

Local Market Update for June 2025

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



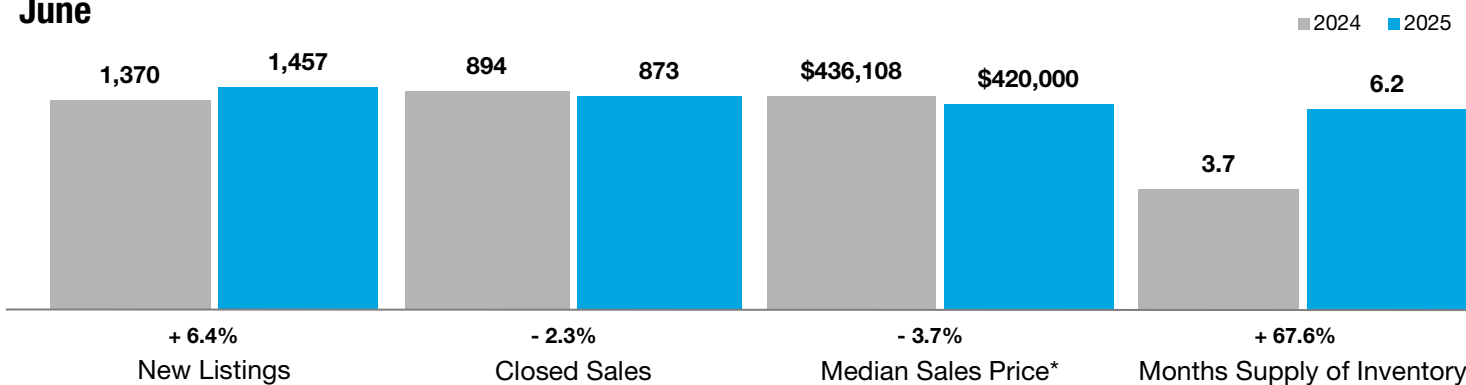
Asheville Region

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

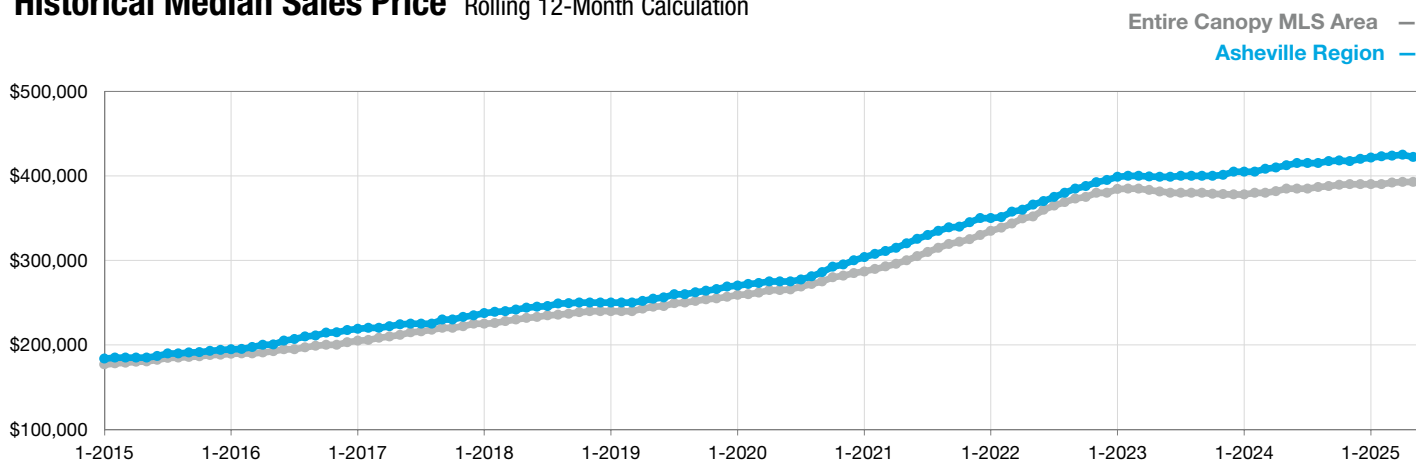
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	1,370	1,457	+ 6.4%	7,128	8,309	+ 16.6%
Pending Sales	920	971	+ 5.5%	5,127	4,959	- 3.3%
Closed Sales	894	873	- 2.3%	4,779	4,537	- 5.1%
Median Sales Price*	\$436,108	\$420,000	- 3.7%	\$415,000	\$415,000	0.0%
Average Sales Price*	\$528,454	\$513,036	- 2.9%	\$515,408	\$507,642	- 1.5%
Percent of Original List Price Received*	95.9%	94.2%	- 1.8%	95.0%	94.4%	- 0.6%
List to Close	86	99	+ 15.1%	97	109	+ 12.4%
Days on Market Until Sale	41	55	+ 34.1%	49	62	+ 26.5%
Cumulative Days on Market Until Sale	48	59	+ 22.9%	56	70	+ 25.0%
Average List Price	\$606,619	\$652,428	+ 7.6%	\$600,569	\$621,777	+ 3.5%
Inventory of Homes for Sale	3,071	4,728	+ 54.0%	--	--	--
Months Supply of Inventory	3.7	6.2	+ 67.6%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



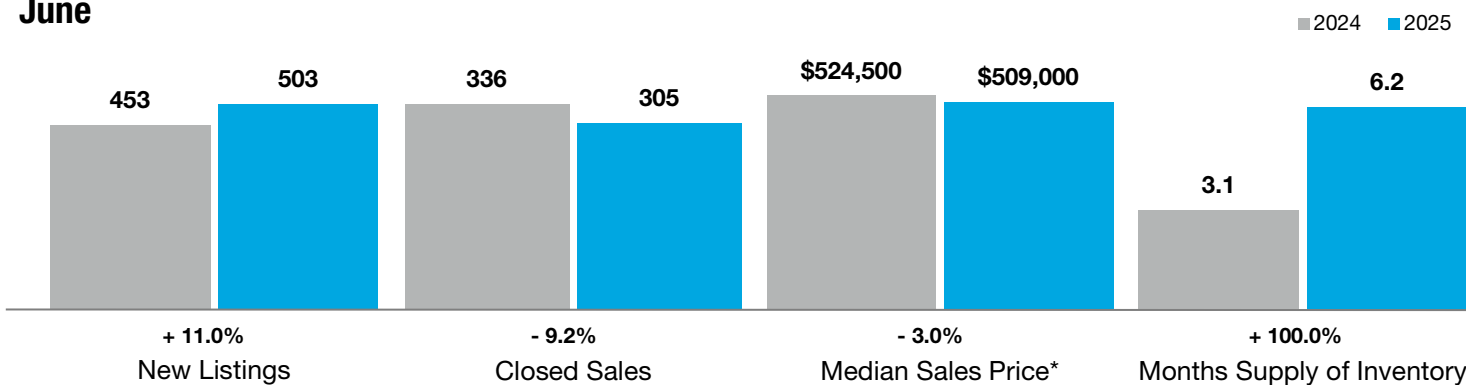
Buncombe County

North Carolina

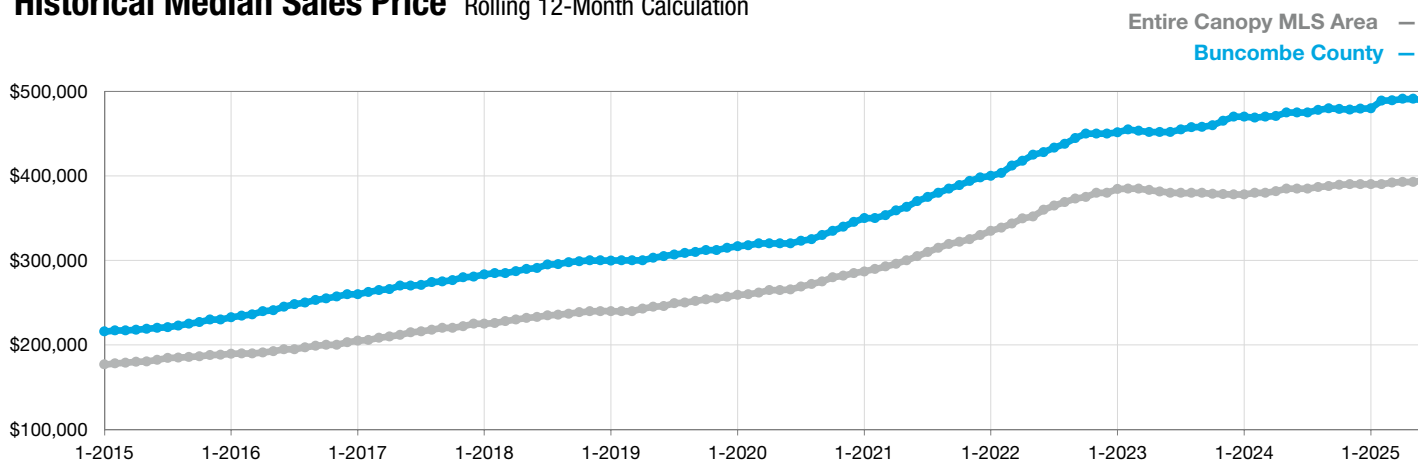
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	453	503	+ 11.0%	2,395	2,938	+ 22.7%
Pending Sales	325	332	+ 2.2%	1,826	1,700	- 6.9%
Closed Sales	336	305	- 9.2%	1,729	1,549	- 10.4%
Median Sales Price*	\$524,500	\$509,000	- 3.0%	\$475,000	\$495,000	+ 4.2%
Average Sales Price*	\$643,968	\$609,166	- 5.4%	\$615,568	\$605,615	- 1.6%
Percent of Original List Price Received*	96.9%	95.2%	- 1.8%	96.1%	95.1%	- 1.0%
List to Close	79	83	+ 5.1%	93	97	+ 4.3%
Days on Market Until Sale	39	43	+ 10.3%	45	53	+ 17.8%
Cumulative Days on Market Until Sale	44	50	+ 13.6%	49	61	+ 24.5%
Average List Price	\$742,547	\$737,522	- 0.7%	\$717,925	\$719,670	+ 0.2%
Inventory of Homes for Sale	893	1,589	+ 77.9%	--	--	--
Months Supply of Inventory	3.1	6.2	+ 100.0%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for June 2025

