

Local Market Update for July 2025

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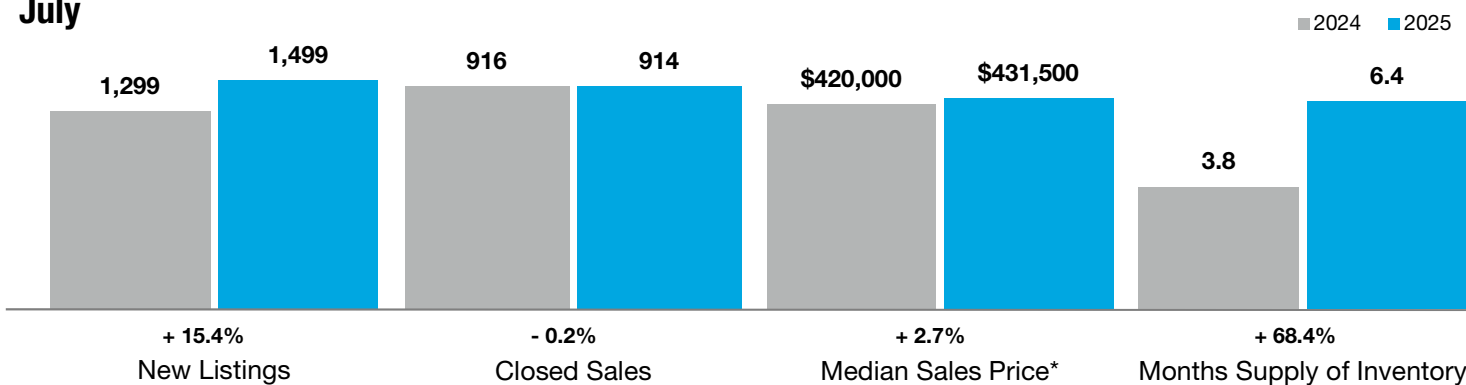
Asheville Region

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

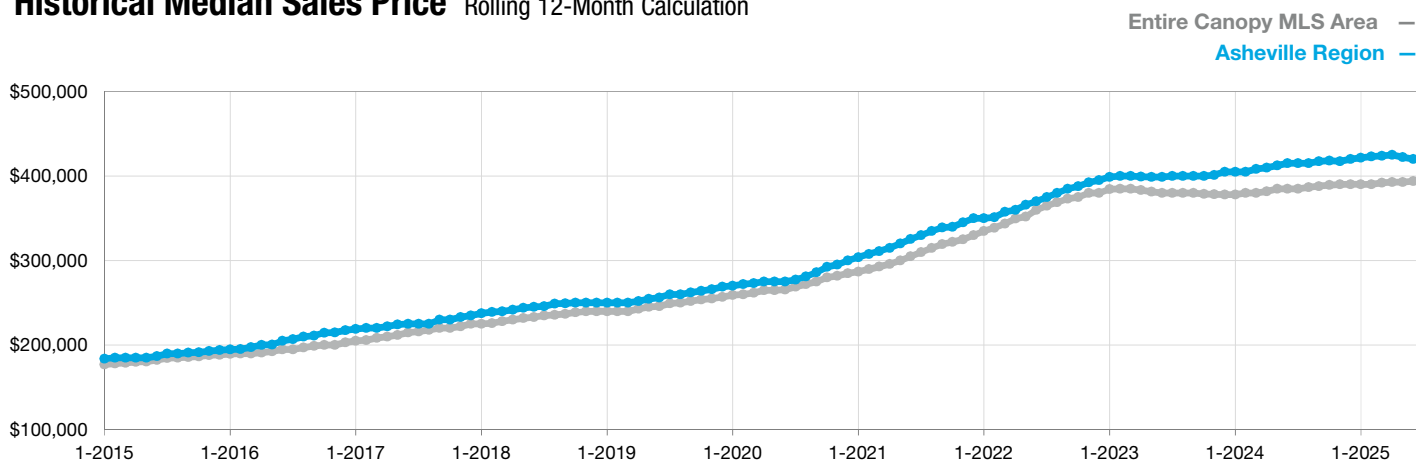
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1,299	1,499	+ 15.4%	8,427	9,827	+ 16.6%
Pending Sales	926	1,013	+ 9.4%	6,052	5,903	- 2.5%
Closed Sales	916	914	- 0.2%	5,695	5,464	- 4.1%
Median Sales Price*	\$420,000	\$431,500	+ 2.7%	\$415,000	\$417,995	+ 0.7%
Average Sales Price*	\$529,424	\$541,474	+ 2.3%	\$517,664	\$512,854	- 0.9%
Percent of Original List Price Received*	95.3%	93.1%	- 2.3%	95.0%	94.2%	- 0.8%
List to Close	88	100	+ 13.6%	95	108	+ 13.7%
Days on Market Until Sale	43	58	+ 34.9%	48	61	+ 27.1%
Cumulative Days on Market Until Sale	48	67	+ 39.6%	54	69	+ 27.8%
Average List Price	\$622,512	\$653,228	+ 4.9%	\$603,891	\$622,301	+ 3.0%
Inventory of Homes for Sale	3,155	4,925	+ 56.1%	--	--	--
Months Supply of Inventory	3.8	6.4	+ 68.4%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation



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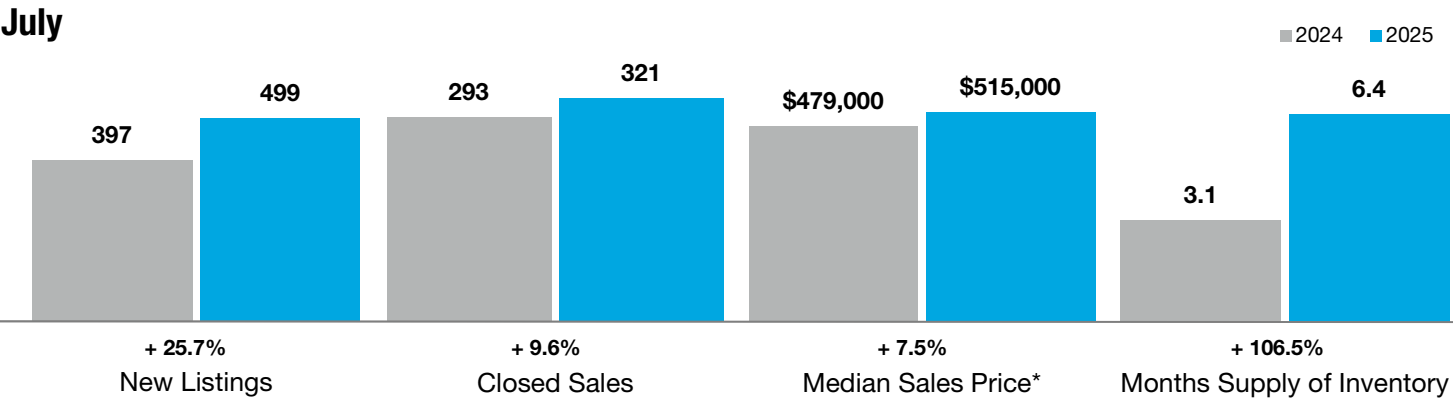


Buncombe County

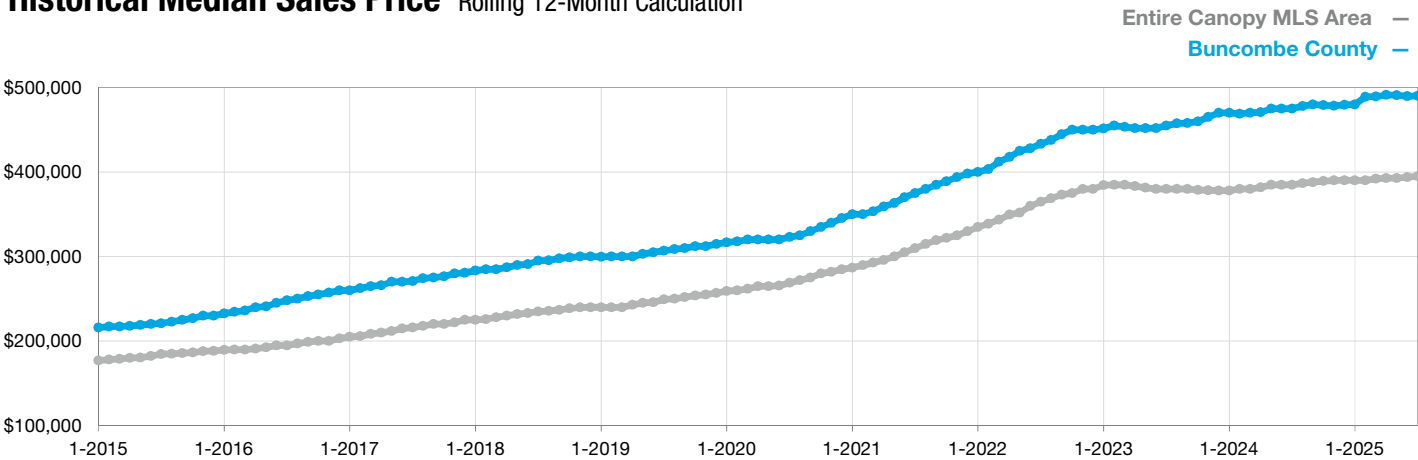
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	397	499	+ 25.7%	2,792	3,442	+ 23.3%
Pending Sales	294	324	+ 10.2%	2,120	2,003	- 5.5%
Closed Sales	293	321	+ 9.6%	2,022	1,877	- 7.2%
Median Sales Price*	\$479,000	\$515,000	+ 7.5%	\$475,000	\$495,000	+ 4.2%
Average Sales Price*	\$656,342	\$651,400	- 0.8%	\$621,479	\$612,565	- 1.4%
Percent of Original List Price Received*	97.1%	93.8%	- 3.4%	96.2%	94.8%	- 1.5%
List to Close	80	89	+ 11.3%	91	96	+ 5.5%
Days on Market Until Sale	37	48	+ 29.7%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	39	55	+ 41.0%	47	60	+ 27.7%
Average List Price	\$683,136	\$780,685	+ 14.3%	\$712,831	\$723,380	+ 1.5%
Inventory of Homes for Sale	904	1,633	+ 80.6%	--	--	--
Months Supply of Inventory	3.1	6.4	+ 106.5%	--	--	--

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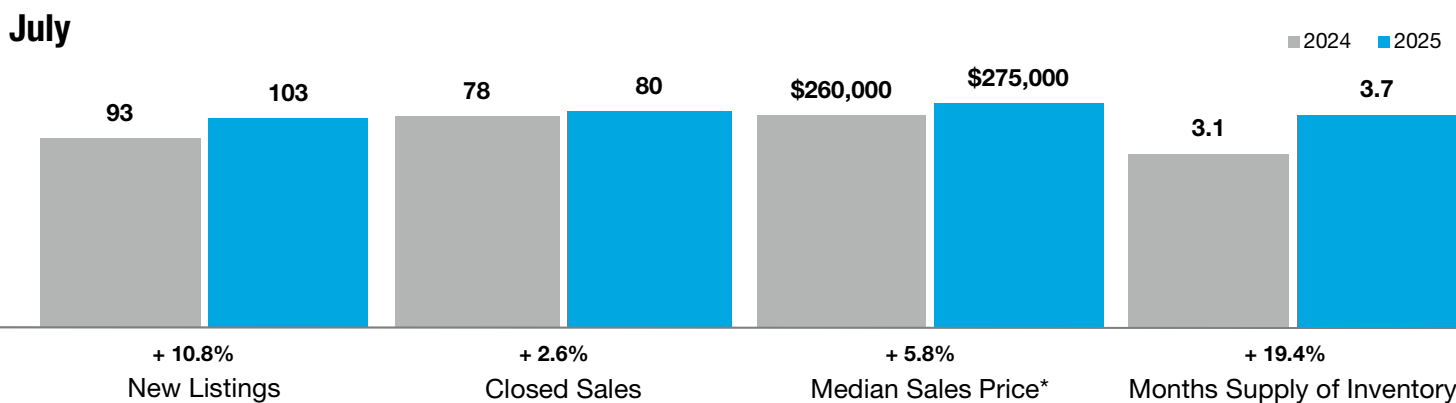


