median Sales Price*	\$475,000	\$459,695	- 3.2%	\$442,890	\$450,000	+ 1.6%
Average Sales Price*	\$601,510	\$553,861	- 7.9%	\$552,189	\$544,508	- 1.4%
Percent of Original List Price Received*	97.1%	95.7%	- 1.4%	95.6%	95.1%	- 0.5%
List to Close	84	96	+ 14.3%	99	110	+ 11.1%
Days on Market Until Sale	39	51	+ 30.8%	48	61	+ 27.1%
Cumulative Days on Market Until Sale	41	59	+ 43.9%	53	69	+ 30.2%
Average List Price	\$693,836	\$653,256	- 5.8%	\$638,095	\$654,424	+ 2.6%
Inventory of Homes for Sale	1,695	2,854	+ 68.4%	--	--	--
Months Supply of Inventory	3.1	5.7	+ 83.9%	--	--	--

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