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



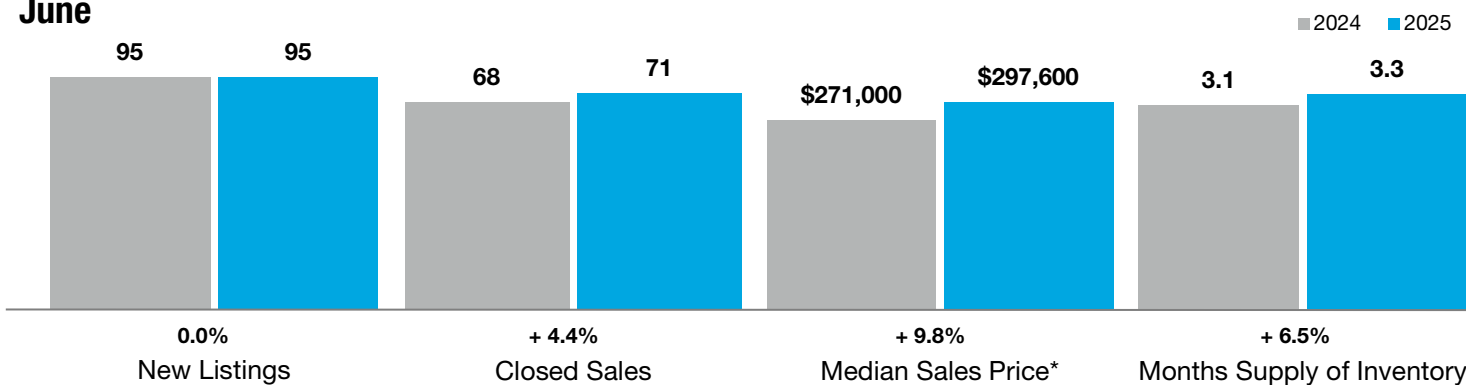
Burke County

North Carolina

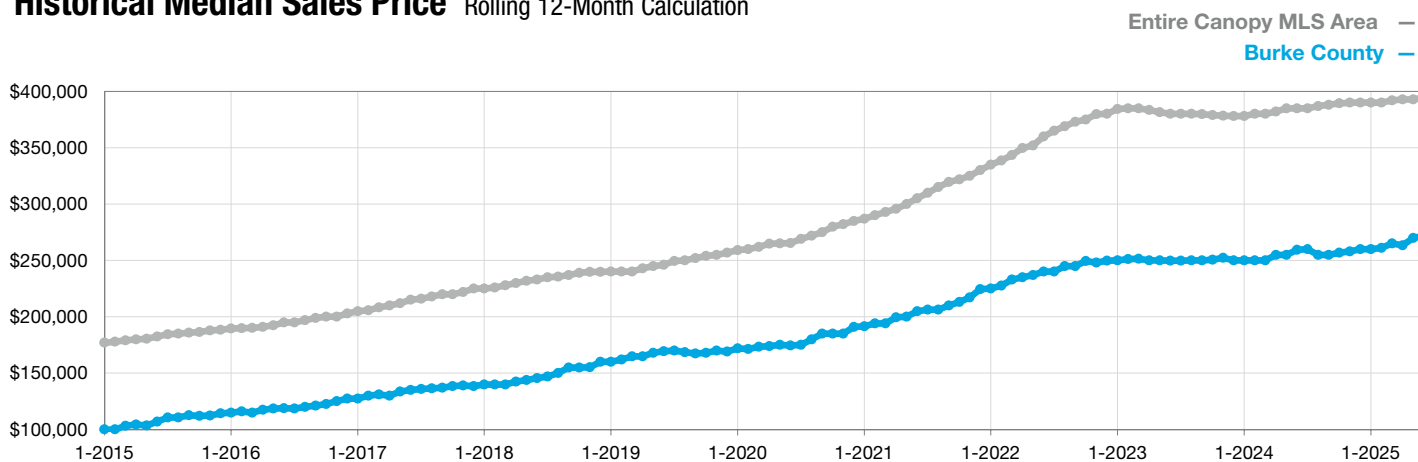
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	95	95	0.0%	587	555	- 5.5%
Pending Sales	74	83	+ 12.2%	430	423	- 1.6%
Closed Sales	68	71	+ 4.4%	387	384	- 0.8%
Median Sales Price*	\$271,000	\$297,600	+ 9.8%	\$254,950	\$280,000	+ 9.8%
Average Sales Price*	\$381,115	\$378,846	- 0.6%	\$314,109	\$333,232	+ 6.1%
Percent of Original List Price Received*	95.7%	94.1%	- 1.7%	95.0%	93.4%	- 1.7%
List to Close	77	88	+ 14.3%	76	105	+ 38.2%
Days on Market Until Sale	37	44	+ 18.9%	36	65	+ 80.6%
Cumulative Days on Market Until Sale	34	55	+ 61.8%	38	72	+ 89.5%
Average List Price	\$456,599	\$387,964	- 15.0%	\$385,006	\$406,076	+ 5.5%
Inventory of Homes for Sale	205	220	+ 7.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for June 2025

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

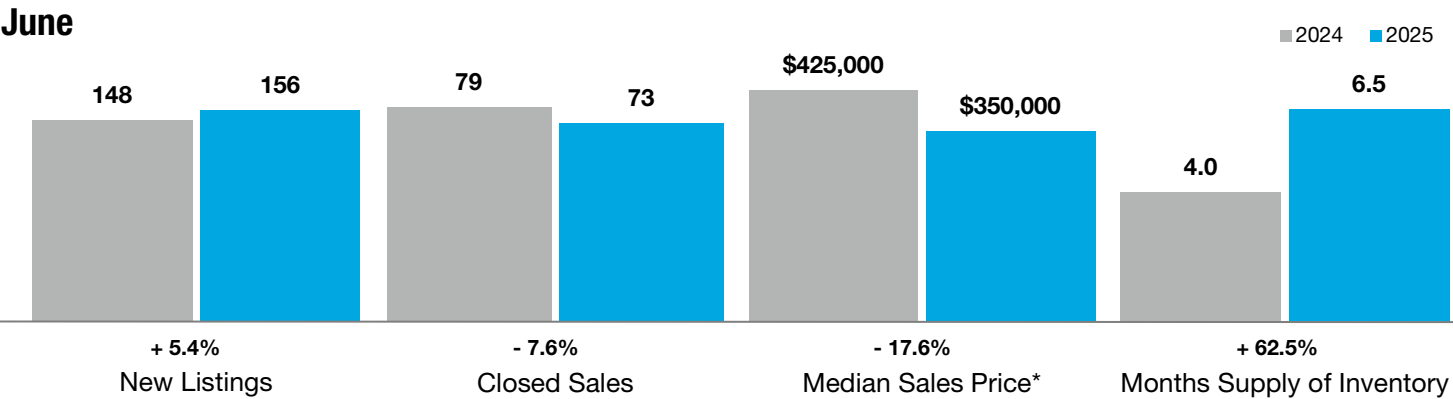


Haywood County

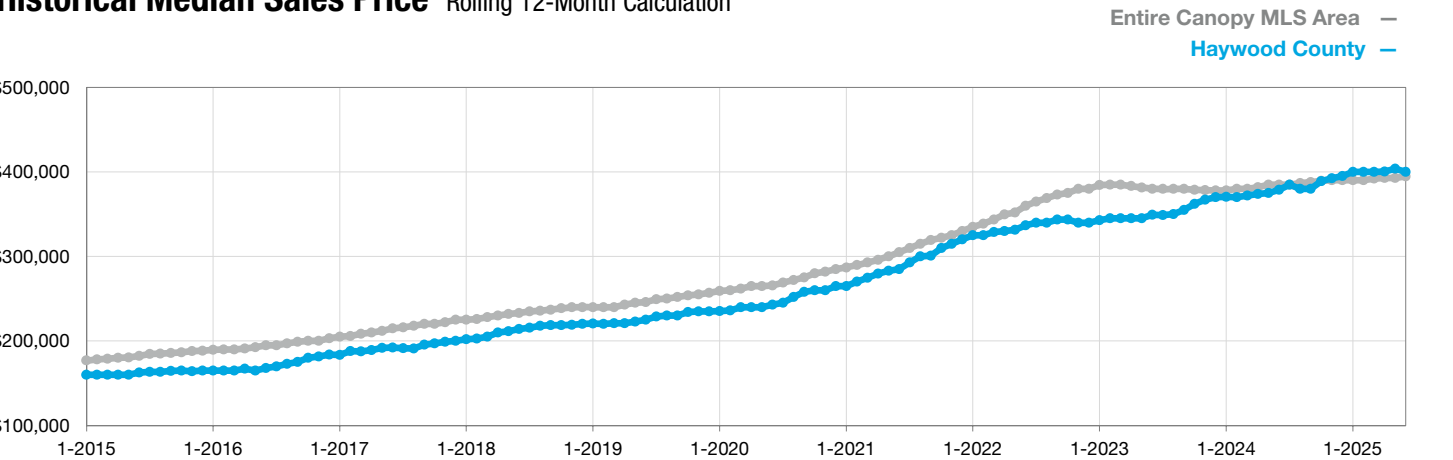
North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	148	156	+ 5.4%	675	851	+ 26.1%
Pending Sales	98	105	+ 7.1%	473	500	+ 5.7%
Closed Sales	79	73	- 7.6%	437	448	+ 2.5%
Median Sales Price*	\$425,000	\$350,000	- 17.6%	\$375,000	\$394,990	+ 5.3%
Average Sales Price*	\$469,695	\$378,188	- 19.5%	\$423,574	\$435,816	+ 2.9%
Percent of Original List Price Received*	96.4%	93.6%	- 2.9%	94.0%	94.0%	0.0%
List to Close	90	92	+ 2.2%	96	118	+ 22.9%
Days on Market Until Sale	41	52	+ 26.8%	50	69	+ 38.0%
Cumulative Days on Market Until Sale	44	53	+ 20.5%	57	78	+ 36.8%
Average List Price	\$483,264	\$525,080	+ 8.7%	\$493,392	\$500,319	+ 1.4%
Inventory of Homes for Sale	327	518	+ 58.4%	--	--	--
Months Supply of Inventory	4.0	6.5	+ 62.5%	--	--	--

* 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 June 2025

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



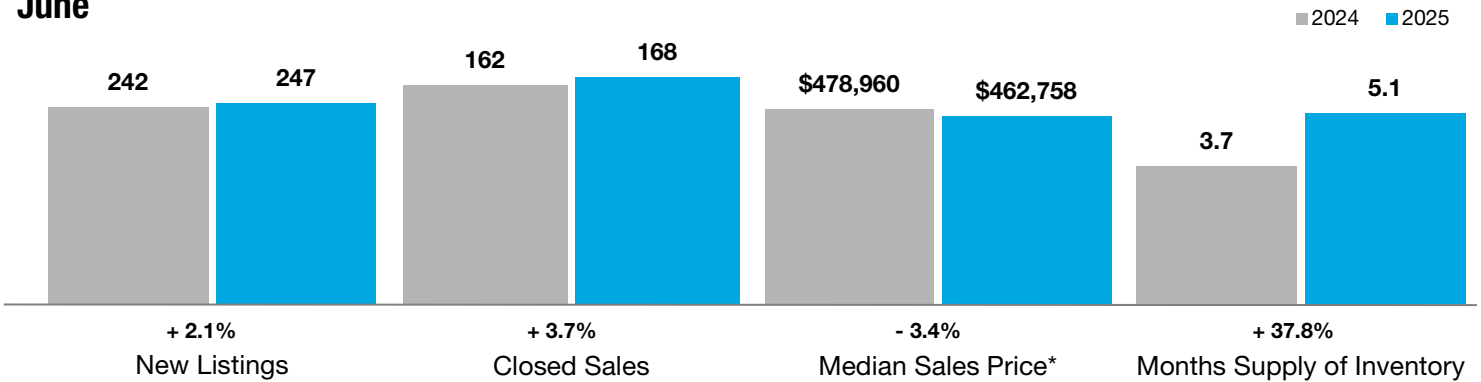
Henderson County

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	242	247	+ 2.1%	1,255	1,437	+ 14.5%
Pending Sales	147	163	+ 10.9%	906	951	+ 5.0%
Closed Sales	162	168	+ 3.7%	829	904	+ 9.0%
Median Sales Price*	\$478,960	\$462,758	- 3.4%	\$450,000	\$440,500	- 2.1%
Average Sales Price*	\$518,180	\$539,679	+ 4.1%	\$516,682	\$509,326	- 1.4%
Percent of Original List Price Received*	96.6%	95.2%	- 1.4%	96.5%	95.7%	- 0.8%
List to Close	98	119	+ 21.4%	99	116	+ 17.2%
Days on Market Until Sale	41	67	+ 63.4%	46	63	+ 37.0%
Cumulative Days on Market Until Sale	46	70	+ 52.2%	50	68	+ 36.0%
Average List Price	\$576,192	\$645,944	+ 12.1%	\$581,714	\$607,444	+ 4.4%
Inventory of Homes for Sale	536	764	+ 42.5%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

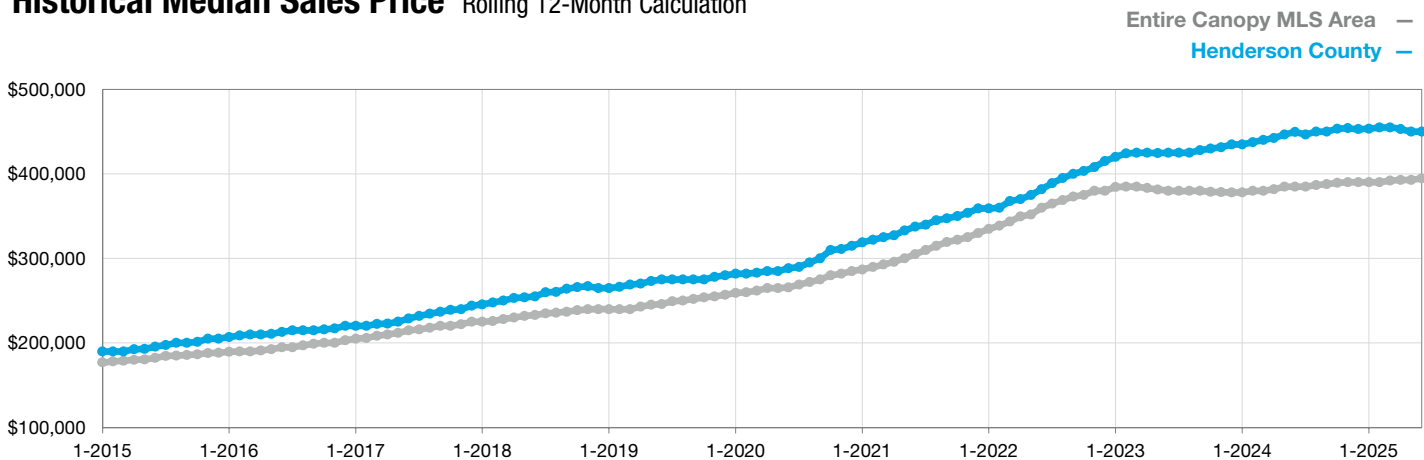
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