Burke County

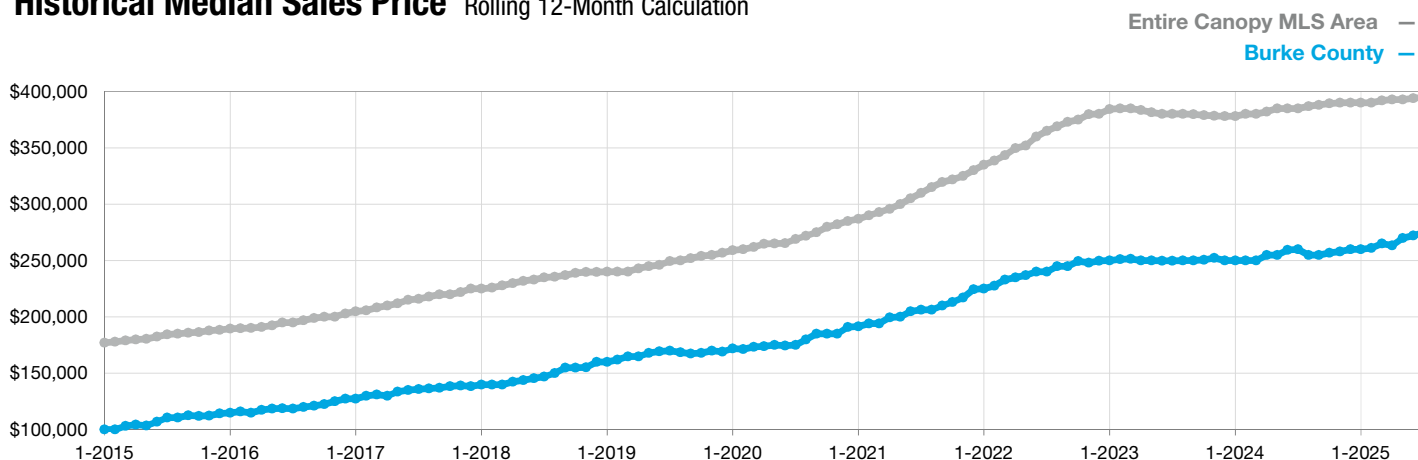
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	93	103	+ 10.8%	680	660	- 2.9%
Pending Sales	76	68	- 10.5%	506	488	- 3.6%
Closed Sales	78	80	+ 2.6%	465	467	+ 0.4%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$256,000	\$277,000	+ 8.2%
Average Sales Price*	\$276,357	\$364,104	+ 31.8%	\$307,763	\$338,282	+ 9.9%
Percent of Original List Price Received*	91.9%	93.5%	+ 1.7%	94.5%	93.5%	- 1.1%
List to Close	90	88	- 2.2%	78	102	+ 30.8%
Days on Market Until Sale	50	49	- 2.0%	39	62	+ 59.0%
Cumulative Days on Market Until Sale	56	61	+ 8.9%	41	71	+ 73.2%
Average List Price	\$387,476	\$350,249	- 9.6%	\$385,333	\$394,629	+ 2.4%
Inventory of Homes for Sale	205	245	+ 19.5%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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

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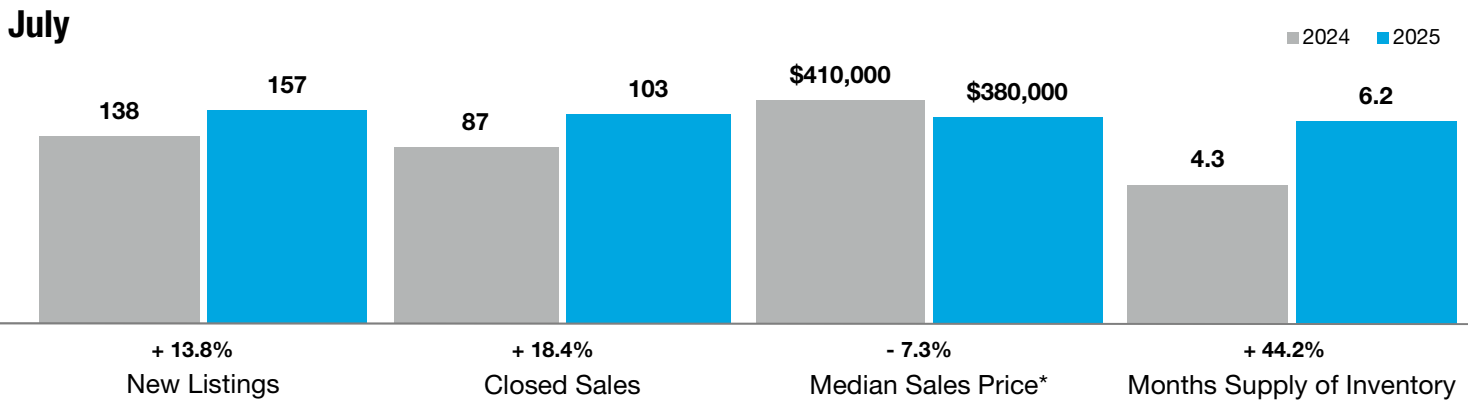


Haywood County

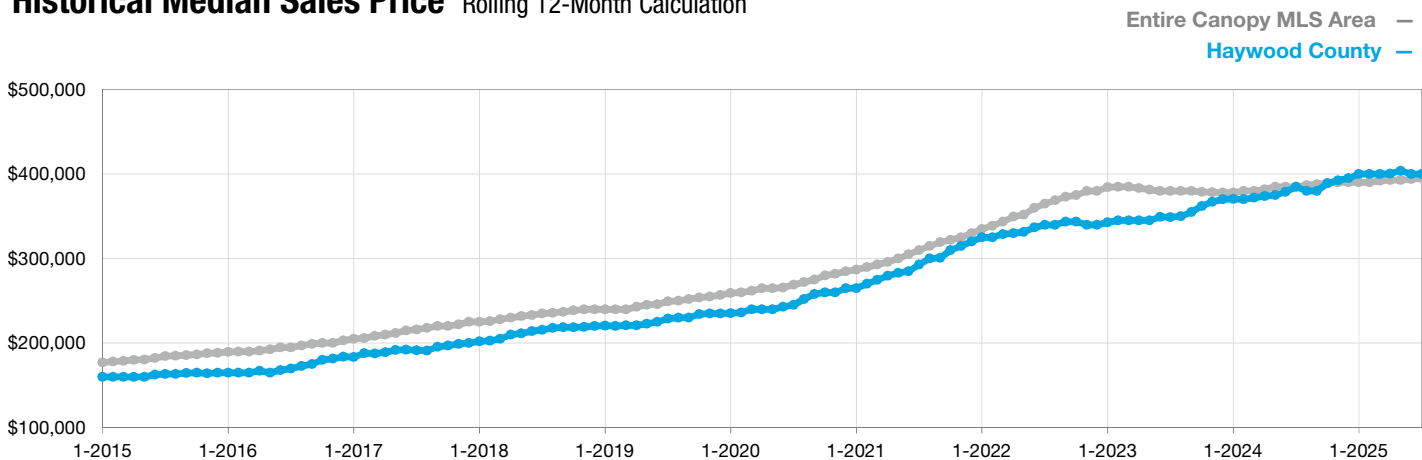
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	138	157	+ 13.8%	813	1,010	+ 24.2%
Pending Sales	86	126	+ 46.5%	559	624	+ 11.6%
Closed Sales	87	103	+ 18.4%	524	553	+ 5.5%
Median Sales Price*	\$410,000	\$380,000	- 7.3%	\$385,000	\$391,015	+ 1.6%
Average Sales Price*	\$507,786	\$473,771	- 6.7%	\$437,556	\$442,451	+ 1.1%
Percent of Original List Price Received*	94.8%	92.8%	- 2.1%	94.1%	93.8%	- 0.3%
List to Close	105	117	+ 11.4%	98	118	+ 20.4%
Days on Market Until Sale	48	73	+ 52.1%	49	70	+ 42.9%
Cumulative Days on Market Until Sale	50	91	+ 82.0%	56	80	+ 42.9%
Average List Price	\$513,448	\$519,006	+ 1.1%	\$496,646	\$499,018	+ 0.5%
Inventory of Homes for Sale	348	514	+ 47.7%	--	--	--
Months Supply of Inventory	4.3	6.2	+ 44.2%	--	--	--

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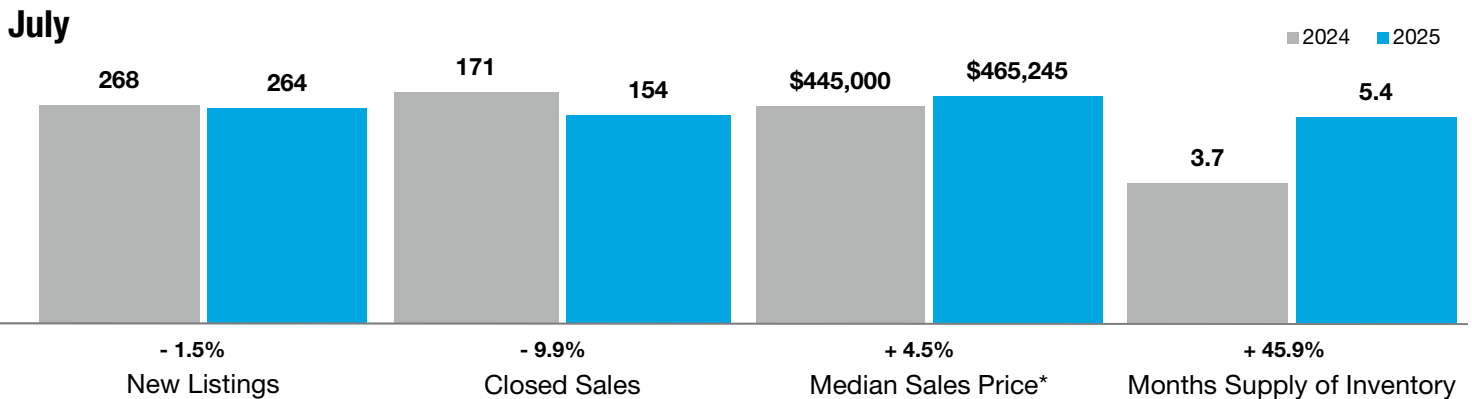


Henderson County

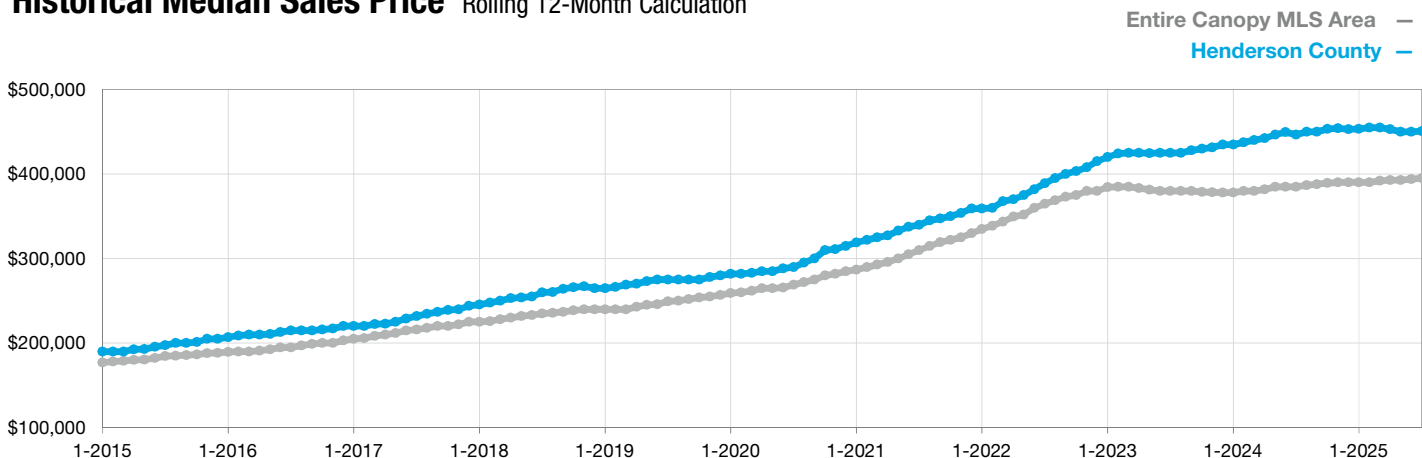
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	268	264	- 1.5%	1,523	1,705	+ 12.0%
Pending Sales	199	185	- 7.0%	1,105	1,119	+ 1.3%
Closed Sales	171	154	- 9.9%	1,000	1,059	+ 5.9%
Median Sales Price*	\$445,000	\$465,245	+ 4.5%	\$450,000	\$447,500	- 0.6%
Average Sales Price*	\$501,593	\$548,174	+ 9.3%	\$514,102	\$515,109	+ 0.2%
Percent of Original List Price Received*	96.8%	93.4%	- 3.5%	96.5%	95.4%	- 1.1%
List to Close	89	104	+ 16.9%	97	115	+ 18.6%
Days on Market Until Sale	38	59	+ 55.3%	45	62	+ 37.8%
Cumulative Days on Market Until Sale	45	70	+ 55.6%	49	69	+ 40.8%
Average List Price	\$649,368	\$580,460	- 10.6%	\$593,638	\$598,670	+ 0.8%
Inventory of Homes for Sale	557	810	+ 45.4%	--	--	--
Months Supply of Inventory	3.7	5.4	+ 45.9%	--	--	--

