

Local Market Update for August 2025

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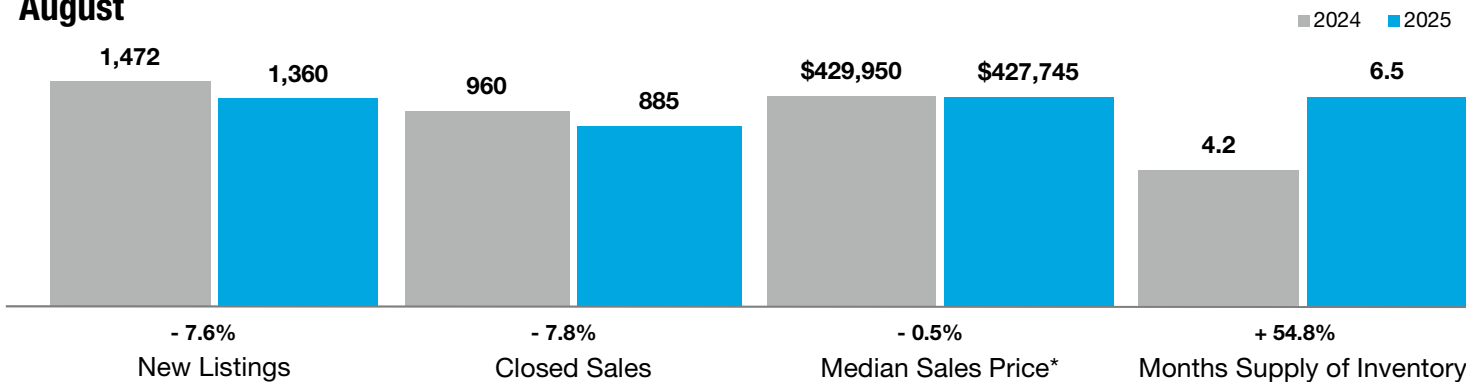
Asheville Region