June



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for June 2025

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



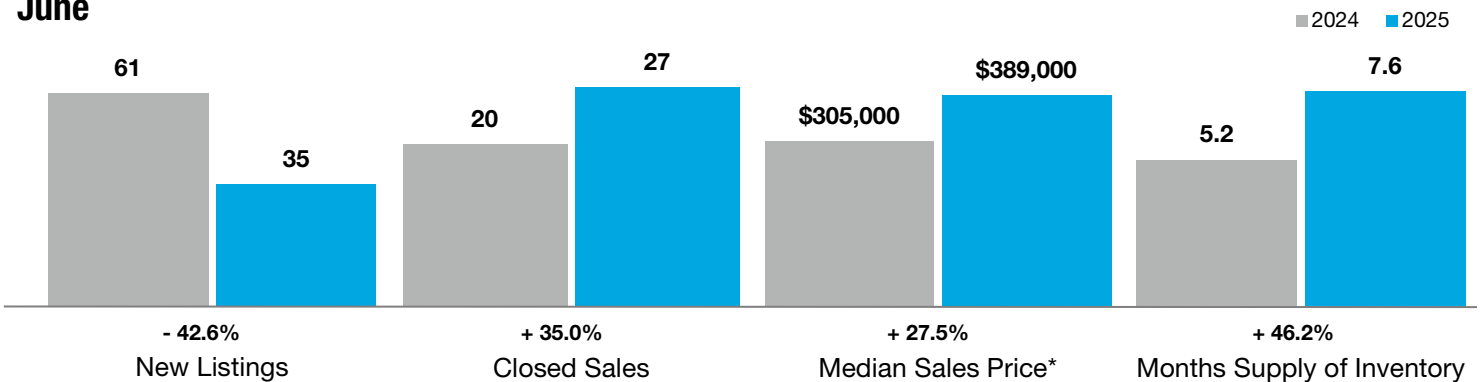
Jackson County

North Carolina

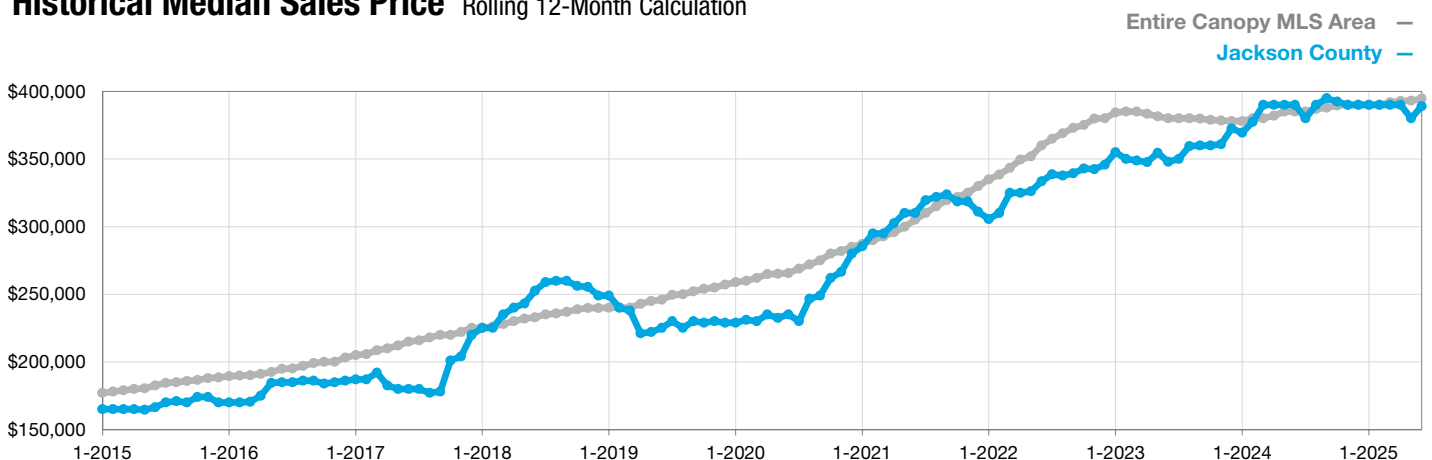
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	61	35	- 42.6%	214	226	+ 5.6%
Pending Sales	31	20	- 35.5%	137	111	- 19.0%
Closed Sales	20	27	+ 35.0%	109	107	- 1.8%
Median Sales Price*	\$305,000	\$389,000	+ 27.5%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$374,450	\$434,722	+ 16.1%	\$487,352	\$497,919	+ 2.2%
Percent of Original List Price Received*	92.7%	94.9%	+ 2.4%	93.2%	94.9%	+ 1.8%
List to Close	101	174	+ 72.3%	112	126	+ 12.5%
Days on Market Until Sale	58	137	+ 136.2%	64	82	+ 28.1%
Cumulative Days on Market Until Sale	69	51	- 26.1%	70	68	- 2.9%
Average List Price	\$735,885	\$693,982	- 5.7%	\$792,691	\$630,471	- 20.5%
Inventory of Homes for Sale	106	143	+ 34.9%	--	--	--
Months Supply of Inventory	5.2	7.6	+ 46.2%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



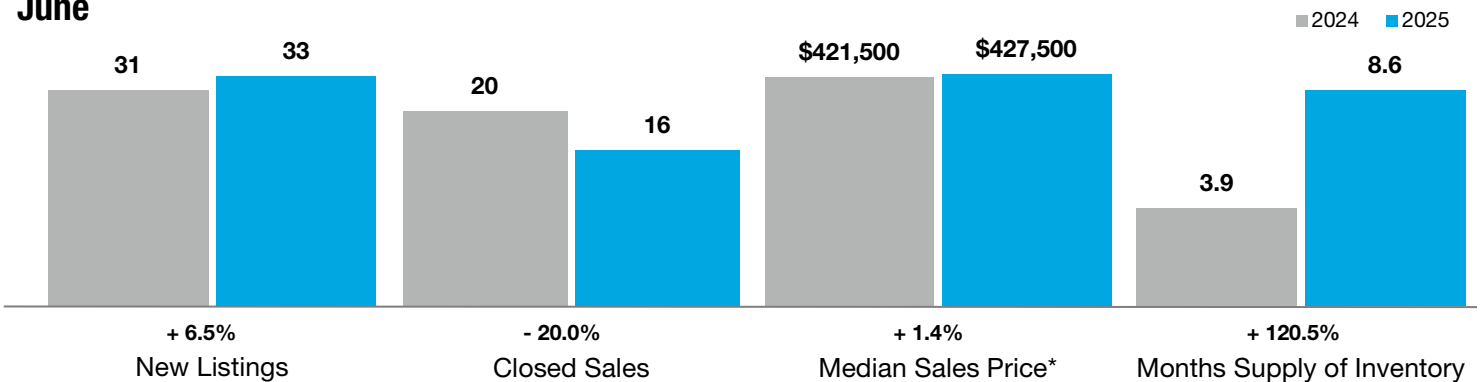
Madison County

North Carolina

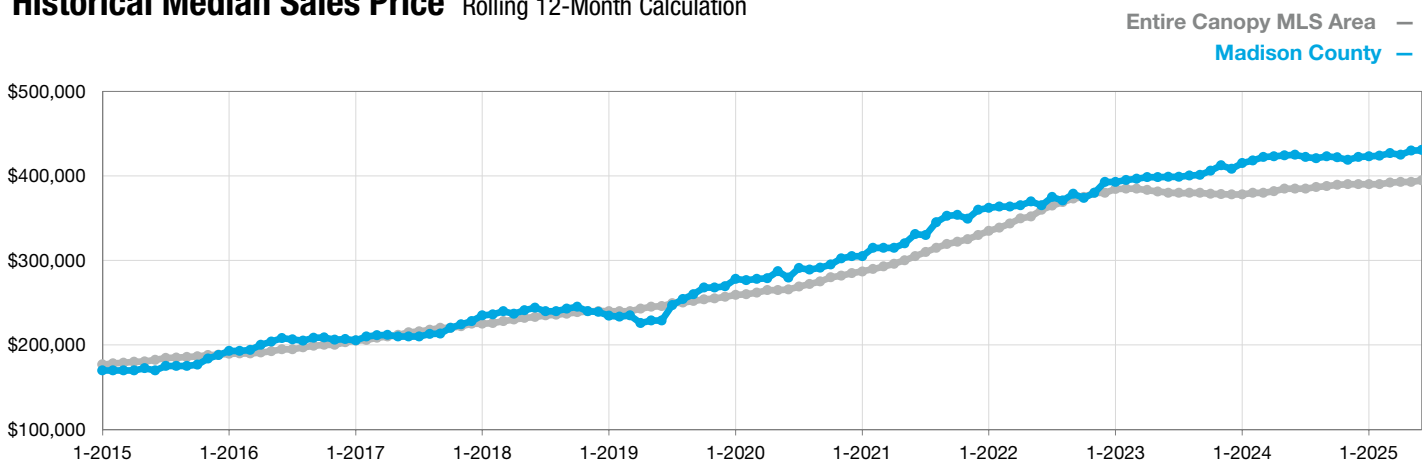
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	31	33	+ 6.5%	164	190	+ 15.9%
Pending Sales	20	19	- 5.0%	127	103	- 18.9%
Closed Sales	20	16	- 20.0%	129	99	- 23.3%
Median Sales Price*	\$421,500	\$427,500	+ 1.4%	\$425,000	\$450,000	+ 5.9%
Average Sales Price*	\$484,334	\$472,969	- 2.3%	\$501,685	\$486,320	- 3.1%
Percent of Original List Price Received*	97.4%	93.9%	- 3.6%	94.8%	94.4%	- 0.4%
List to Close	124	120	- 3.2%	132	128	- 3.0%
Days on Market Until Sale	55	77	+ 40.0%	72	79	+ 9.7%
Cumulative Days on Market Until Sale	76	78	+ 2.6%	87	93	+ 6.9%
Average List Price	\$712,684	\$549,161	- 22.9%	\$573,547	\$618,075	+ 7.8%
Inventory of Homes for Sale	85	139	+ 63.5%	--	--	--
Months Supply of Inventory	3.9	8.6	+ 120.5%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



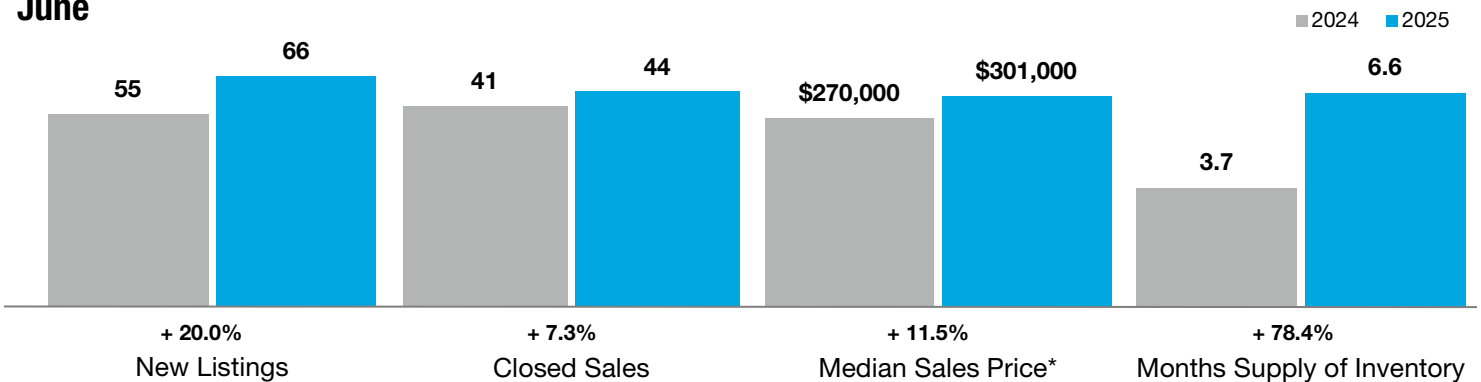
McDowell County

North Carolina

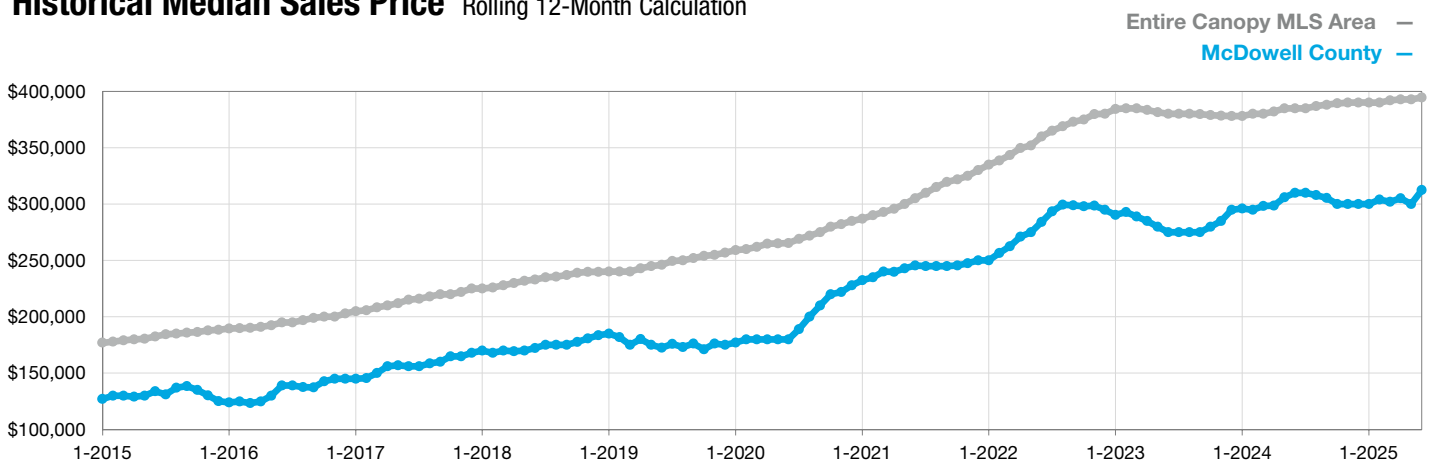
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	55	66	+ 20.0%	290	368	+ 26.9%
Pending Sales	40	51	+ 27.5%	208	223	+ 7.2%
Closed Sales	41	44	+ 7.3%	208	204	- 1.9%
Median Sales Price*	\$270,000	\$301,000	+ 11.5%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$371,472	\$413,733	+ 11.4%	\$424,615	\$397,787	- 6.3%
Percent of Original List Price Received*	93.7%	92.7%	- 1.1%	92.1%	92.6%	+ 0.5%
List to Close	82	102	+ 24.4%	112	115	+ 2.7%
Days on Market Until Sale	40	53	+ 32.5%	61	65	+ 6.6%
Cumulative Days on Market Until Sale	54	69	+ 27.8%	69	73	+ 5.8%
Average List Price	\$418,028	\$616,618	+ 47.5%	\$439,386	\$529,664	+ 20.5%
Inventory of Homes for Sale	125	207	+ 65.6%	--	--	--
Months Supply of Inventory	3.7	6.6	+ 78.4%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