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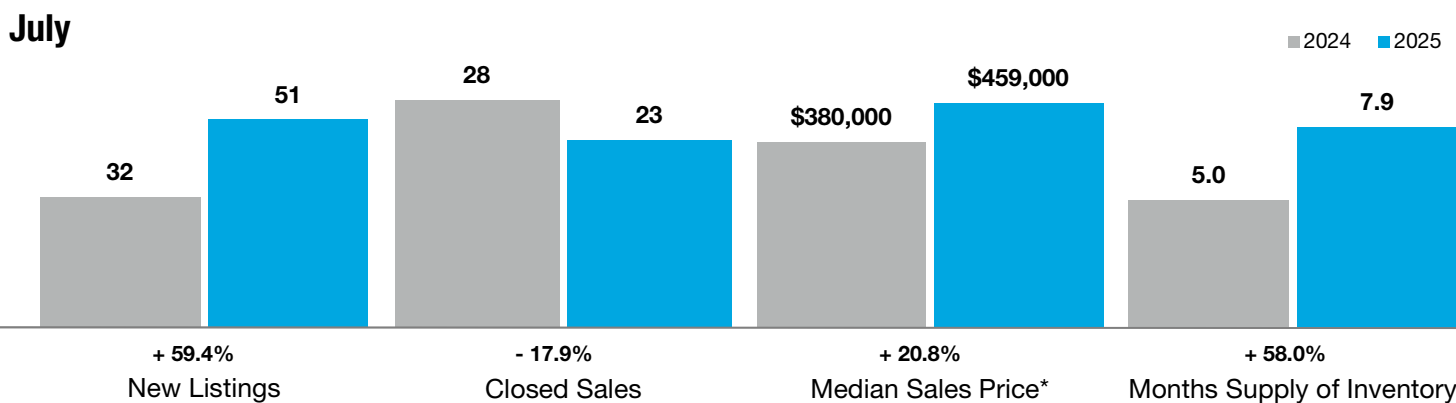


Jackson County

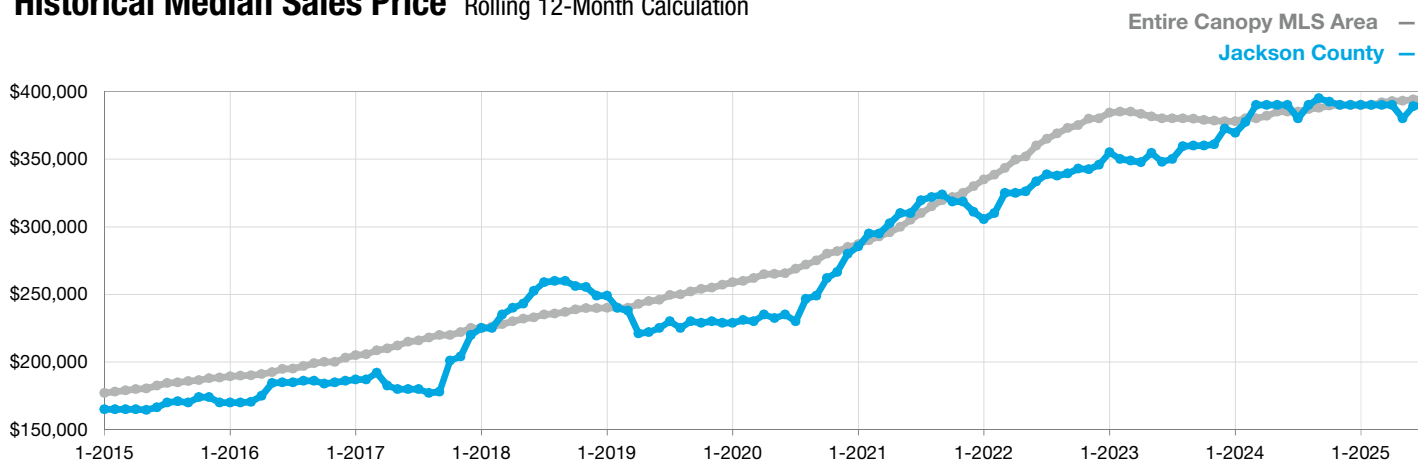
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	32	51	+ 59.4%	246	278	+ 13.0%
Pending Sales	26	33	+ 26.9%	163	142	- 12.9%
Closed Sales	28	23	- 17.9%	137	130	- 5.1%
Median Sales Price*	\$380,000	\$459,000	+ 20.8%	\$375,000	\$387,000	+ 3.2%
Average Sales Price*	\$702,554	\$700,135	- 0.3%	\$531,335	\$533,696	+ 0.4%
Percent of Original List Price Received*	94.0%	93.3%	- 0.7%	93.3%	94.6%	+ 1.4%
List to Close	69	132	+ 91.3%	104	127	+ 22.1%
Days on Market Until Sale	36	95	+ 163.9%	59	85	+ 44.1%
Cumulative Days on Market Until Sale	47	91	+ 93.6%	67	73	+ 9.0%
Average List Price	\$704,384	\$646,355	- 8.2%	\$780,563	\$628,888	- 19.4%
Inventory of Homes for Sale	105	153	+ 45.7%	--	--	--
Months Supply of Inventory	5.0	7.9	+ 58.0%	--	--	--

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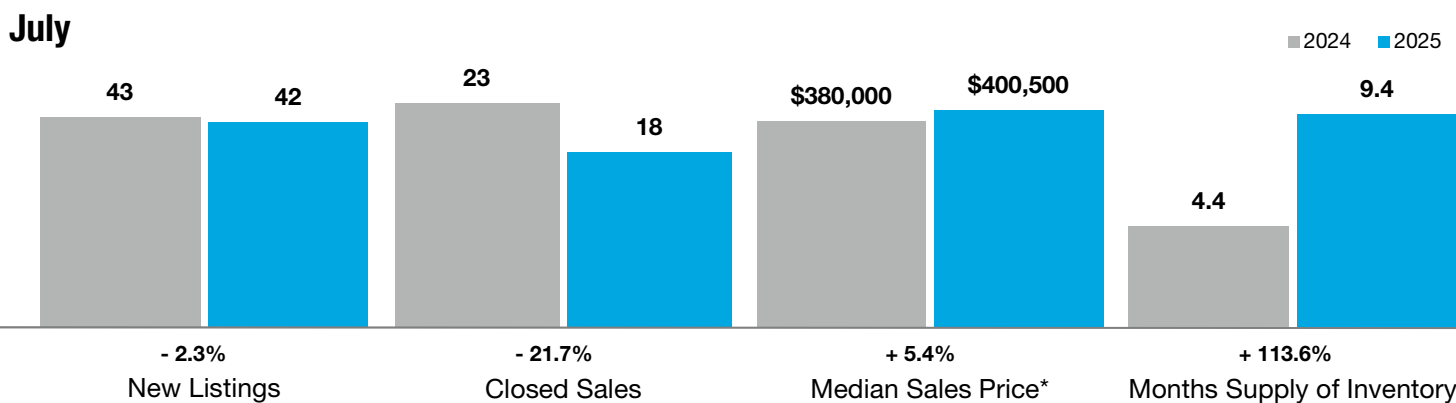


Madison County

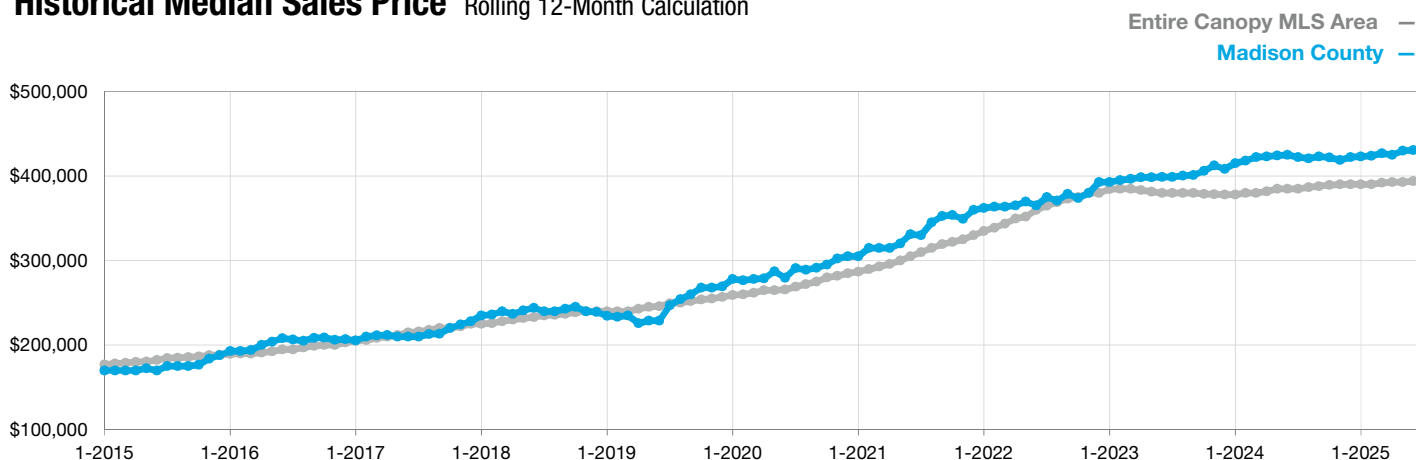
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	43	42	- 2.3%	207	231	+ 11.6%
Pending Sales	21	23	+ 9.5%	148	123	- 16.9%
Closed Sales	23	18	- 21.7%	152	117	- 23.0%
Median Sales Price*	\$380,000	\$400,500	+ 5.4%	\$422,940	\$445,000	+ 5.2%
Average Sales Price*	\$432,259	\$477,033	+ 10.4%	\$491,180	\$484,891	- 1.3%
Percent of Original List Price Received*	96.1%	92.7%	- 3.5%	95.0%	94.1%	- 0.9%
List to Close	80	113	+ 41.3%	124	125	+ 0.8%
Days on Market Until Sale	28	64	+ 128.6%	65	76	+ 16.9%
Cumulative Days on Market Until Sale	32	66	+ 106.3%	78	89	+ 14.1%
Average List Price	\$548,691	\$741,893	+ 35.2%	\$568,430	\$638,917	+ 12.4%
Inventory of Homes for Sale	96	152	+ 58.3%	--	--	--
Months Supply of Inventory	4.4	9.4	+ 113.6%	--	--	--

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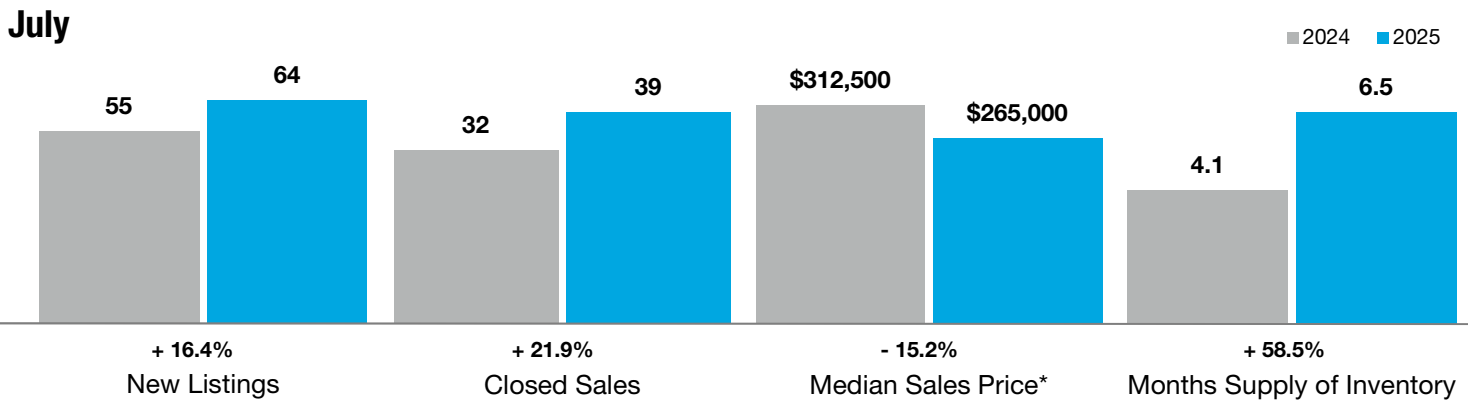


McDowell County

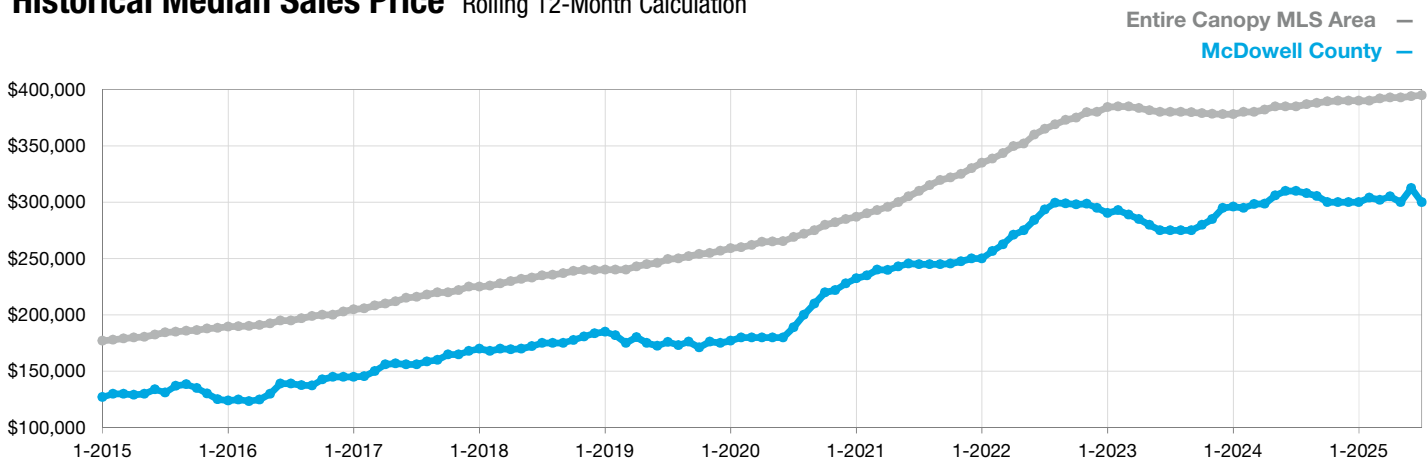
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	55	64	+ 16.4%	345	433	+ 25.5%
Pending Sales	35	48	+ 37.1%	242	270	+ 11.6%
Closed Sales	32	39	+ 21.9%	240	243	+ 1.3%
Median Sales Price*	\$312,500	\$265,000	- 15.2%	\$300,000	\$299,500	- 0.2%
Average Sales Price*	\$425,581	\$327,472	- 23.1%	\$424,744	\$386,455	- 9.0%
Percent of Original List Price Received*	92.3%	90.6%	- 1.8%	92.1%	92.3%	+ 0.2%
List to Close	112	81	- 27.7%	112	109	- 2.7%
Days on Market Until Sale	73	43	- 41.1%	63	61	- 3.2%
Cumulative Days on Market Until Sale	87	44	- 49.4%	71	68	- 4.2%
Average List Price	\$444,195	\$461,258	+ 3.8%	\$440,156	\$516,424	+ 17.3%
Inventory of Homes for Sale	139	211	+ 51.8%	--	--	--
Months Supply of Inventory	4.1	6.5	+ 58.5%	--	--	--