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

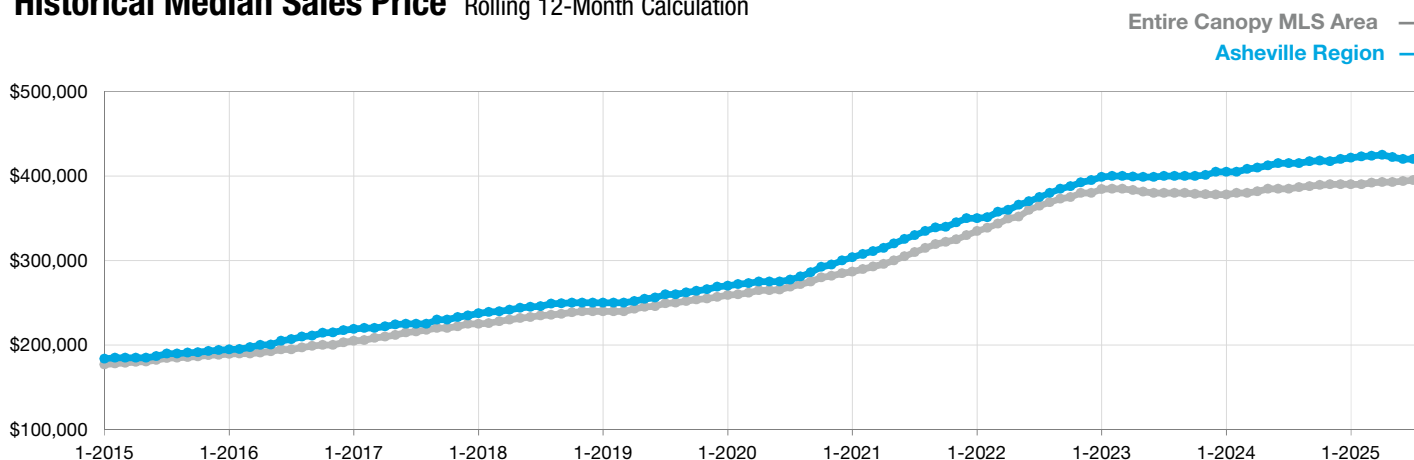
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,472	1,360	- 7.6%	9,899	11,205	+ 13.2%
Pending Sales	853	1,005	+ 17.8%	6,905	6,819	- 1.2%
Closed Sales	960	885	- 7.8%	6,655	6,375	- 4.2%
Median Sales Price*	\$429,950	\$427,745	- 0.5%	\$417,990	\$419,700	+ 0.4%
Average Sales Price*	\$558,737	\$561,656	+ 0.5%	\$523,592	\$519,225	- 0.8%
Percent of Original List Price Received*	95.0%	92.7%	- 2.4%	95.0%	94.0%	- 1.1%
List to Close	92	108	+ 17.4%	95	108	+ 13.7%
Days on Market Until Sale	46	63	+ 37.0%	48	62	+ 29.2%
Cumulative Days on Market Until Sale	51	71	+ 39.2%	54	70	+ 29.6%
Average List Price	\$601,507	\$620,117	+ 3.1%	\$603,496	\$618,058	+ 2.4%
Inventory of Homes for Sale	3,465	4,999	+ 44.3%	--	--	--
Months Supply of Inventory	4.2	6.5	+ 54.8%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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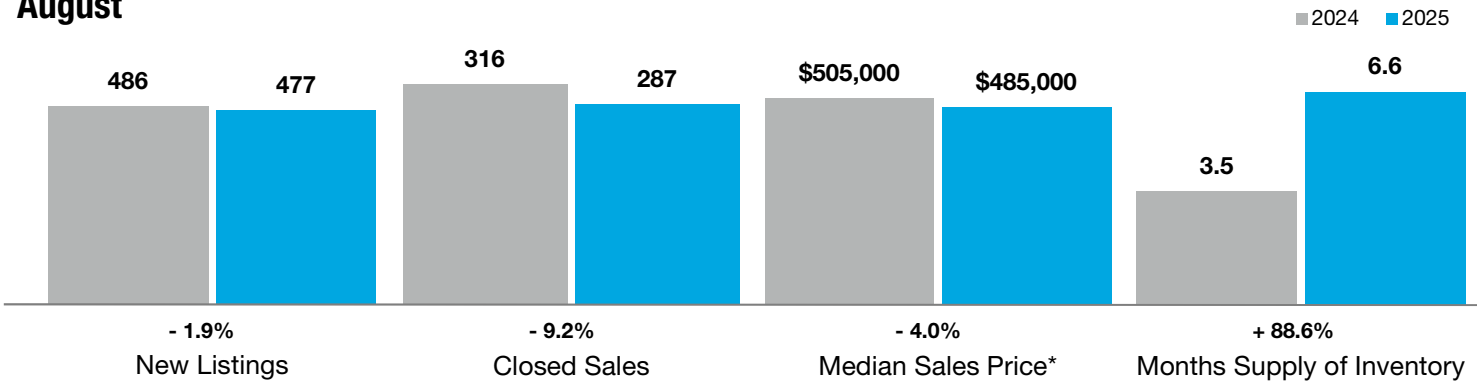
Buncombe County