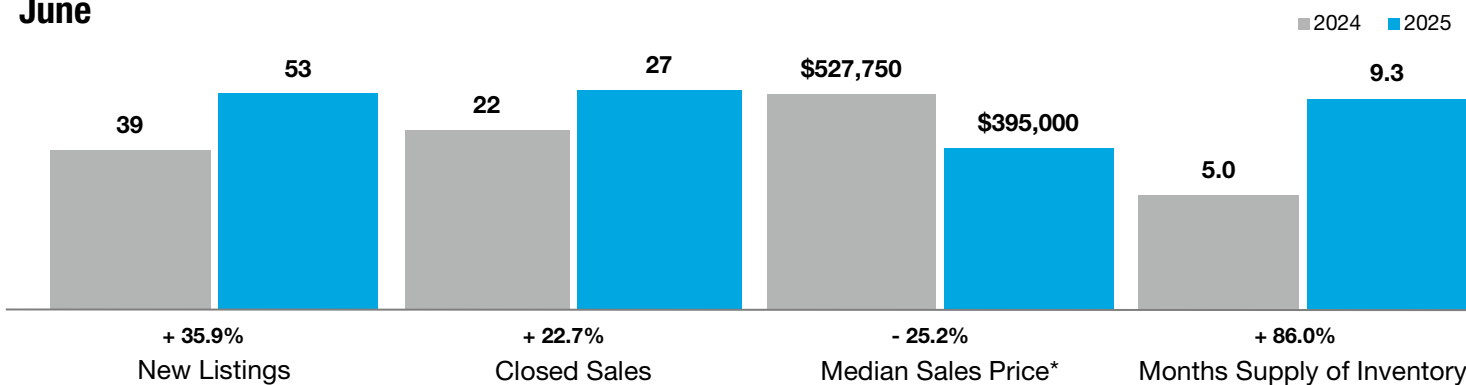
Polk County

North Carolina

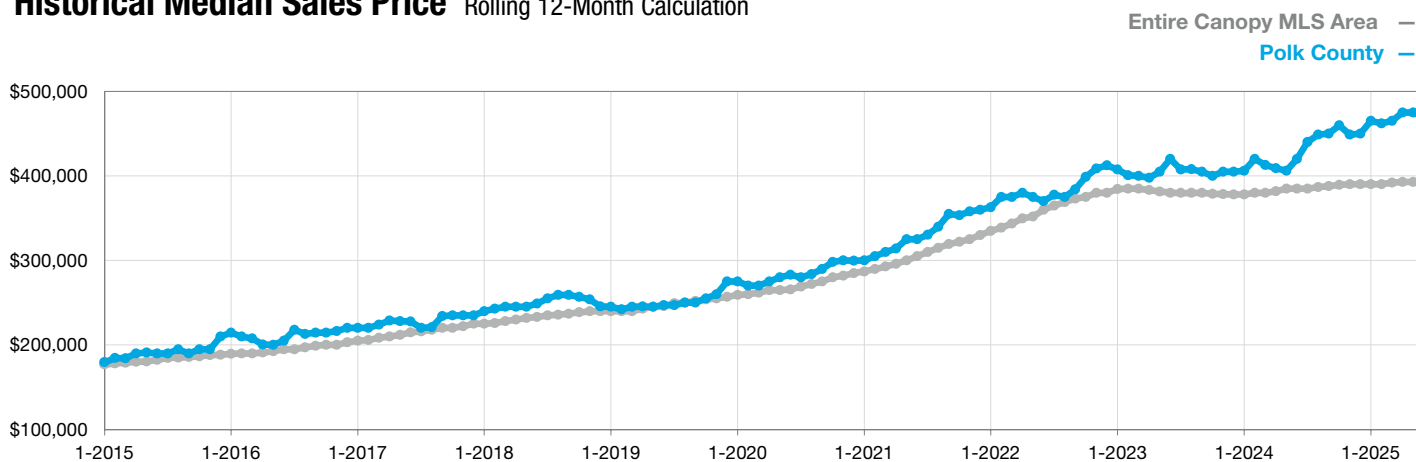
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	39	53	+ 35.9%	202	280	+ 38.6%
Pending Sales	29	27	- 6.9%	139	134	- 3.6%
Closed Sales	22	27	+ 22.7%	136	118	- 13.2%
Median Sales Price*	\$527,750	\$395,000	- 25.2%	\$437,500	\$465,000	+ 6.3%
Average Sales Price*	\$630,182	\$564,343	- 10.4%	\$519,417	\$534,724	+ 2.9%
Percent of Original List Price Received*	95.3%	92.7%	- 2.7%	92.9%	91.8%	- 1.2%
List to Close	81	114	+ 40.7%	103	119	+ 15.5%
Days on Market Until Sale	42	62	+ 47.6%	66	70	+ 6.1%
Cumulative Days on Market Until Sale	42	75	+ 78.6%	83	86	+ 3.6%
Average List Price	\$746,622	\$630,941	- 15.5%	\$732,393	\$751,792	+ 2.6%
Inventory of Homes for Sale	121	205	+ 69.4%	--	--	--
Months Supply of Inventory	5.0	9.3	+ 86.0%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



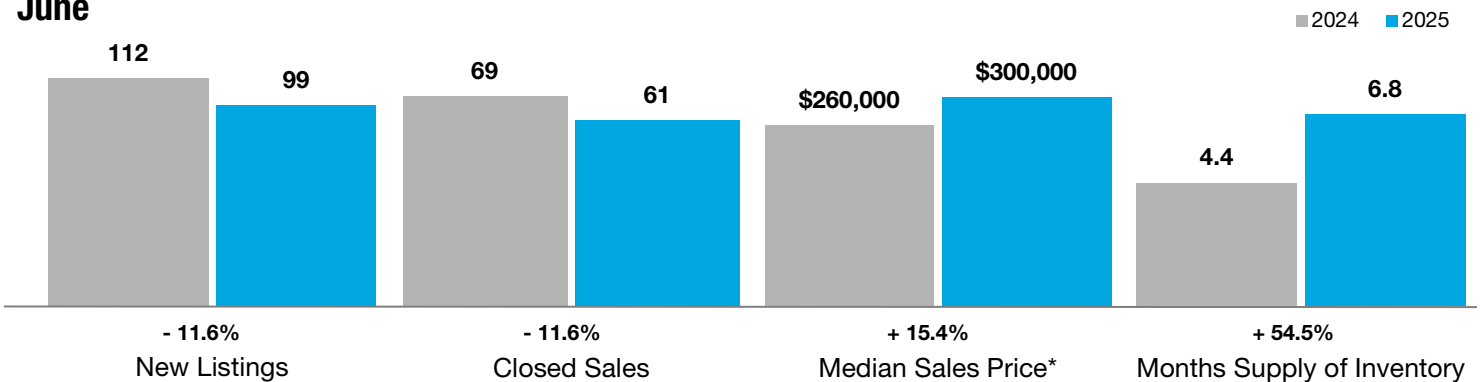
Rutherford County

North Carolina

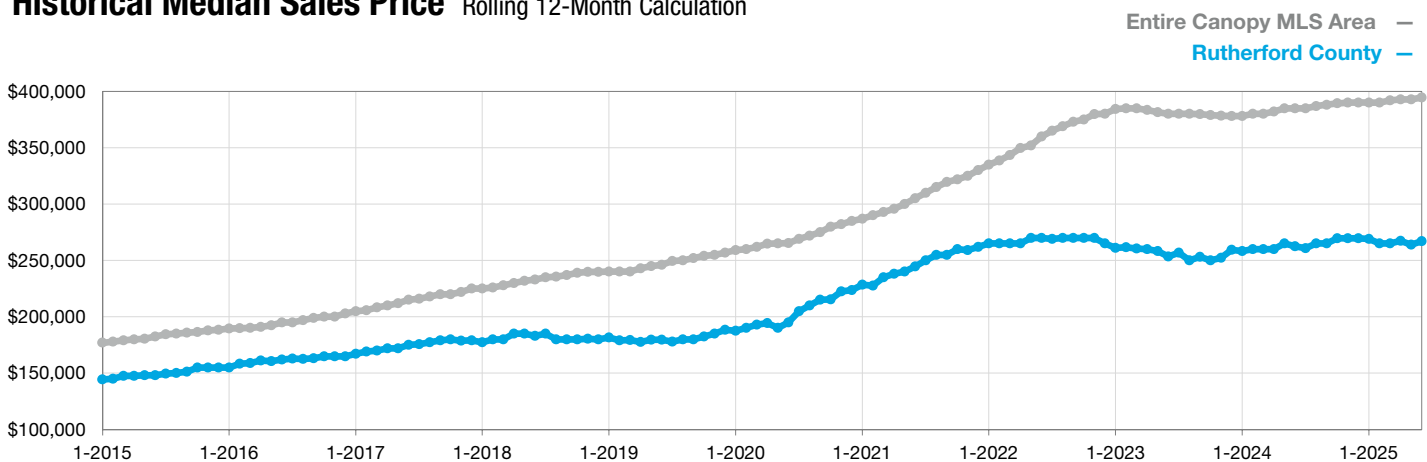
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	112	99	- 11.6%	604	610	+ 1.0%
Pending Sales	72	74	+ 2.8%	394	354	- 10.2%
Closed Sales	69	61	- 11.6%	372	315	- 15.3%
Median Sales Price*	\$260,000	\$300,000	+ 15.4%	\$270,000	\$267,000	- 1.1%
Average Sales Price*	\$344,080	\$350,834	+ 2.0%	\$373,952	\$327,083	- 12.5%
Percent of Original List Price Received*	92.5%	93.3%	+ 0.9%	92.7%	92.9%	+ 0.2%
List to Close	76	96	+ 26.3%	98	110	+ 12.2%
Days on Market Until Sale	35	52	+ 48.6%	53	63	+ 18.9%
Cumulative Days on Market Until Sale	48	53	+ 10.4%	63	74	+ 17.5%
Average List Price	\$390,192	\$547,054	+ 40.2%	\$406,225	\$435,578	+ 7.2%
Inventory of Homes for Sale	279	376	+ 34.8%	--	--	--
Months Supply of Inventory	4.4	6.8	+ 54.5%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