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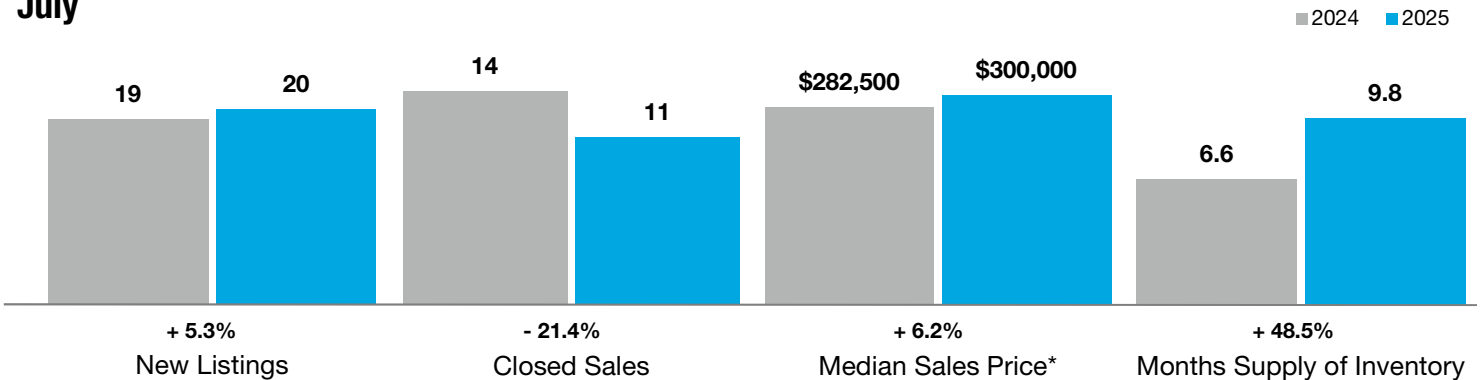
Mitchell County

North Carolina

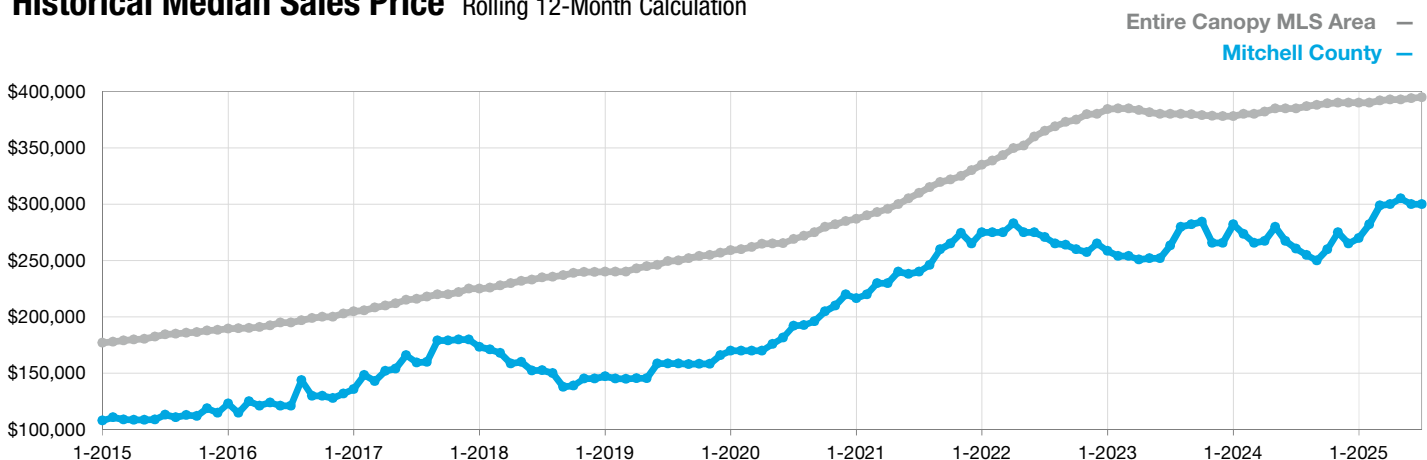
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	19	20	+ 5.3%	127	148	+ 16.5%
Pending Sales	11	17	+ 54.5%	75	74	- 1.3%
Closed Sales	14	11	- 21.4%	67	65	- 3.0%
Median Sales Price*	\$282,500	\$300,000	+ 6.2%	\$240,000	\$299,000	+ 24.6%
Average Sales Price*	\$333,339	\$293,727	- 11.9%	\$333,111	\$320,183	- 3.9%
Percent of Original List Price Received*	92.0%	89.3%	- 2.9%	89.1%	90.6%	+ 1.7%
List to Close	114	90	- 21.1%	128	138	+ 7.8%
Days on Market Until Sale	66	52	- 21.2%	81	87	+ 7.4%
Cumulative Days on Market Until Sale	67	88	+ 31.3%	105	105	0.0%
Average List Price	\$480,100	\$430,615	- 10.3%	\$441,882	\$445,047	+ 0.7%
Inventory of Homes for Sale	70	91	+ 30.0%	--	--	--
Months Supply of Inventory	6.6	9.8	+ 48.5%	--	--	--

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July



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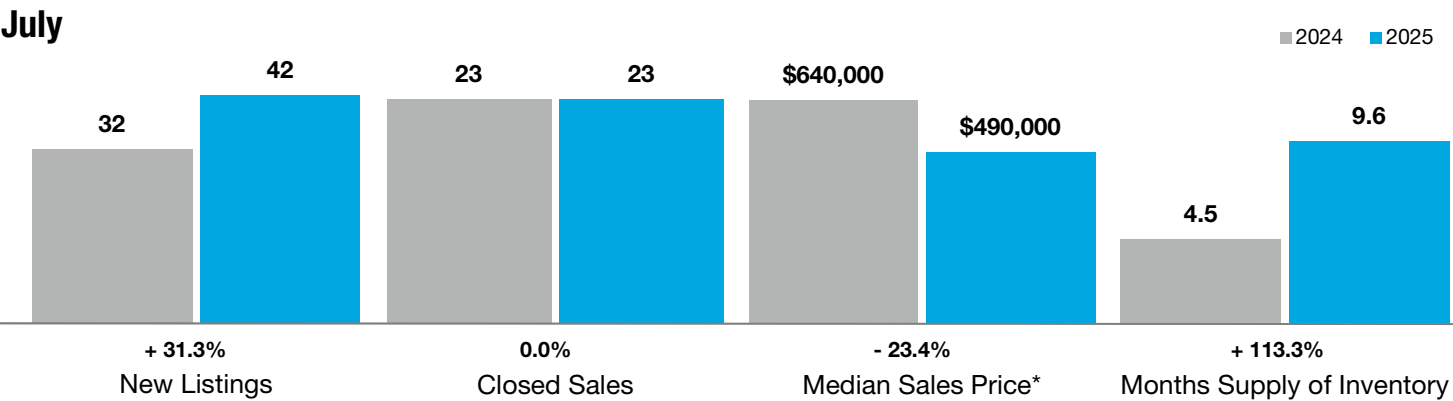


Polk County

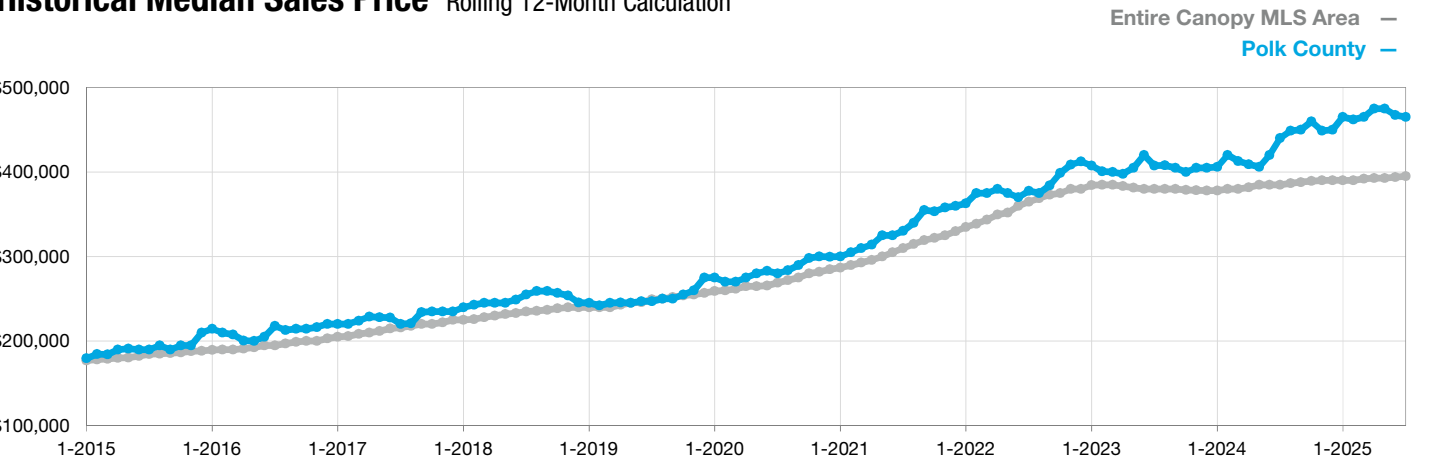
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	32	42	+ 31.3%	234	322	+ 37.6%
Pending Sales	35	31	- 11.4%	174	160	- 8.0%
Closed Sales	23	23	0.0%	159	141	- 11.3%
Median Sales Price*	\$640,000	\$490,000	- 23.4%	\$450,000	\$460,750	+ 2.4%
Average Sales Price*	\$727,217	\$574,059	- 21.1%	\$549,476	\$536,758	- 2.3%
Percent of Original List Price Received*	93.8%	92.1%	- 1.8%	93.0%	91.9%	- 1.2%
List to Close	72	93	+ 29.2%	98	115	+ 17.3%
Days on Market Until Sale	30	48	+ 60.0%	61	66	+ 8.2%
Cumulative Days on Market Until Sale	54	63	+ 16.7%	79	81	+ 2.5%
Average List Price	\$578,755	\$815,638	+ 40.9%	\$711,685	\$756,345	+ 6.3%
Inventory of Homes for Sale	109	205	+ 88.1%	--	--	--
Months Supply of Inventory	4.5	9.6	+ 113.3%	--	--	--

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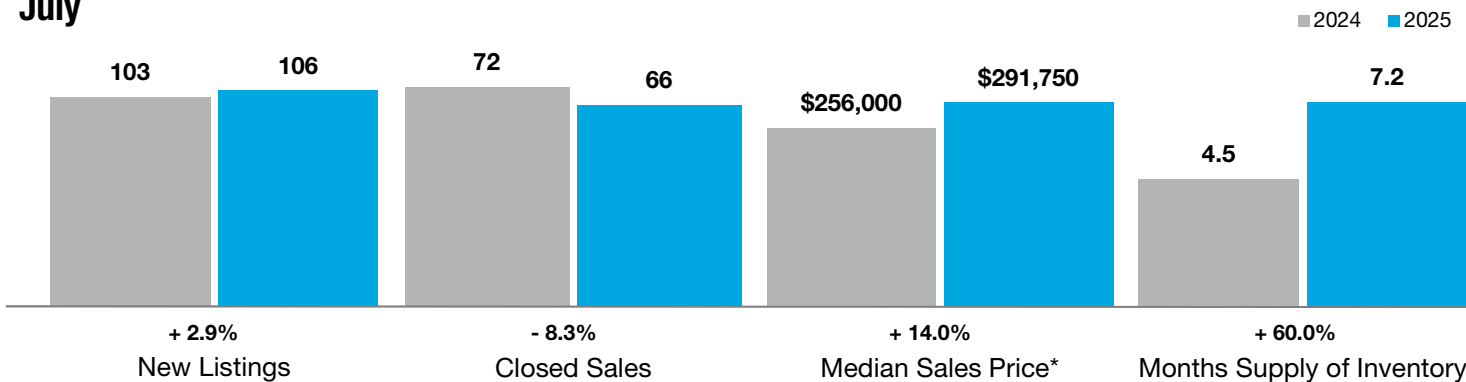
Rutherford County