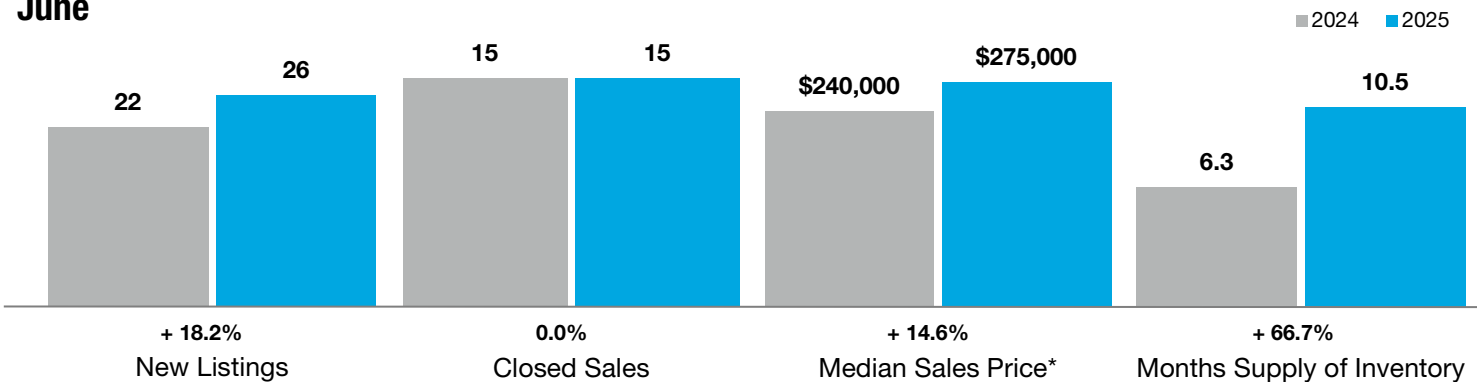
Mitchell County

North Carolina

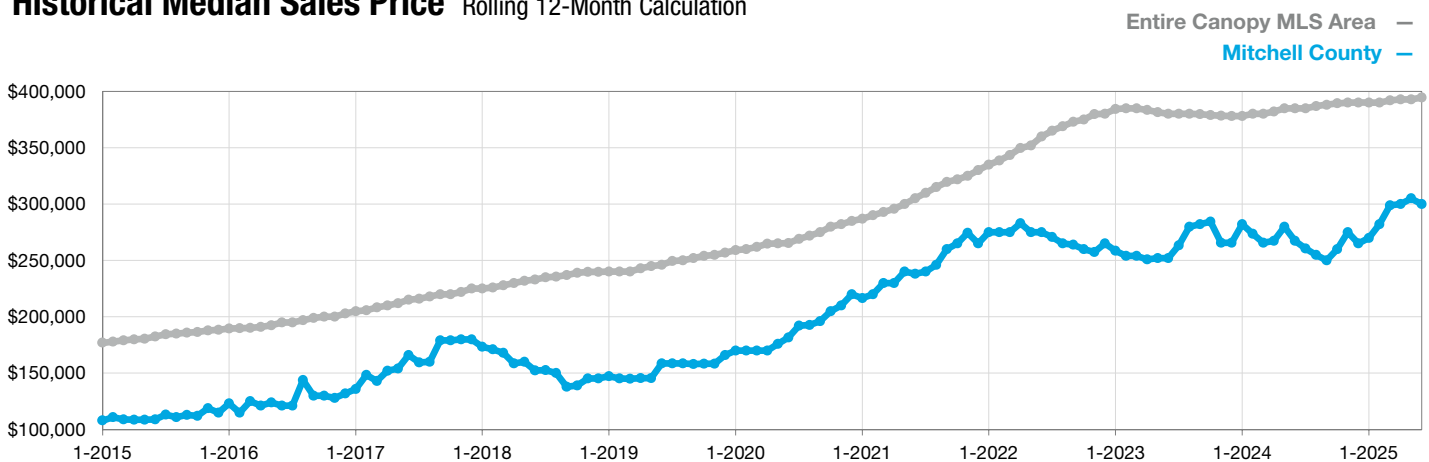
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	22	26	+ 18.2%	108	128	+ 18.5%
Pending Sales	11	14	+ 27.3%	64	58	- 9.4%
Closed Sales	15	15	0.0%	53	54	+ 1.9%
Median Sales Price*	\$240,000	\$275,000	+ 14.6%	\$235,000	\$297,500	+ 26.6%
Average Sales Price*	\$314,988	\$266,700	- 15.3%	\$333,051	\$325,572	- 2.2%
Percent of Original List Price Received*	89.4%	90.0%	+ 0.7%	88.4%	90.8%	+ 2.7%
List to Close	151	93	- 38.4%	132	148	+ 12.1%
Days on Market Until Sale	97	50	- 48.5%	85	94	+ 10.6%
Cumulative Days on Market Until Sale	147	63	- 57.1%	115	108	- 6.1%
Average List Price	\$430,636	\$646,382	+ 50.1%	\$436,434	\$450,627	+ 3.3%
Inventory of Homes for Sale	66	93	+ 40.9%	--	--	--
Months Supply of Inventory	6.3	10.5	+ 66.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for June 2025

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



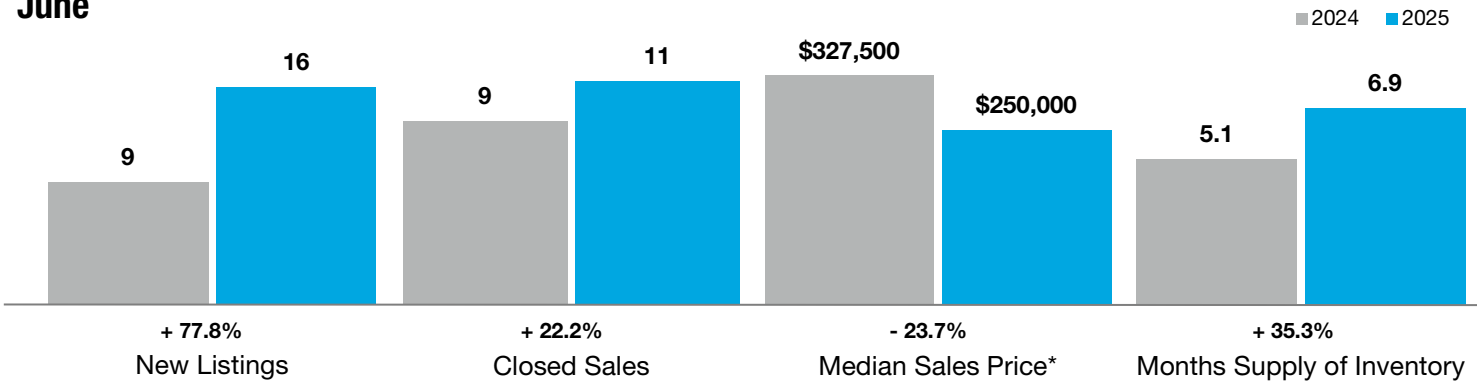
Swain County

North Carolina

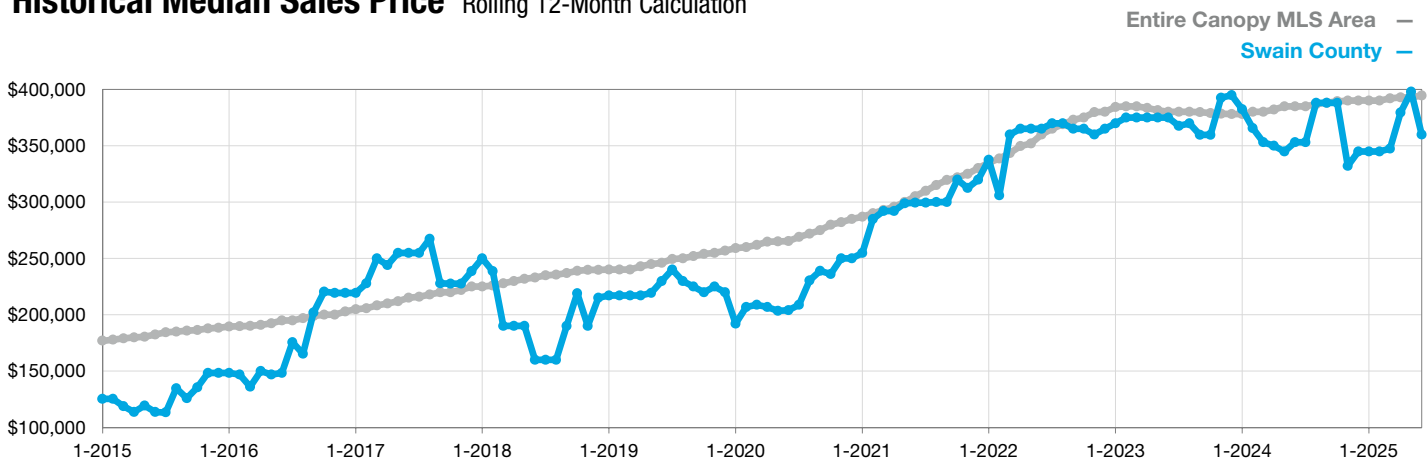
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	9	16	+ 77.8%	67	82	+ 22.4%
Pending Sales	5	10	+ 100.0%	40	48	+ 20.0%
Closed Sales	9	11	+ 22.2%	40	46	+ 15.0%
Median Sales Price*	\$327,500	\$250,000	- 23.7%	\$329,750	\$347,500	+ 5.4%
Average Sales Price*	\$390,833	\$267,000	- 31.7%	\$482,148	\$376,958	- 21.8%
Percent of Original List Price Received*	95.9%	93.1%	- 2.9%	93.9%	93.0%	- 1.0%
List to Close	88	86	- 2.3%	99	109	+ 10.1%
Days on Market Until Sale	45	22	- 51.1%	54	55	+ 1.9%
Cumulative Days on Market Until Sale	74	23	- 68.9%	70	61	- 12.9%
Average List Price	\$453,211	\$824,556	+ 81.9%	\$486,362	\$573,320	+ 17.9%
Inventory of Homes for Sale	37	53	+ 43.2%	--	--	--
Months Supply of Inventory	5.1	6.9	+ 35.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



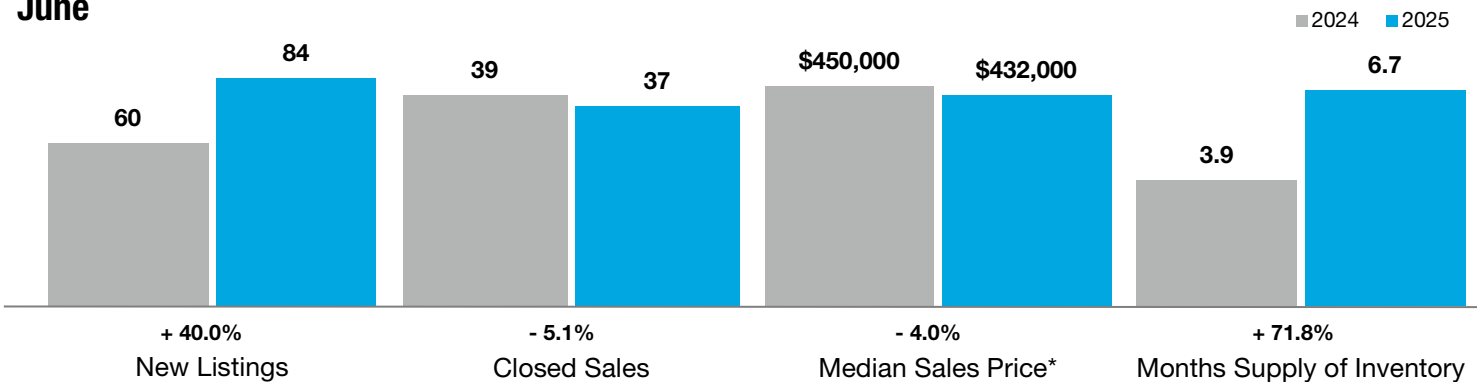
Transylvania County

North Carolina

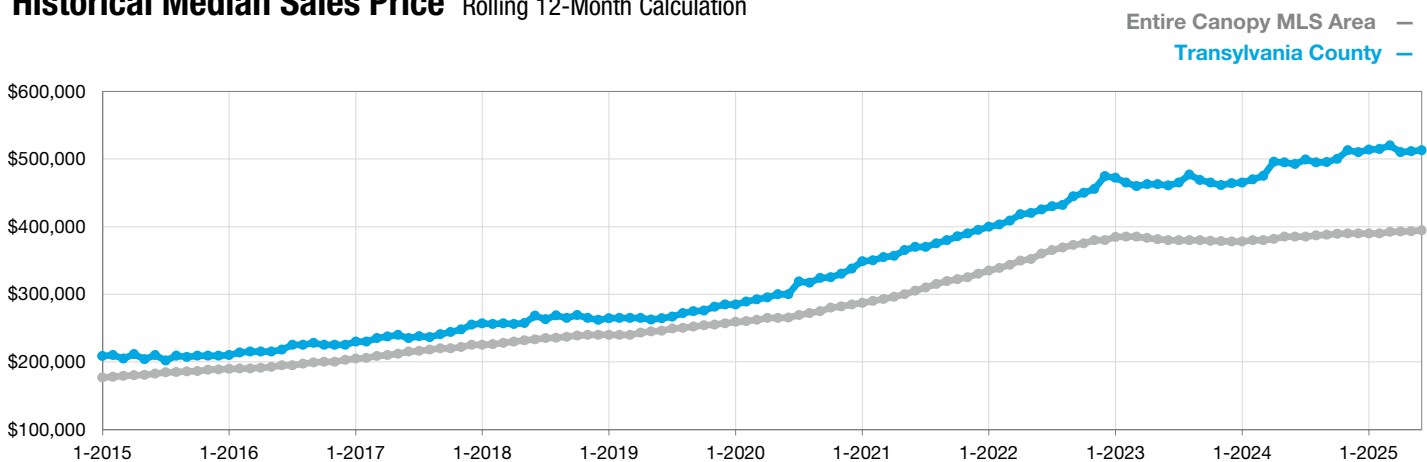
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	60	84	+ 40.0%	389	433	+ 11.3%
Pending Sales	43	49	+ 14.0%	272	252	- 7.4%
Closed Sales	39	37	- 5.1%	253	222	- 12.3%
Median Sales Price*	\$450,000	\$432,000	- 4.0%	\$500,000	\$505,000	+ 1.0%
Average Sales Price*	\$645,612	\$699,655	+ 8.4%	\$660,858	\$718,920	+ 8.8%
Percent of Original List Price Received*	95.9%	91.6%	- 4.5%	93.7%	93.4%	- 0.3%
List to Close	76	105	+ 38.2%	96	110	+ 14.6%
Days on Market Until Sale	34	66	+ 94.1%	55	68	+ 23.6%
Cumulative Days on Market Until Sale	43	75	+ 74.4%	58	75	+ 29.3%
Average List Price	\$646,207	\$803,412	+ 24.3%	\$786,523	\$838,290	+ 6.6%
Inventory of Homes for Sale	171	264	+ 54.4%	--	--	--
Months Supply of Inventory	3.9	6.7	+ 71.8%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