North Carolina

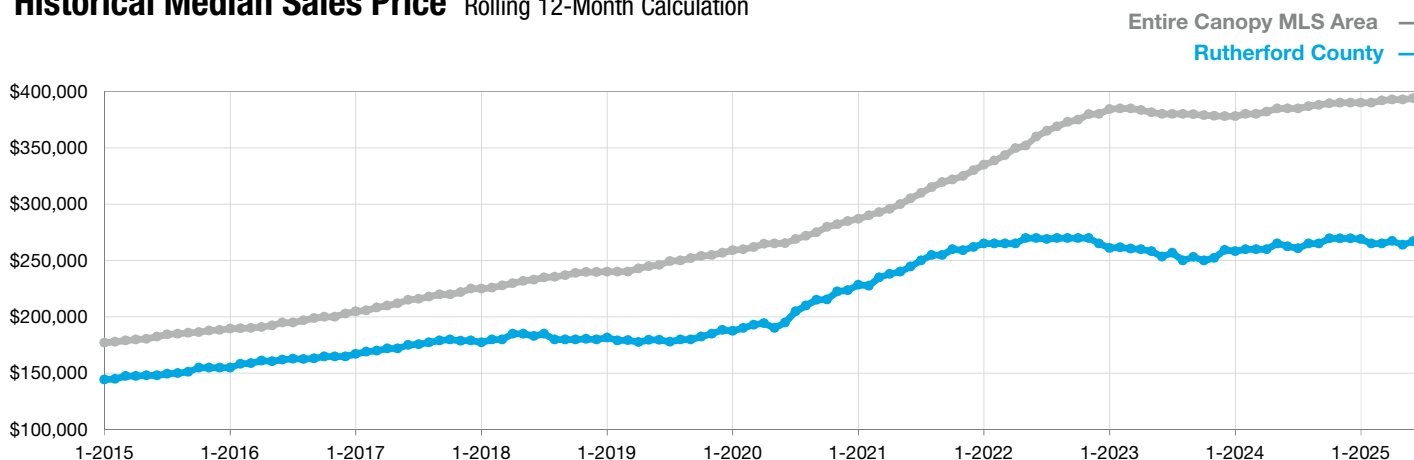
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	103	106	+ 2.9%	707	717	+ 1.4%
Pending Sales	66	69	+ 4.5%	460	414	- 10.0%
Closed Sales	72	66	- 8.3%	444	381	- 14.2%
Median Sales Price*	\$256,000	\$291,750	+ 14.0%	\$266,000	\$268,595	+ 1.0%
Average Sales Price*	\$318,427	\$375,512	+ 17.9%	\$364,907	\$335,473	- 8.1%
Percent of Original List Price Received*	94.3%	90.3%	- 4.2%	93.0%	92.5%	- 0.5%
List to Close	73	124	+ 69.9%	94	112	+ 19.1%
Days on Market Until Sale	31	79	+ 154.8%	49	66	+ 34.7%
Cumulative Days on Market Until Sale	39	91	+ 133.3%	59	77	+ 30.5%
Average List Price	\$482,060	\$411,330	- 14.7%	\$417,432	\$428,715	+ 2.7%
Inventory of Homes for Sale	286	396	+ 38.5%	--	--	--
Months Supply of Inventory	4.5	7.2	+ 60.0%	--	--	--

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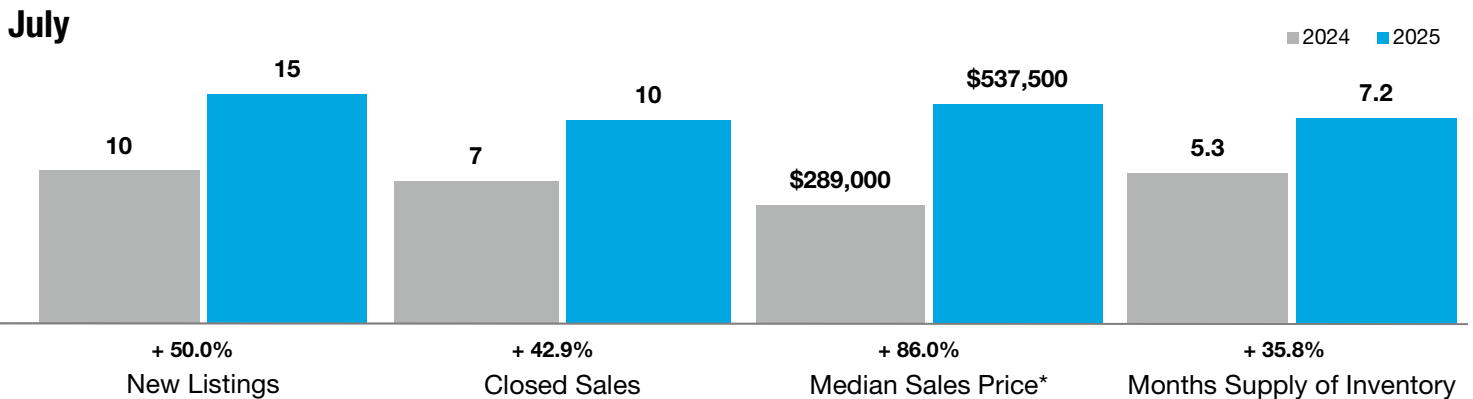


Swain County

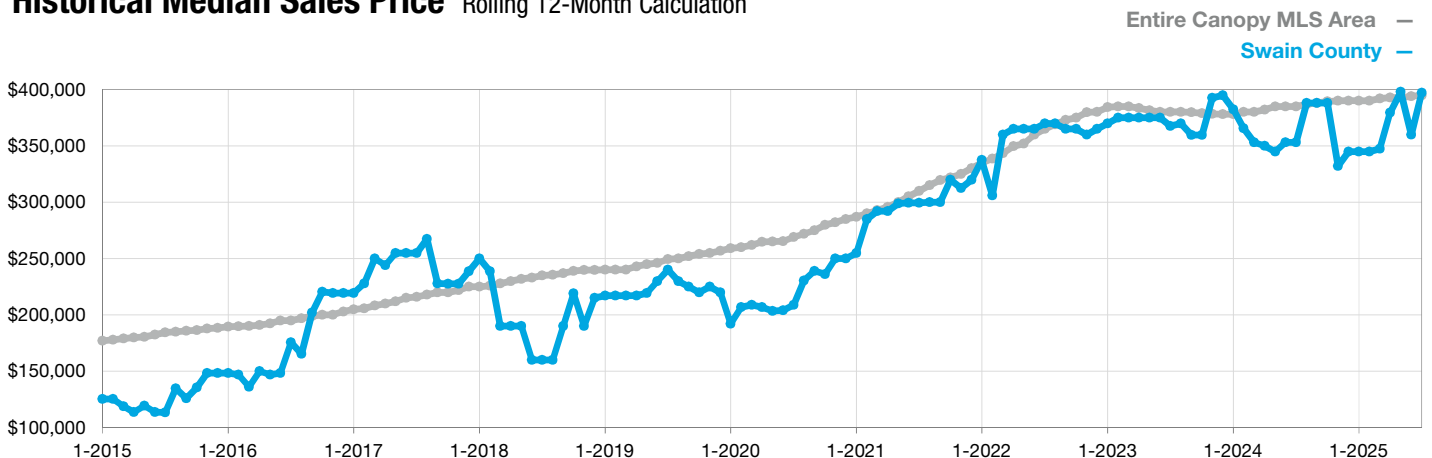
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	15	+ 50.0%	77	98	+ 27.3%
Pending Sales	5	7	+ 40.0%	45	54	+ 20.0%
Closed Sales	7	10	+ 42.9%	47	56	+ 19.1%
Median Sales Price*	\$289,000	\$537,500	+ 86.0%	\$325,000	\$387,700	+ 19.3%
Average Sales Price*	\$291,957	\$519,150	+ 77.8%	\$453,821	\$402,350	- 11.3%
Percent of Original List Price Received*	91.1%	94.2%	+ 3.4%	93.5%	93.2%	- 0.3%
List to Close	75	84	+ 12.0%	95	104	+ 9.5%
Days on Market Until Sale	40	42	+ 5.0%	52	53	+ 1.9%
Cumulative Days on Market Until Sale	41	43	+ 4.9%	66	58	- 12.1%
Average List Price	\$444,140	\$605,819	+ 36.4%	\$480,807	\$576,378	+ 19.9%
Inventory of Homes for Sale	37	56	+ 51.4%	--	--	--
Months Supply of Inventory	5.3	7.2	+ 35.8%	--	--	--

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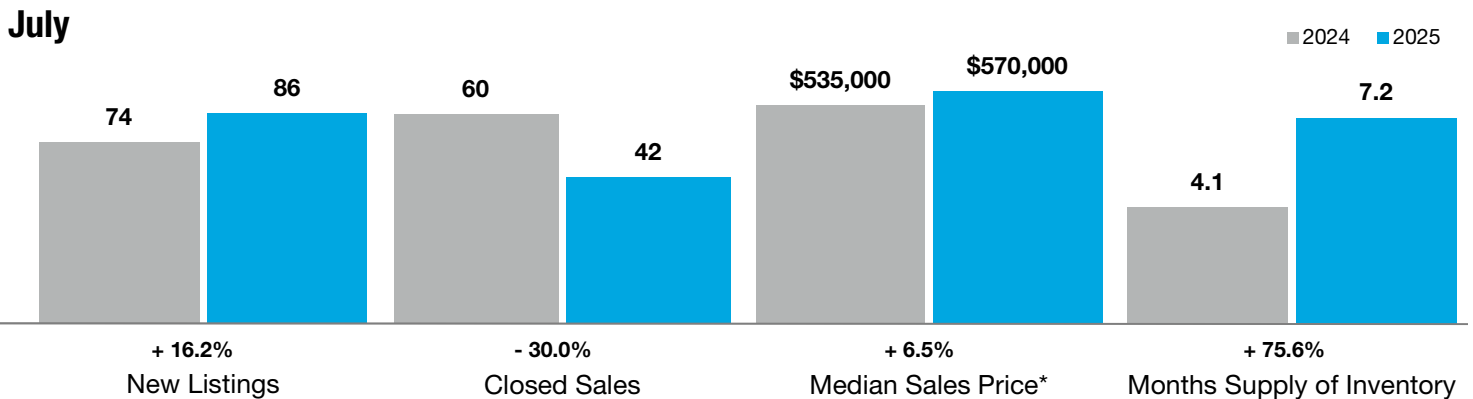


Transylvania County

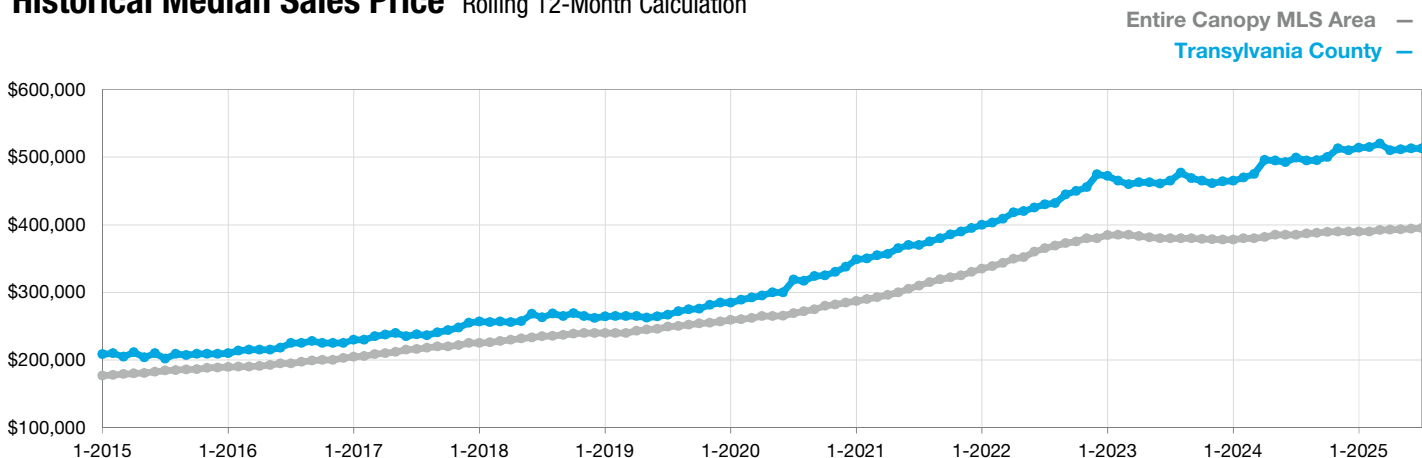
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	74	86	+ 16.2%	463	522	+ 12.7%
Pending Sales	52	49	- 5.8%	324	300	- 7.4%
Closed Sales	60	42	- 30.0%	313	264	- 15.7%
Median Sales Price*	\$535,000	\$570,000	+ 6.5%	\$505,000	\$512,750	+ 1.5%
Average Sales Price*	\$665,718	\$718,796	+ 8.0%	\$661,790	\$718,900	+ 8.6%
Percent of Original List Price Received*	93.9%	93.3%	- 0.6%	93.8%	93.4%	- 0.4%
List to Close	89	114	+ 28.1%	95	111	+ 16.8%
Days on Market Until Sale	50	81	+ 62.0%	54	70	+ 29.6%
Cumulative Days on Market Until Sale	53	91	+ 71.7%	57	78	+ 36.8%
Average List Price	\$1,135,105	\$1,105,545	- 2.6%	\$841,767	\$878,570	+ 4.4%
Inventory of Homes for Sale	180	285	+ 58.3%	--	--	--
Months Supply of Inventory	4.1	7.2	+ 75.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