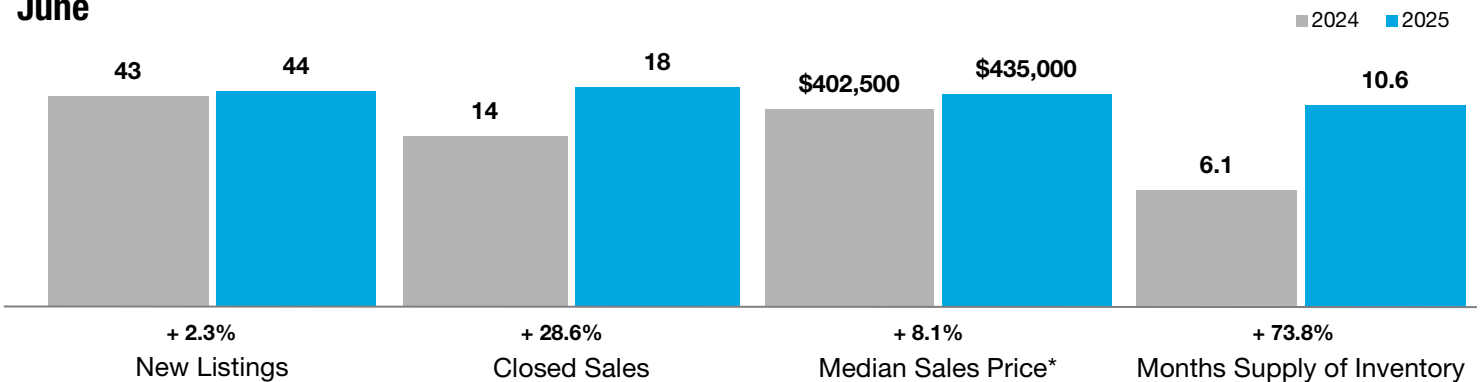
Yancey County

North Carolina

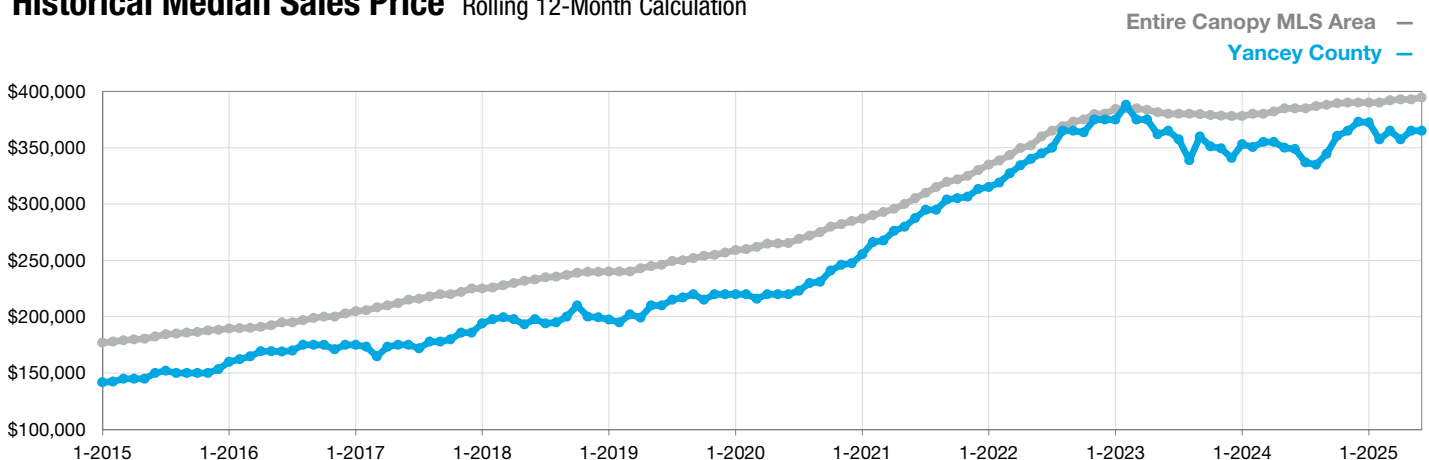
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	43	44	+ 2.3%	178	211	+ 18.5%
Pending Sales	25	24	- 4.0%	111	102	- 8.1%
Closed Sales	14	18	+ 28.6%	97	87	- 10.3%
Median Sales Price*	\$402,500	\$435,000	+ 8.1%	\$329,497	\$330,000	+ 0.2%
Average Sales Price*	\$412,908	\$552,278	+ 33.8%	\$447,391	\$436,586	- 2.4%
Percent of Original List Price Received*	97.5%	87.6%	- 10.2%	93.7%	91.7%	- 2.1%
List to Close	94	125	+ 33.0%	121	126	+ 4.1%
Days on Market Until Sale	53	85	+ 60.4%	70	78	+ 11.4%
Cumulative Days on Market Until Sale	59	103	+ 74.6%	81	87	+ 7.4%
Average List Price	\$608,870	\$731,284	+ 20.1%	\$603,151	\$623,418	+ 3.4%
Inventory of Homes for Sale	120	157	+ 30.8%	--	--	--
Months Supply of Inventory	6.1	10.6	+ 73.8%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



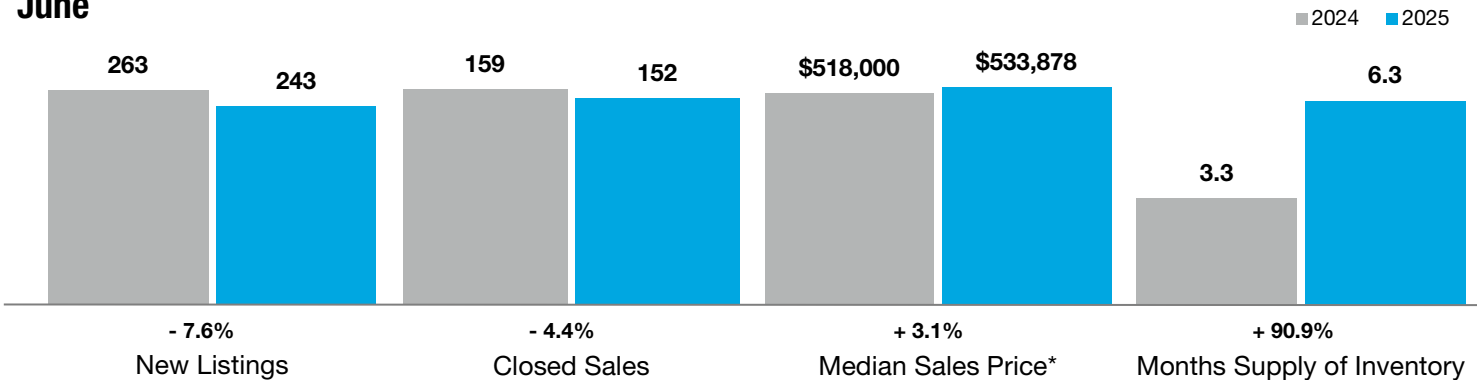
City of Asheville

North Carolina

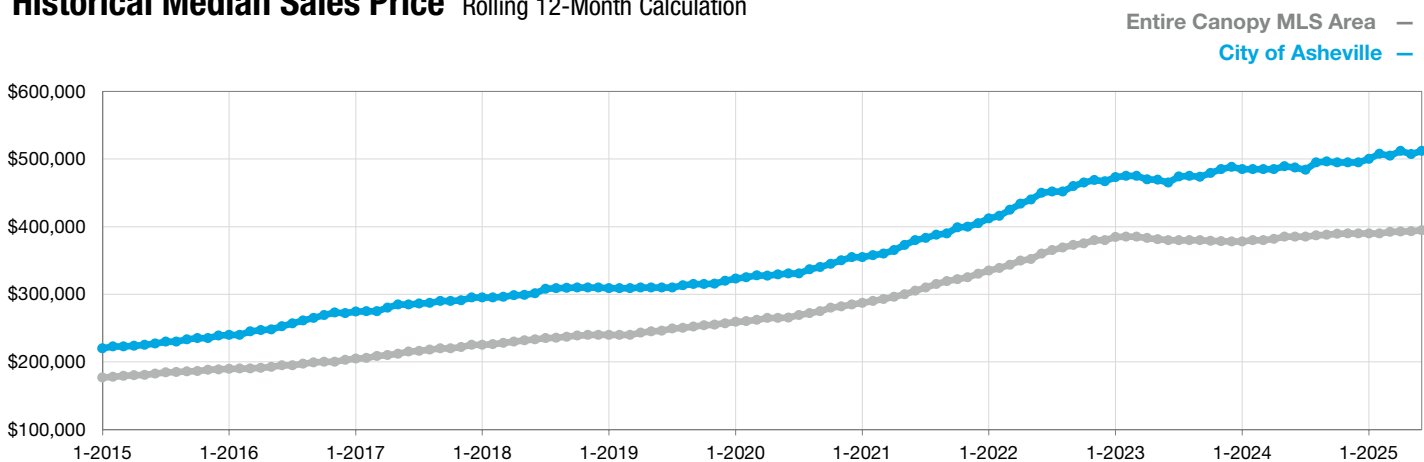
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	263	243	- 7.6%	1,231	1,565	+ 27.1%
Pending Sales	160	166	+ 3.8%	898	893	- 0.6%
Closed Sales	159	152	- 4.4%	874	812	- 7.1%
Median Sales Price*	\$518,000	\$533,878	+ 3.1%	\$480,500	\$515,000	+ 7.2%
Average Sales Price*	\$687,533	\$670,841	- 2.4%	\$648,783	\$631,142	- 2.7%
Percent of Original List Price Received*	97.2%	95.5%	- 1.7%	96.0%	94.9%	- 1.1%
List to Close	71	80	+ 12.7%	92	93	+ 1.1%
Days on Market Until Sale	32	40	+ 25.0%	42	49	+ 16.7%
Cumulative Days on Market Until Sale	38	50	+ 31.6%	47	57	+ 21.3%
Average List Price	\$767,909	\$721,870	- 6.0%	\$763,032	\$736,122	- 3.5%
Inventory of Homes for Sale	486	840	+ 72.8%	--	--	--
Months Supply of Inventory	3.3	6.3	+ 90.9%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