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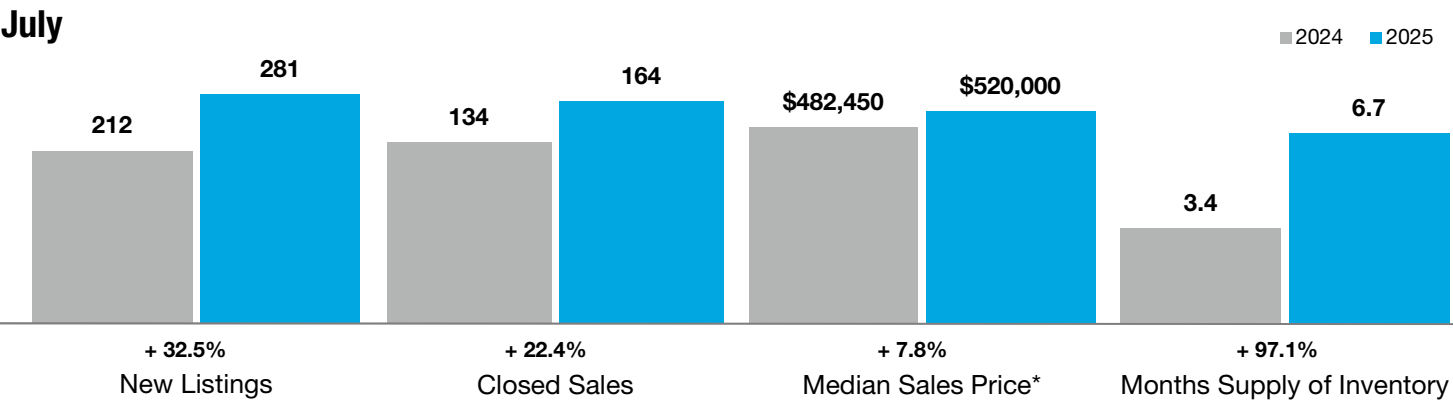


City of Asheville

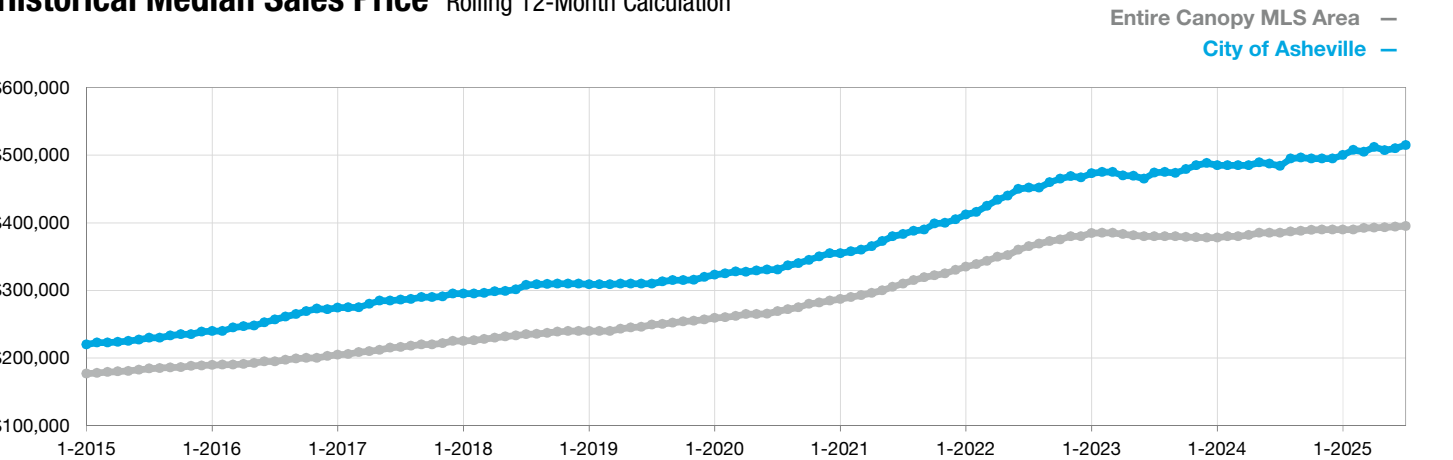
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	212	281	+ 32.5%	1,443	1,849	+ 28.1%
Pending Sales	154	148	- 3.9%	1,052	1,027	- 2.4%
Closed Sales	134	164	+ 22.4%	1,008	979	- 2.9%
Median Sales Price*	\$482,450	\$520,000	+ 7.8%	\$480,500	\$515,000	+ 7.2%
Average Sales Price*	\$665,003	\$671,746	+ 1.0%	\$650,939	\$637,087	- 2.1%
Percent of Original List Price Received*	97.4%	92.7%	- 4.8%	96.2%	94.5%	- 1.8%
List to Close	71	94	+ 32.4%	90	93	+ 3.3%
Days on Market Until Sale	34	55	+ 61.8%	41	50	+ 22.0%
Cumulative Days on Market Until Sale	35	63	+ 80.0%	46	58	+ 26.1%
Average List Price	\$707,723	\$823,235	+ 16.3%	\$754,598	\$744,672	- 1.3%
Inventory of Homes for Sale	498	884	+ 77.5%	--	--	--
Months Supply of Inventory	3.4	6.7	+ 97.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

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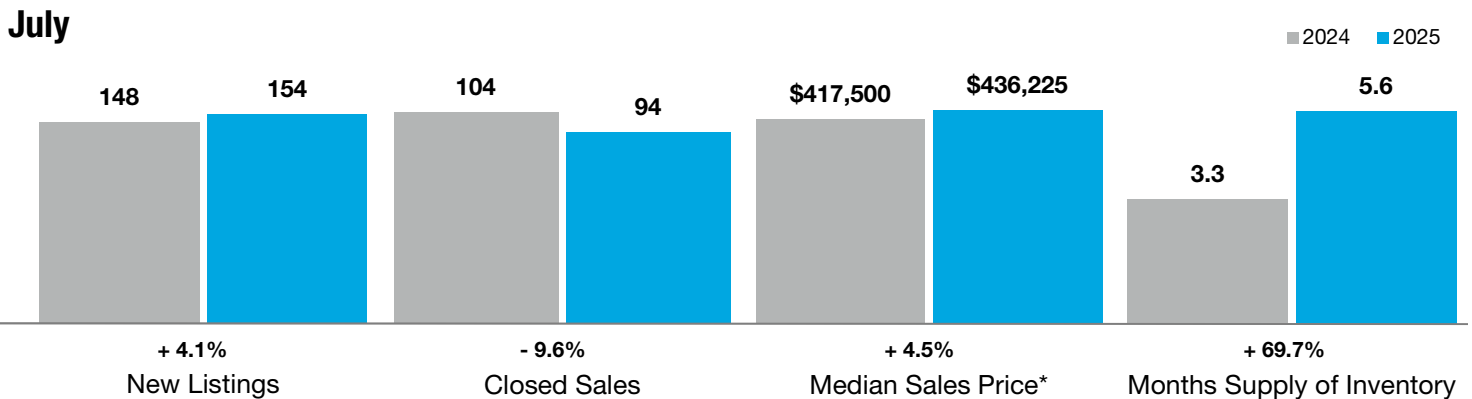


City of Hendersonville

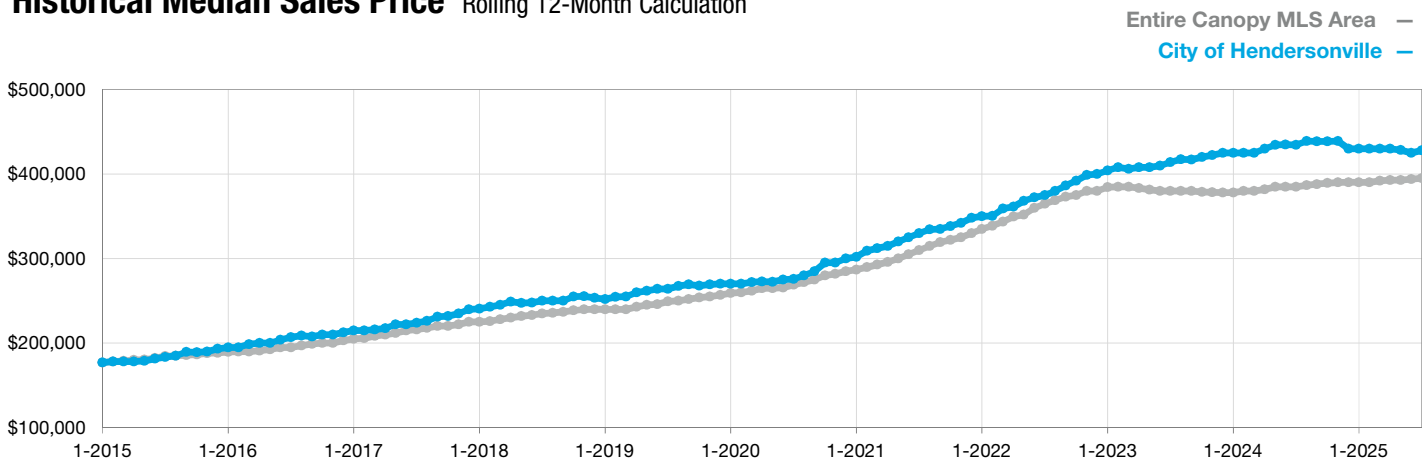
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	148	154	+ 4.1%	854	1,006	+ 17.8%
Pending Sales	125	108	- 13.6%	646	644	- 0.3%
Closed Sales	104	94	- 9.6%	591	602	+ 1.9%
Median Sales Price*	\$417,500	\$436,225	+ 4.5%	\$430,000	\$421,250	- 2.0%
Average Sales Price*	\$478,962	\$526,625	+ 10.0%	\$493,684	\$495,100	+ 0.3%
Percent of Original List Price Received*	97.0%	93.0%	- 4.1%	96.8%	95.4%	- 1.4%
List to Close	88	101	+ 14.8%	100	108	+ 8.0%
Days on Market Until Sale	41	60	+ 46.3%	44	59	+ 34.1%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	51	68	+ 33.3%
Average List Price	\$542,389	\$550,724	+ 1.5%	\$574,207	\$574,483	+ 0.0%
Inventory of Homes for Sale	289	482	+ 66.8%	--	--	--
Months Supply of Inventory	3.3	5.6	+ 69.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

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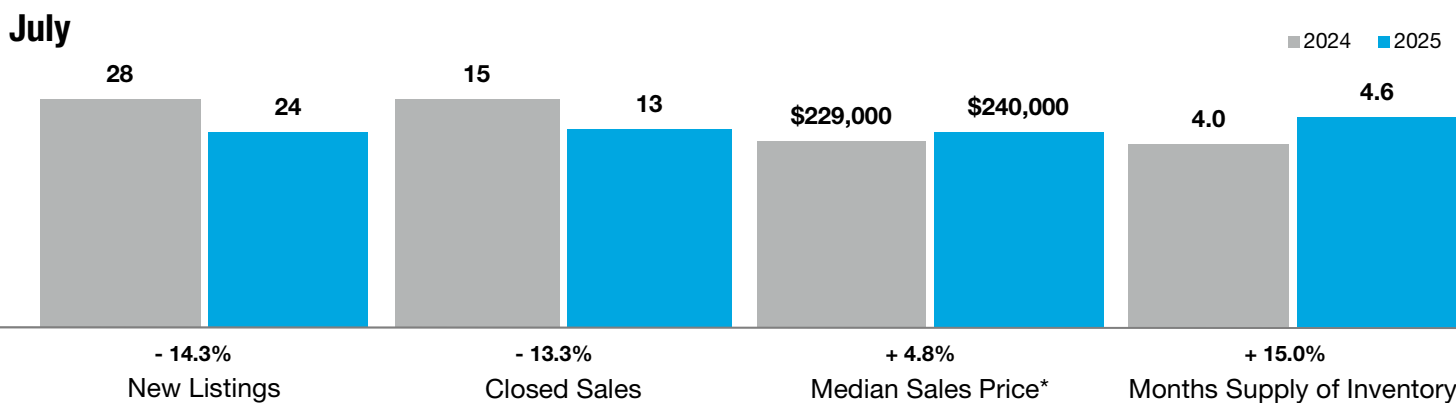