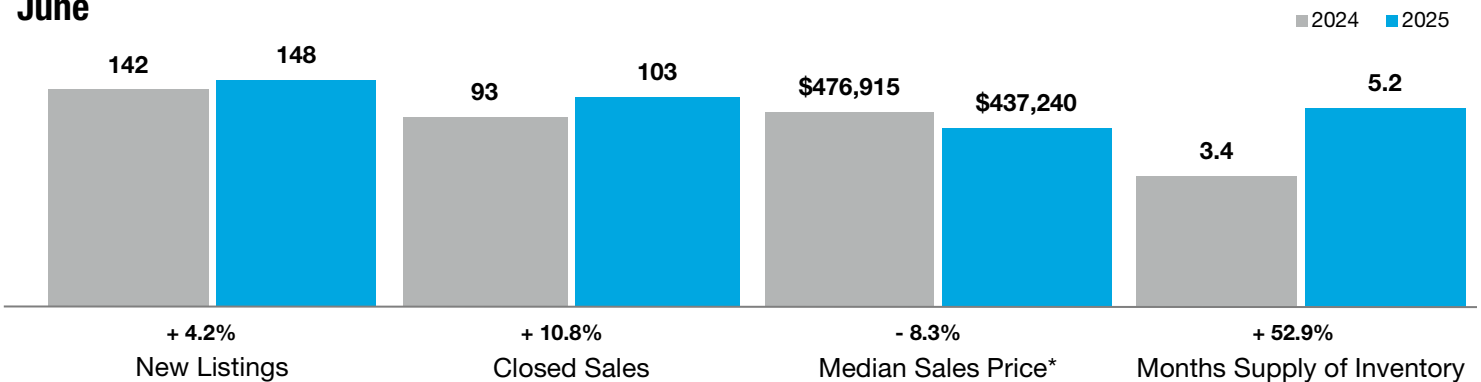
City of Hendersonville

North Carolina

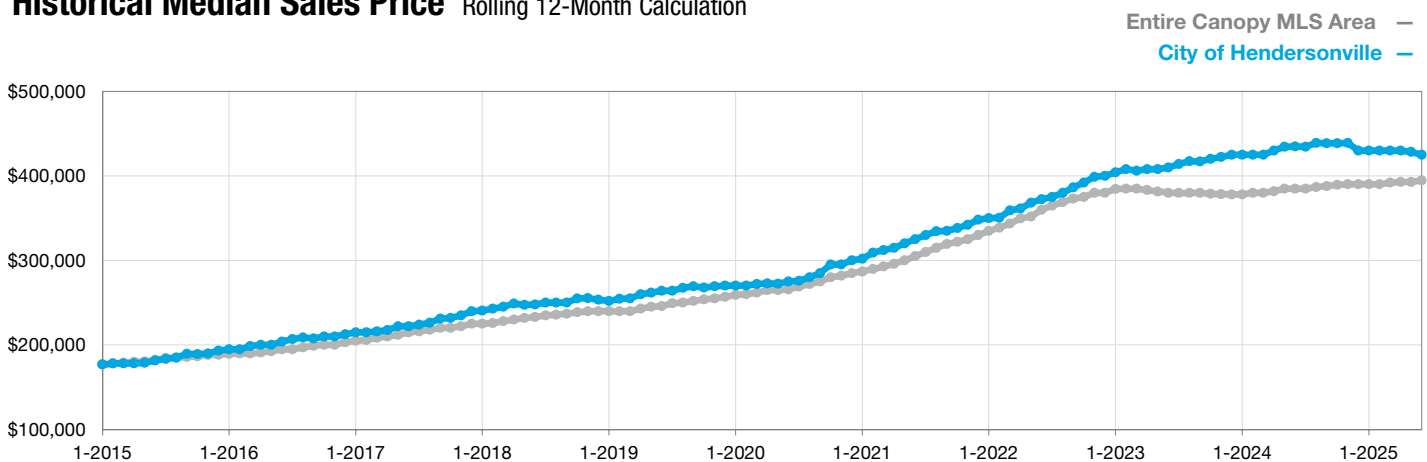
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	142	148	+ 4.2%	706	851	+ 20.5%
Pending Sales	88	98	+ 11.4%	521	543	+ 4.2%
Closed Sales	93	103	+ 10.8%	487	507	+ 4.1%
Median Sales Price*	\$476,915	\$437,240	- 8.3%	\$435,000	\$419,900	- 3.5%
Average Sales Price*	\$499,369	\$519,964	+ 4.1%	\$496,828	\$488,948	- 1.6%
Percent of Original List Price Received*	97.5%	95.8%	- 1.7%	96.8%	95.8%	- 1.0%
List to Close	89	108	+ 21.3%	102	109	+ 6.9%
Days on Market Until Sale	30	61	+ 103.3%	45	59	+ 31.1%
Cumulative Days on Market Until Sale	38	65	+ 71.1%	52	67	+ 28.8%
Average List Price	\$596,345	\$639,775	+ 7.3%	\$580,946	\$582,908	+ 0.3%
Inventory of Homes for Sale	292	460	+ 57.5%	--	--	--
Months Supply of Inventory	3.4	5.2	+ 52.9%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



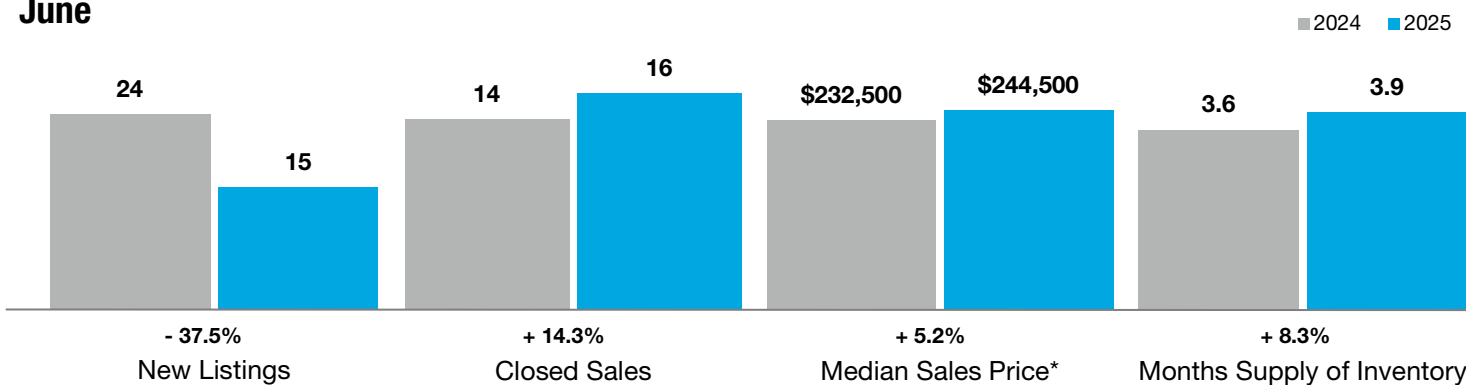
Forest City

North Carolina

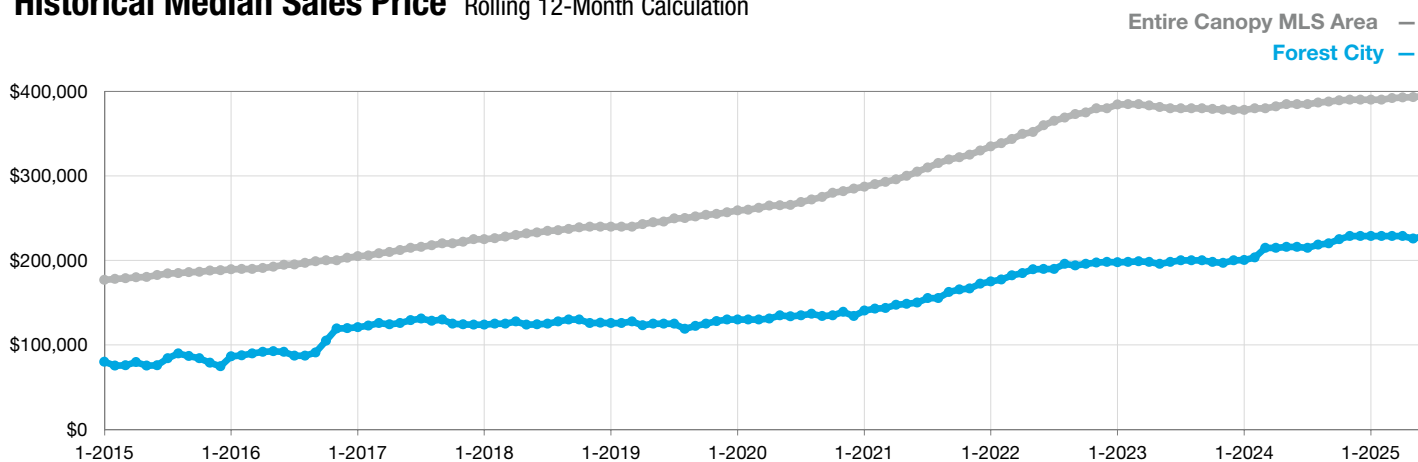
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	24	15	- 37.5%	120	123	+ 2.5%
Pending Sales	14	18	+ 28.6%	76	89	+ 17.1%
Closed Sales	14	16	+ 14.3%	77	79	+ 2.6%
Median Sales Price*	\$232,500	\$244,500	+ 5.2%	\$225,000	\$222,200	- 1.2%
Average Sales Price*	\$229,000	\$250,519	+ 9.4%	\$235,179	\$237,873	+ 1.1%
Percent of Original List Price Received*	89.6%	95.8%	+ 6.9%	92.0%	92.8%	+ 0.9%
List to Close	77	80	+ 3.9%	97	98	+ 1.0%
Days on Market Until Sale	42	41	- 2.4%	53	52	- 1.9%
Cumulative Days on Market Until Sale	59	41	- 30.5%	59	57	- 3.4%
Average List Price	\$310,113	\$307,718	- 0.8%	\$254,346	\$285,363	+ 12.2%
Inventory of Homes for Sale	49	57	+ 16.3%	--	--	--
Months Supply of Inventory	3.6	3.9	+ 8.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



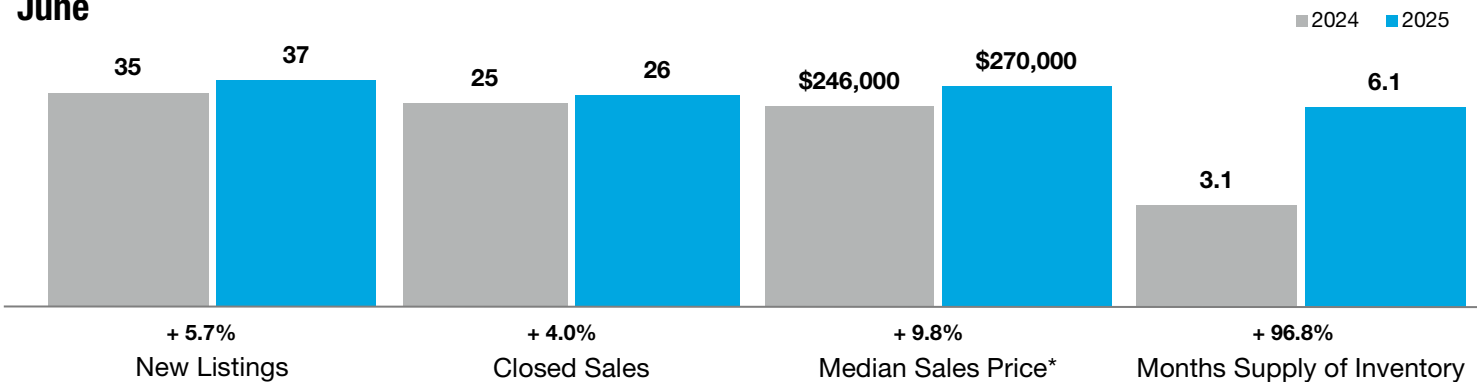
Marion

North Carolina

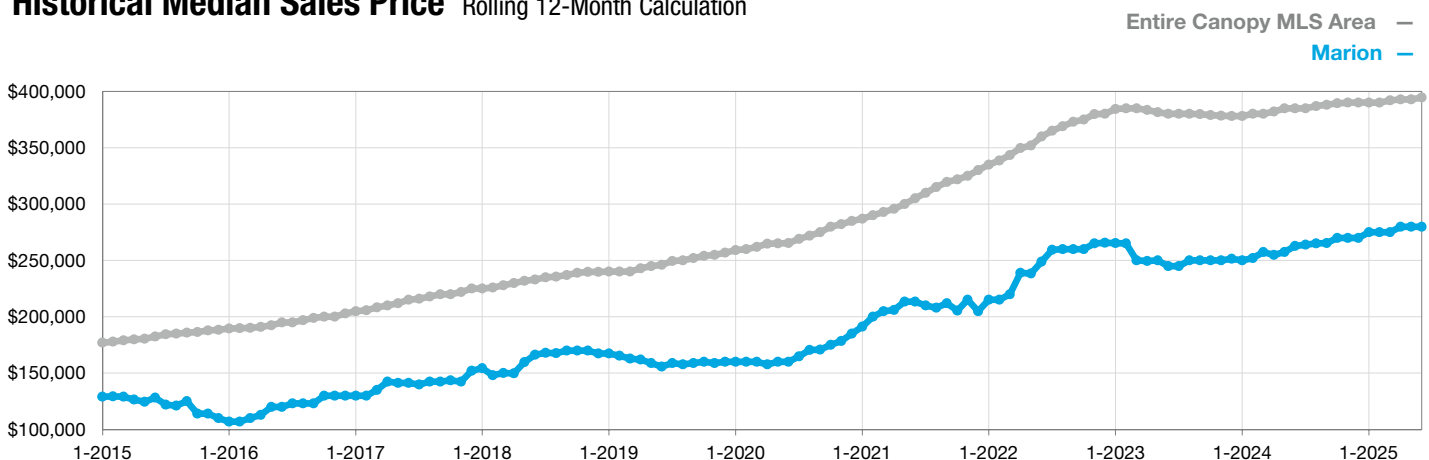
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	35	37	+ 5.7%	156	207	+ 32.7%
Pending Sales	27	31	+ 14.8%	127	128	+ 0.8%
Closed Sales	25	26	+ 4.0%	123	117	- 4.9%
Median Sales Price*	\$246,000	\$270,000	+ 9.8%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$314,468	\$354,327	+ 12.7%	\$313,200	\$313,374	+ 0.1%
Percent of Original List Price Received*	93.9%	93.7%	- 0.2%	91.4%	92.9%	+ 1.6%
List to Close	81	97	+ 19.8%	124	113	- 8.9%
Days on Market Until Sale	38	48	+ 26.3%	71	63	- 11.3%
Cumulative Days on Market Until Sale	41	50	+ 22.0%	74	68	- 8.1%
Average List Price	\$385,100	\$347,249	- 9.8%	\$332,234	\$387,002	+ 16.5%
Inventory of Homes for Sale	62	114	+ 83.9%	--	--	--
Months Supply of Inventory	3.1	6.1	+ 96.8%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for June 2025

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



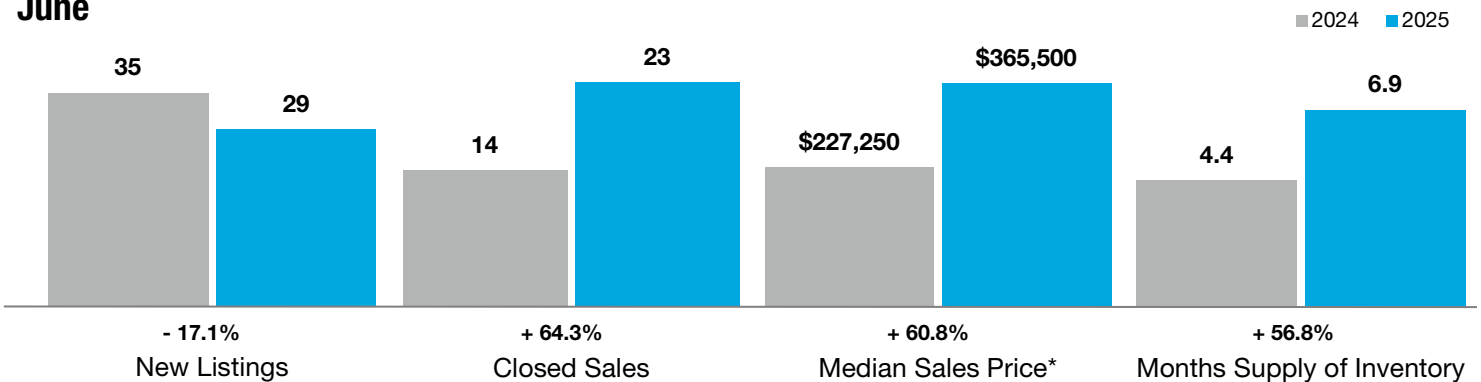
Rutherfordton

North Carolina

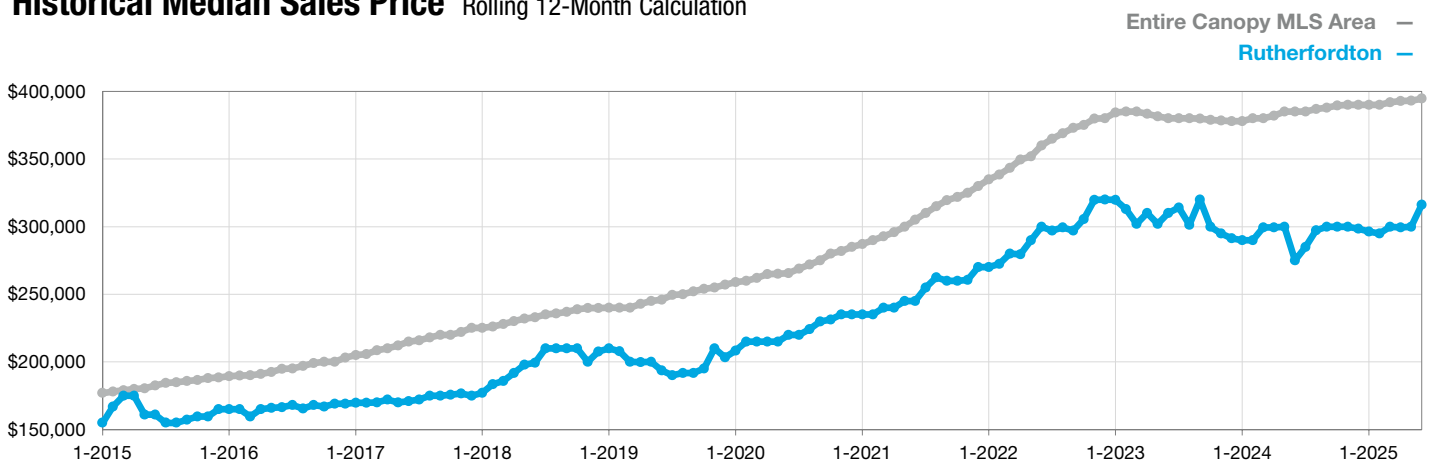
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	35	29	- 17.1%	157	190	+ 21.0%
Pending Sales	21	20	- 4.8%	99	110	+ 11.1%
Closed Sales	14	23	+ 64.3%	86	102	+ 18.6%
Median Sales Price*	\$227,250	\$365,500	+ 60.8%	\$282,500	\$323,750	+ 14.6%
Average Sales Price*	\$234,186	\$389,843	+ 66.5%	\$324,760	\$360,961	+ 11.1%
Percent of Original List Price Received*	90.0%	91.9%	+ 2.1%	93.8%	93.5%	- 0.3%
List to Close	83	89	+ 7.2%	89	101	+ 13.5%
Days on Market Until Sale	34	43	+ 26.5%	45	56	+ 24.4%
Cumulative Days on Market Until Sale	60	44	- 26.7%	63	72	+ 14.3%
Average List Price	\$422,083	\$509,303	+ 20.7%	\$397,371	\$452,797	+ 13.9%
Inventory of Homes for Sale	68	108	+ 58.8%	--	--	--
Months Supply of Inventory	4.4	6.9	+ 56.8%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



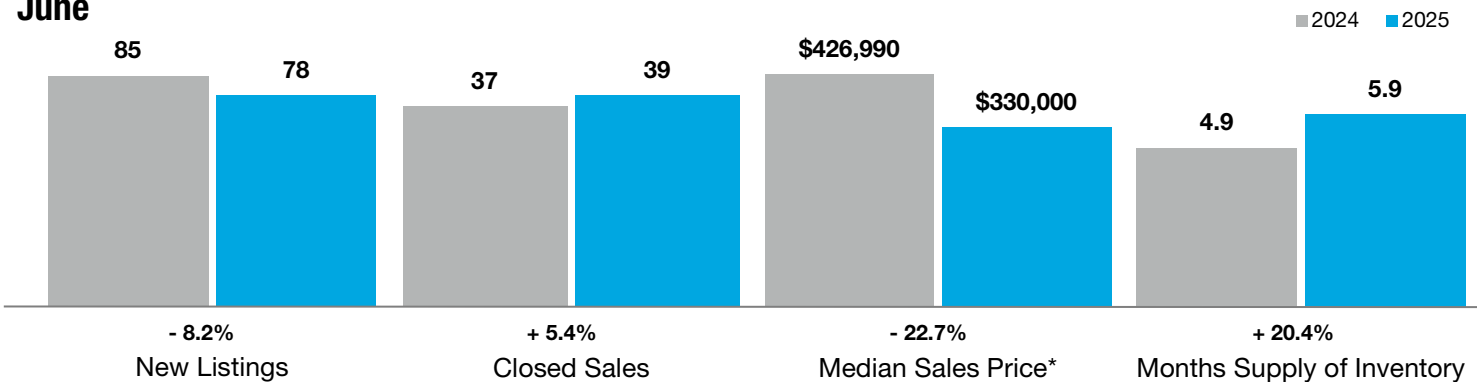
Waynesville

North Carolina

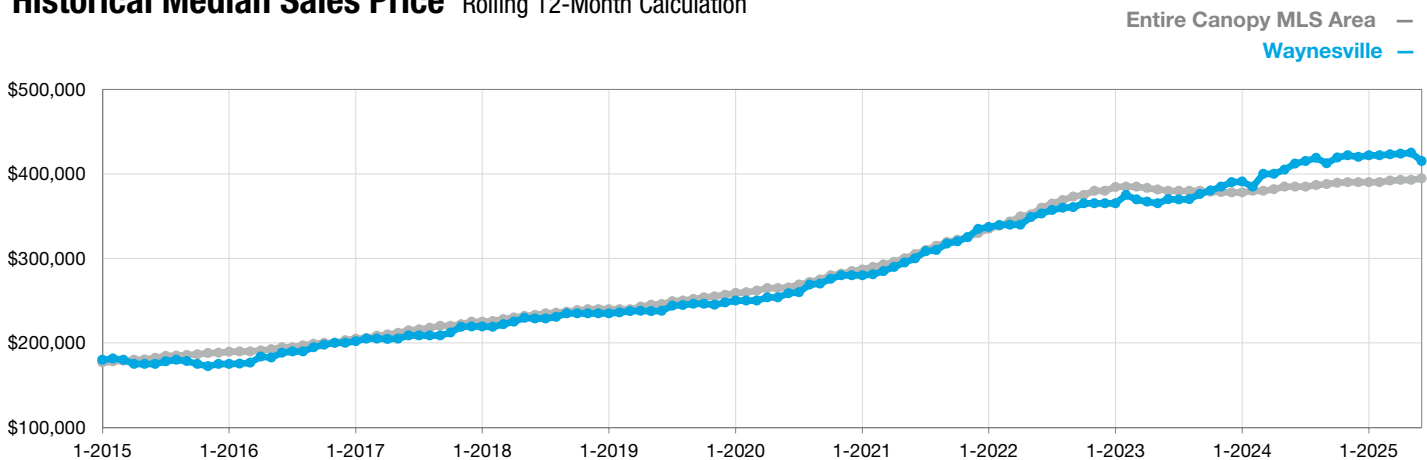
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	85	78	- 8.2%	346	409	+ 18.2%
Pending Sales	48	56	+ 16.7%	213	256	+ 20.2%
Closed Sales	37	39	+ 5.4%	185	232	+ 25.4%
Median Sales Price*	\$426,990	\$330,000	- 22.7%	\$414,800	\$406,495	- 2.0%
Average Sales Price*	\$475,050	\$392,516	- 17.4%	\$462,540	\$465,611	+ 0.7%
Percent of Original List Price Received*	96.2%	92.7%	- 3.6%	95.1%	94.0%	- 1.2%
List to Close	103	105	+ 1.9%	92	129	+ 40.2%
Days on Market Until Sale	39	62	+ 59.0%	45	79	+ 75.6%
Cumulative Days on Market Until Sale	40	64	+ 60.0%	50	90	+ 80.0%
Average List Price	\$469,629	\$520,571	+ 10.8%	\$511,885	\$530,417	+ 3.6%
Inventory of Homes for Sale	183	239	+ 30.6%	--	--	--
Months Supply of Inventory	4.9	5.9	+ 20.4%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

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



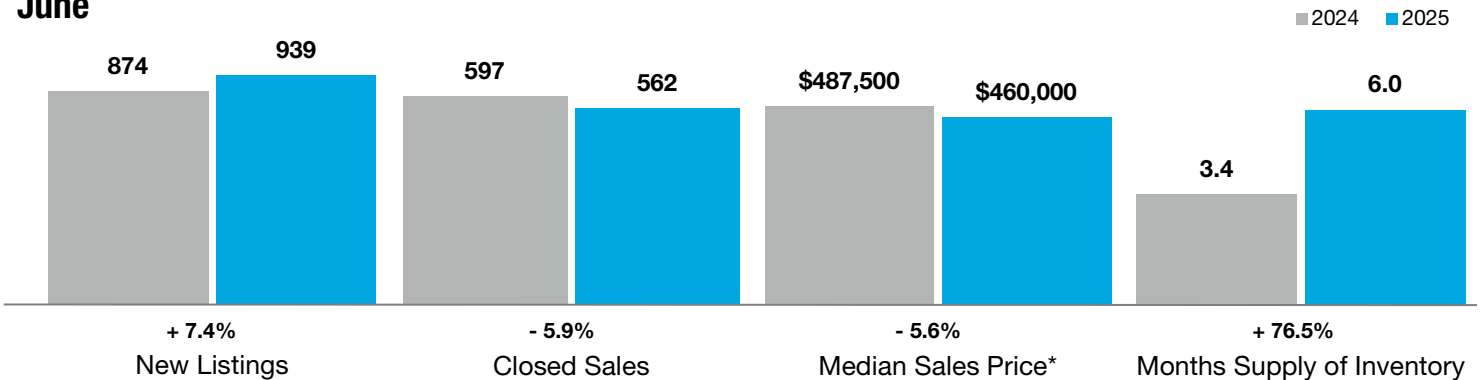
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	874	939	+ 7.4%	4,489	5,416	+ 20.7%
Pending Sales	590	619	+ 4.9%	3,332	3,254	- 2.3%
Closed Sales	597	562	- 5.9%	3,124	3,000	- 4.0%
Median Sales Price*	\$487,500	\$460,000	- 5.6%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$581,321	\$554,514	- 4.6%	\$557,749	\$547,325	- 1.9%
Percent of Original List Price Received*	96.8%	94.9%	- 2.0%	95.9%	95.1%	- 0.8%
List to Close	87	96	+ 10.3%	96	107	+ 11.5%
Days on Market Until Sale	40	52	+ 30.0%	47	59	+ 25.5%
Cumulative Days on Market Until Sale	46	57	+ 23.9%	52	67	+ 28.8%
Average List Price	\$650,725	\$671,633	+ 3.2%	\$640,516	\$651,813	+ 1.8%
Inventory of Homes for Sale	1,841	3,010	+ 63.5%	--	--	--
Months Supply of Inventory	3.4	6.0	+ 76.5%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