Forest City

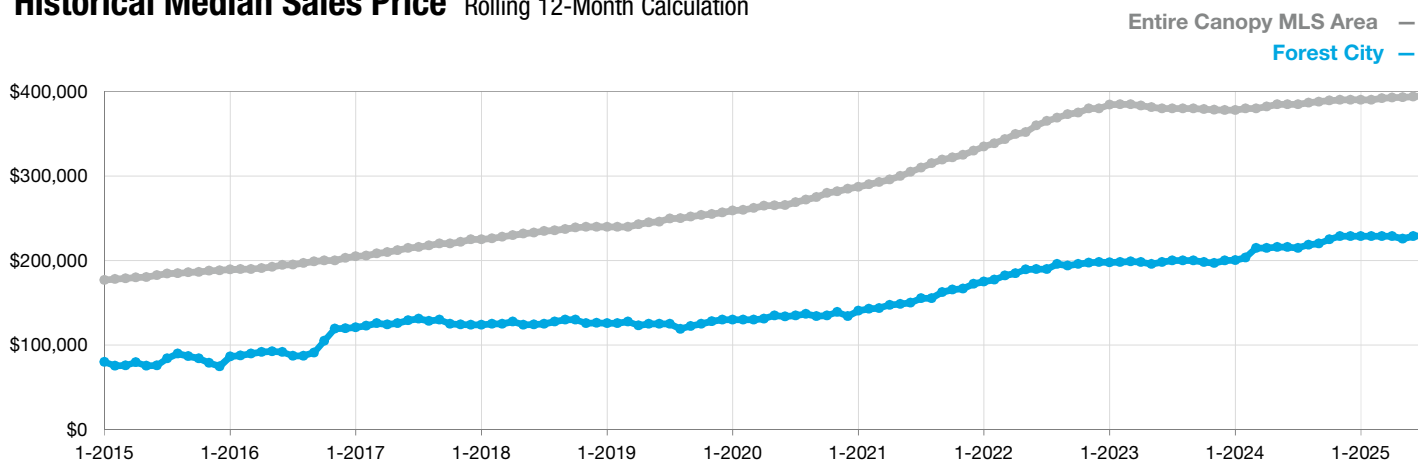
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	28	24	- 14.3%	148	147	- 0.7%
Pending Sales	15	13	- 13.3%	91	100	+ 9.9%
Closed Sales	15	13	- 13.3%	92	92	0.0%
Median Sales Price*	\$229,000	\$240,000	+ 4.8%	\$225,000	\$227,000	+ 0.9%
Average Sales Price*	\$212,933	\$293,192	+ 37.7%	\$231,552	\$245,690	+ 6.1%
Percent of Original List Price Received*	94.1%	92.3%	- 1.9%	92.3%	92.7%	+ 0.4%
List to Close	79	122	+ 54.4%	94	102	+ 8.5%
Days on Market Until Sale	39	77	+ 97.4%	50	55	+ 10.0%
Cumulative Days on Market Until Sale	49	77	+ 57.1%	57	59	+ 3.5%
Average List Price	\$265,900	\$284,221	+ 6.9%	\$256,562	\$283,703	+ 10.6%
Inventory of Homes for Sale	55	66	+ 20.0%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

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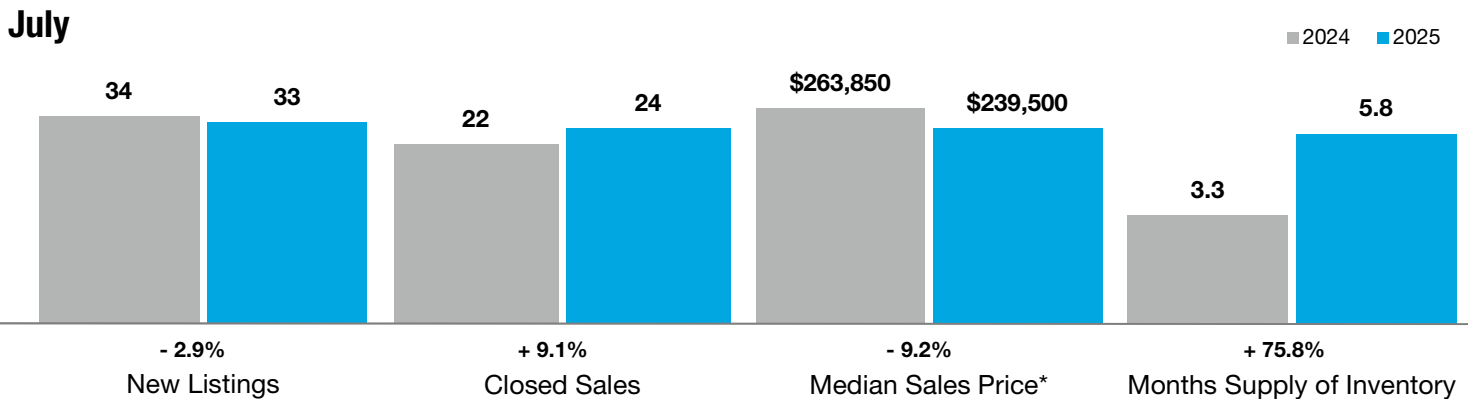


Marion

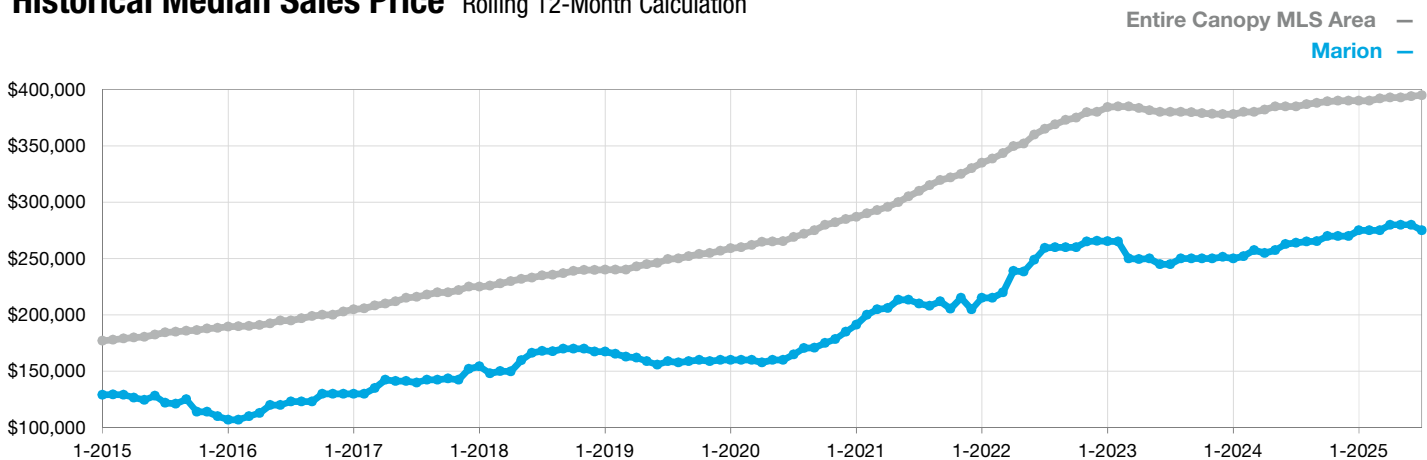
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	34	33	- 2.9%	190	241	+ 26.8%
Pending Sales	24	31	+ 29.2%	151	159	+ 5.3%
Closed Sales	22	24	+ 9.1%	145	141	- 2.8%
Median Sales Price*	\$263,850	\$239,500	- 9.2%	\$252,000	\$270,000	+ 7.1%
Average Sales Price*	\$335,459	\$333,683	- 0.5%	\$316,577	\$316,880	+ 0.1%
Percent of Original List Price Received*	90.6%	89.1%	- 1.7%	91.3%	92.2%	+ 1.0%
List to Close	129	84	- 34.9%	124	108	- 12.9%
Days on Market Until Sale	88	47	- 46.6%	73	61	- 16.4%
Cumulative Days on Market Until Sale	104	48	- 53.8%	79	65	- 17.7%
Average List Price	\$453,868	\$319,067	- 29.7%	\$353,988	\$375,622	+ 6.1%
Inventory of Homes for Sale	67	112	+ 67.2%	--	--	--
Months Supply of Inventory	3.3	5.8	+ 75.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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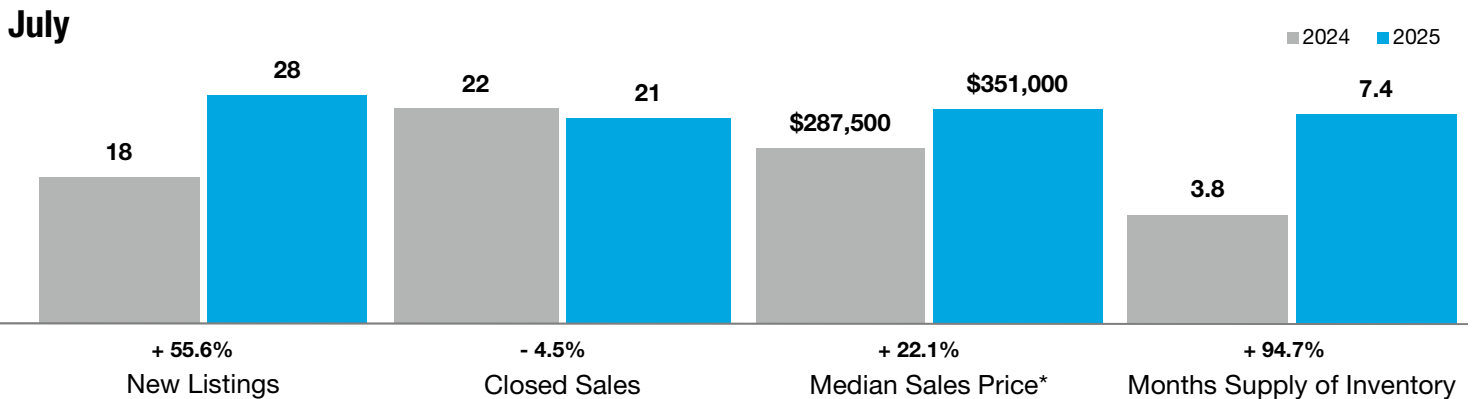


Rutherfordton

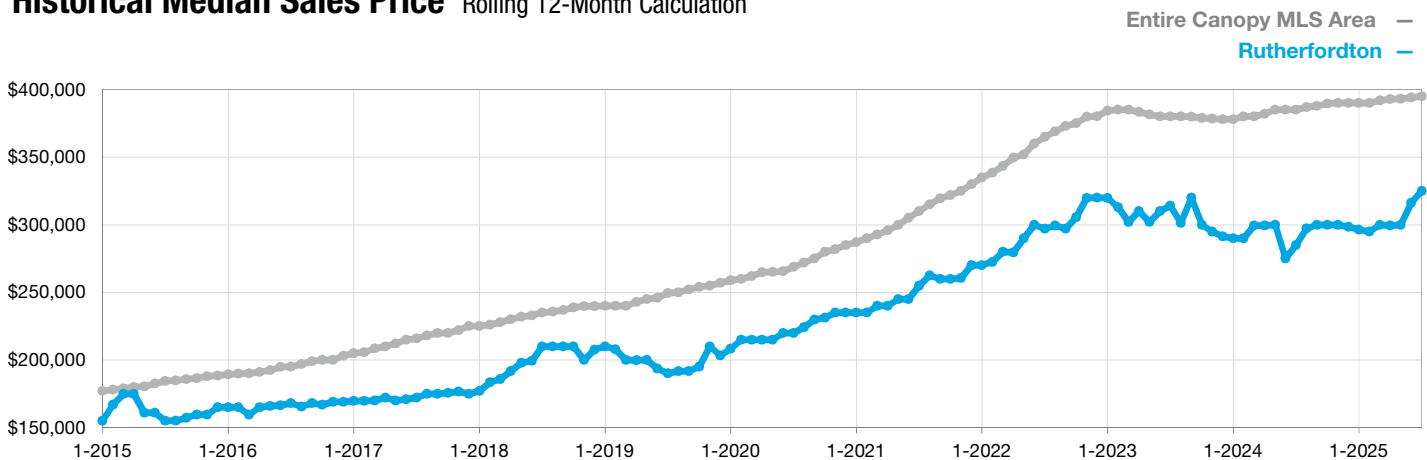
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	18	28	+ 55.6%	175	219	+ 25.1%
Pending Sales	18	18	0.0%	117	128	+ 9.4%
Closed Sales	22	21	- 4.5%	108	123	+ 13.9%
Median Sales Price*	\$287,500	\$351,000	+ 22.1%	\$285,000	\$325,000	+ 14.0%
Average Sales Price*	\$320,150	\$379,824	+ 18.6%	\$323,821	\$364,181	+ 12.5%
Percent of Original List Price Received*	94.1%	89.4%	- 5.0%	93.8%	92.8%	- 1.1%
List to Close	64	89	+ 39.1%	84	99	+ 17.9%
Days on Market Until Sale	24	47	+ 95.8%	40	55	+ 37.5%
Cumulative Days on Market Until Sale	29	48	+ 65.5%	56	68	+ 21.4%
Average List Price	\$580,044	\$483,095	- 16.7%	\$416,269	\$450,085	+ 8.1%
Inventory of Homes for Sale	61	115	+ 88.5%	--	--	--
Months Supply of Inventory	3.8	7.4	+ 94.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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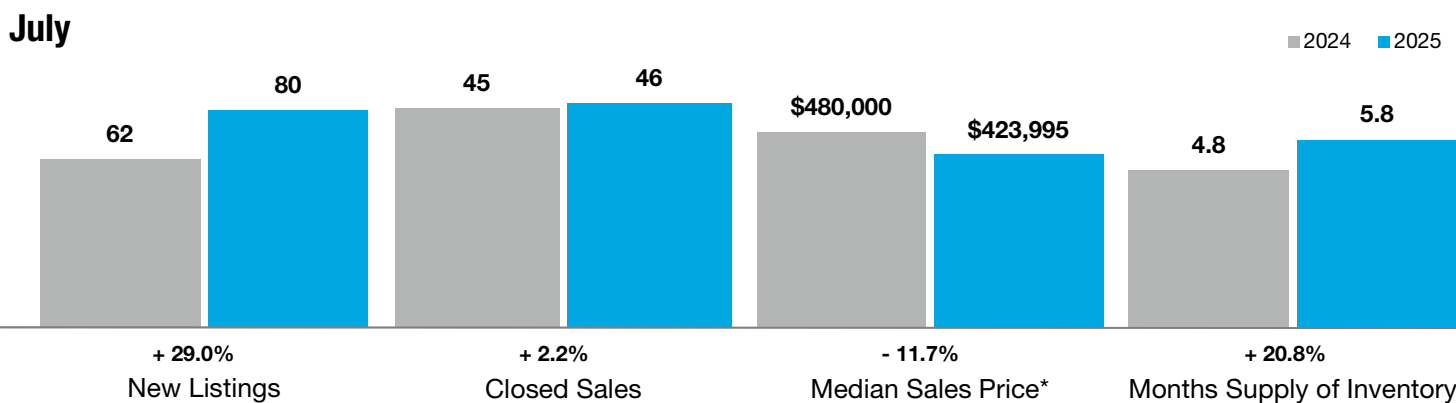


Waynesville

North Carolina

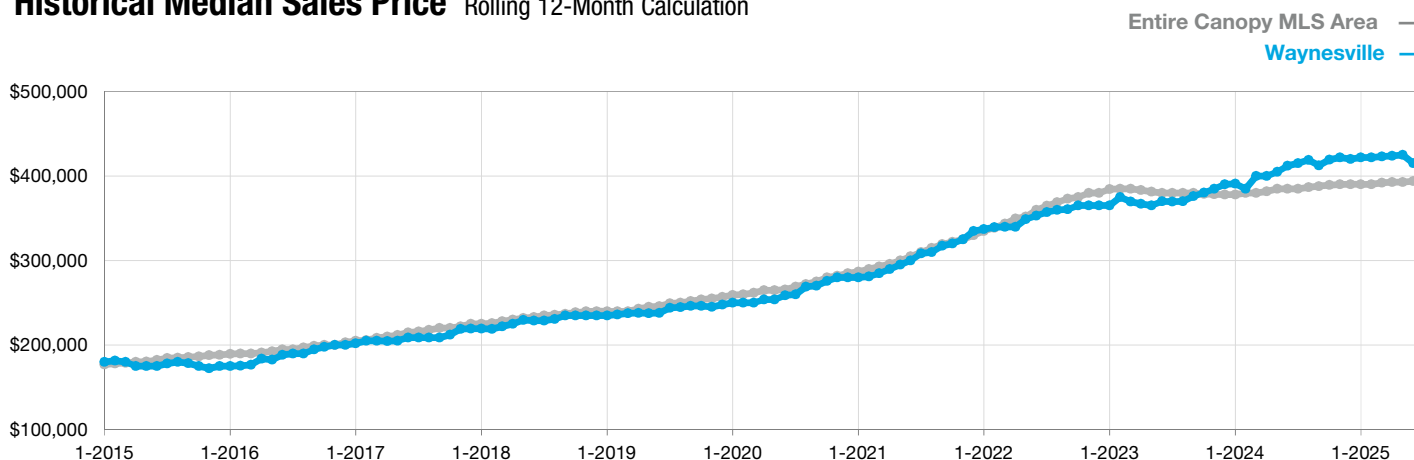
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	62	80	+ 29.0%	408	489	+ 19.9%
Pending Sales	46	65	+ 41.3%	259	319	+ 23.2%
Closed Sales	45	46	+ 2.2%	230	280	+ 21.7%
Median Sales Price*	\$480,000	\$423,995	- 11.7%	\$417,000	\$410,358	- 1.6%
Average Sales Price*	\$573,718	\$551,673	- 3.8%	\$484,292	\$478,656	- 1.2%
Percent of Original List Price Received*	94.9%	92.3%	- 2.7%	95.1%	93.7%	- 1.5%
List to Close	98	149	+ 52.0%	93	132	+ 41.9%
Days on Market Until Sale	44	97	+ 120.5%	45	82	+ 82.2%
Cumulative Days on Market Until Sale	46	111	+ 141.3%	49	93	+ 89.8%
Average List Price	\$576,782	\$489,355	- 15.2%	\$521,698	\$519,001	- 0.5%
Inventory of Homes for Sale	180	241	+ 33.9%	--	--	--
Months Supply of Inventory	4.8	5.8	+ 20.8%	--	--	--

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Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for July 2025

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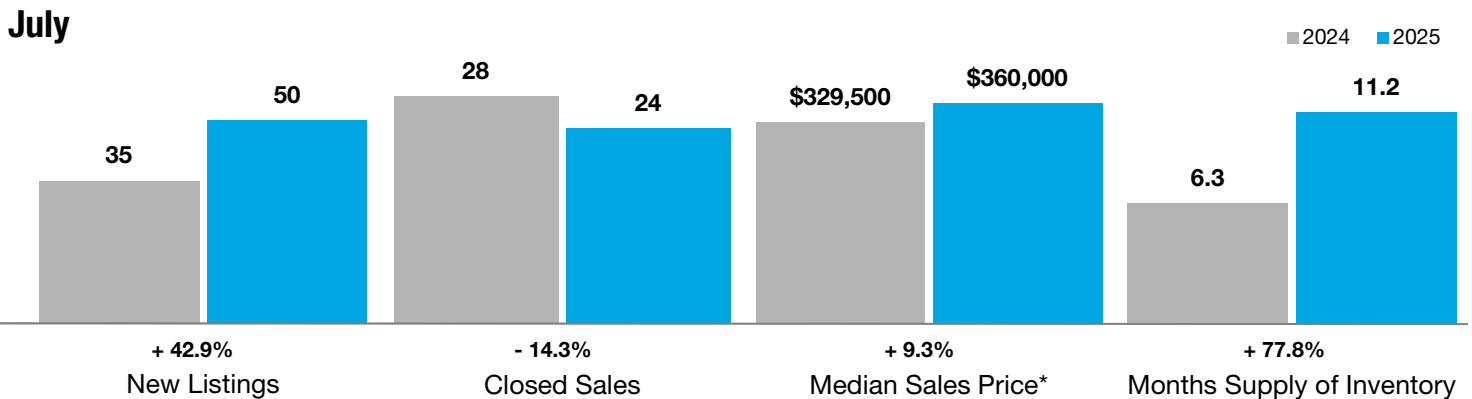


Yancey County

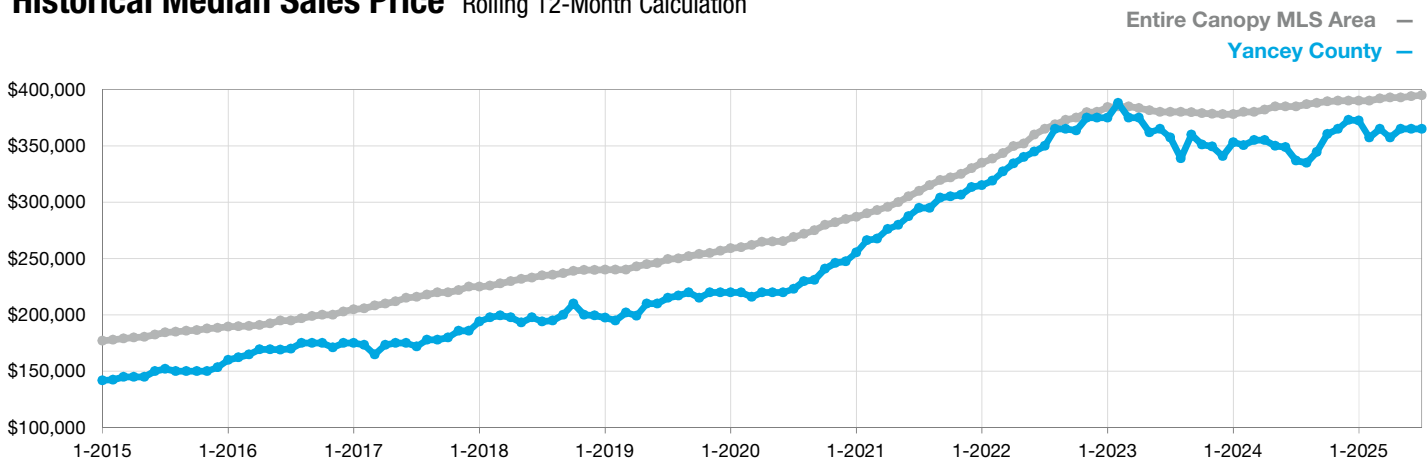
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	35	50	+ 42.9%	213	261	+ 22.5%
Pending Sales	20	33	+ 65.0%	131	132	+ 0.8%
Closed Sales	28	24	- 14.3%	125	111	- 11.2%
Median Sales Price*	\$329,500	\$360,000	+ 9.3%	\$329,497	\$340,000	+ 3.2%
Average Sales Price*	\$414,304	\$396,342	- 4.3%	\$439,980	\$427,885	- 2.7%
Percent of Original List Price Received*	91.0%	94.7%	+ 4.1%	93.1%	92.3%	- 0.9%
List to Close	141	98	- 30.5%	125	120	- 4.0%
Days on Market Until Sale	96	39	- 59.4%	76	70	- 7.9%
Cumulative Days on Market Until Sale	87	51	- 41.4%	82	79	- 3.7%
Average List Price	\$614,669	\$685,858	+ 11.6%	\$605,071	\$632,080	+ 4.5%
Inventory of Homes for Sale	119	174	+ 46.2%	--	--	--
Months Supply of Inventory	6.3	11.2	+ 77.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

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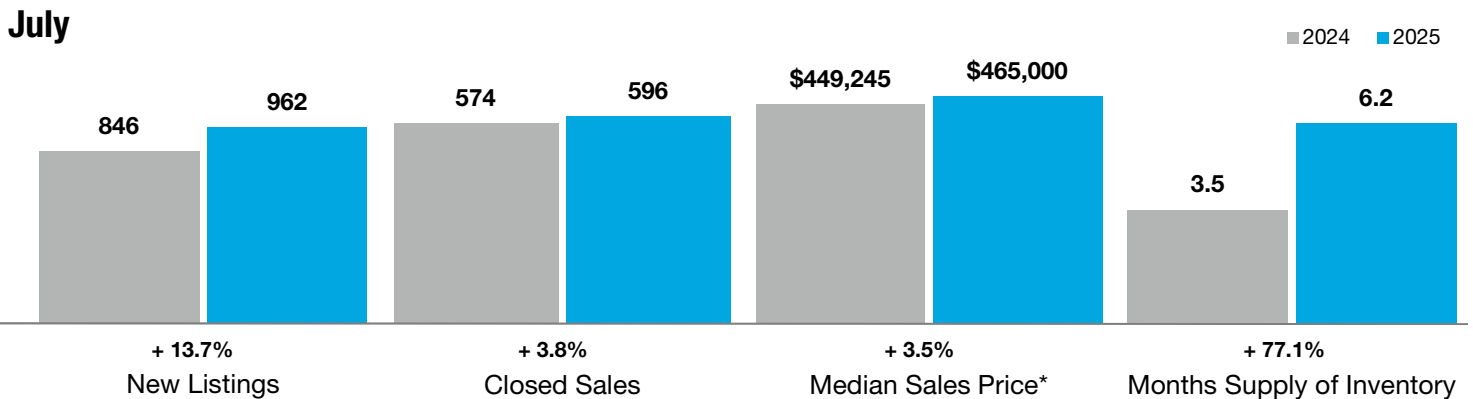


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	846	962	+ 13.7%	5,335	6,388	+ 19.7%
Pending Sales	600	658	+ 9.7%	3,932	3,869	- 1.6%
Closed Sales	574	596	+ 3.8%	3,698	3,606	- 2.5%
Median Sales Price*	\$449,245	\$465,000	+ 3.5%	\$450,000	\$452,000	+ 0.4%
Average Sales Price*	\$578,746	\$588,659	+ 1.7%	\$561,009	\$553,712	- 1.3%
Percent of Original List Price Received*	96.6%	93.5%	- 3.2%	96.0%	94.8%	- 1.3%
List to Close	86	98	+ 14.0%	95	106	+ 11.6%
Days on Market Until Sale	38	56	+ 47.4%	45	59	+ 31.1%
Cumulative Days on Market Until Sale	42	65	+ 54.8%	50	66	+ 32.0%
Average List Price	\$637,951	\$681,612	+ 6.8%	\$640,014	\$651,564	+ 1.8%
Inventory of Homes for Sale	1,905	3,109	+ 63.2%	--	--	--
Months Supply of Inventory	3.5	6.2	+ 77.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