North Carolina

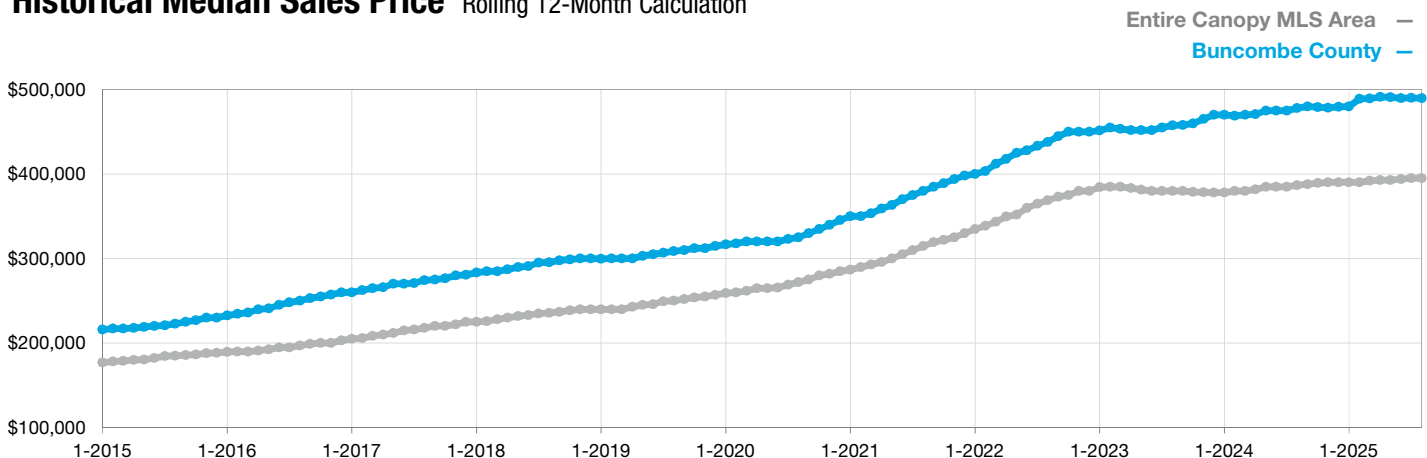
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	486	477	- 1.9%	3,278	3,923	+ 19.7%
Pending Sales	277	314	+ 13.4%	2,397	2,294	- 4.3%
Closed Sales	316	287	- 9.2%	2,338	2,171	- 7.1%
Median Sales Price*	\$505,000	\$485,000	- 4.0%	\$479,900	\$495,000	+ 3.1%
Average Sales Price*	\$712,543	\$644,648	- 9.5%	\$633,793	\$616,535	- 2.7%
Percent of Original List Price Received*	96.0%	92.3%	- 3.9%	96.2%	94.5%	- 1.8%
List to Close	91	106	+ 16.5%	91	97	+ 6.6%
Days on Market Until Sale	45	67	+ 48.9%	44	54	+ 22.7%
Cumulative Days on Market Until Sale	48	74	+ 54.2%	48	62	+ 29.2%
Average List Price	\$773,755	\$689,267	- 10.9%	\$721,869	\$714,640	- 1.0%
Inventory of Homes for Sale	1,001	1,684	+ 68.2%	--	--	--
Months Supply of Inventory	3.5	6.6	+ 88.6%	--	--	--

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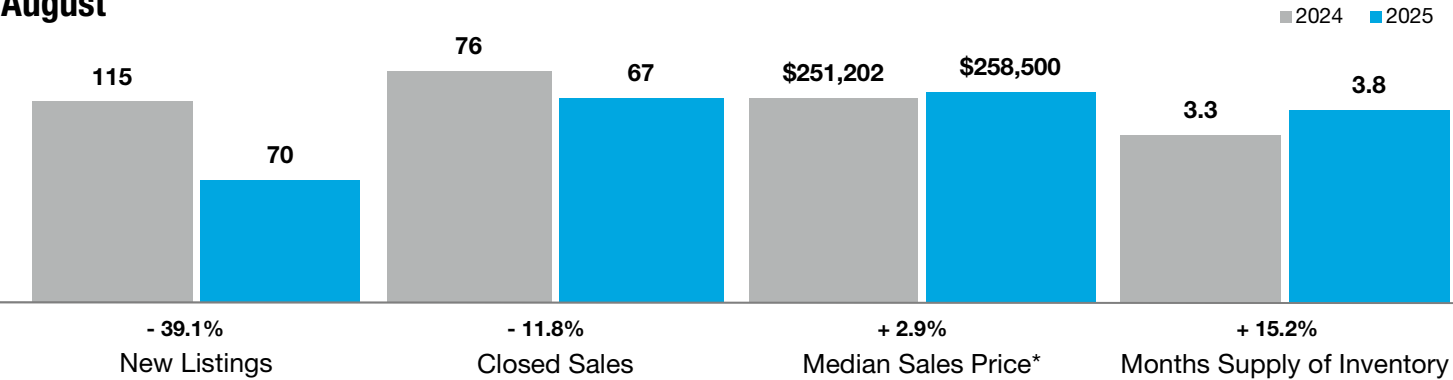
Burke County

North Carolina

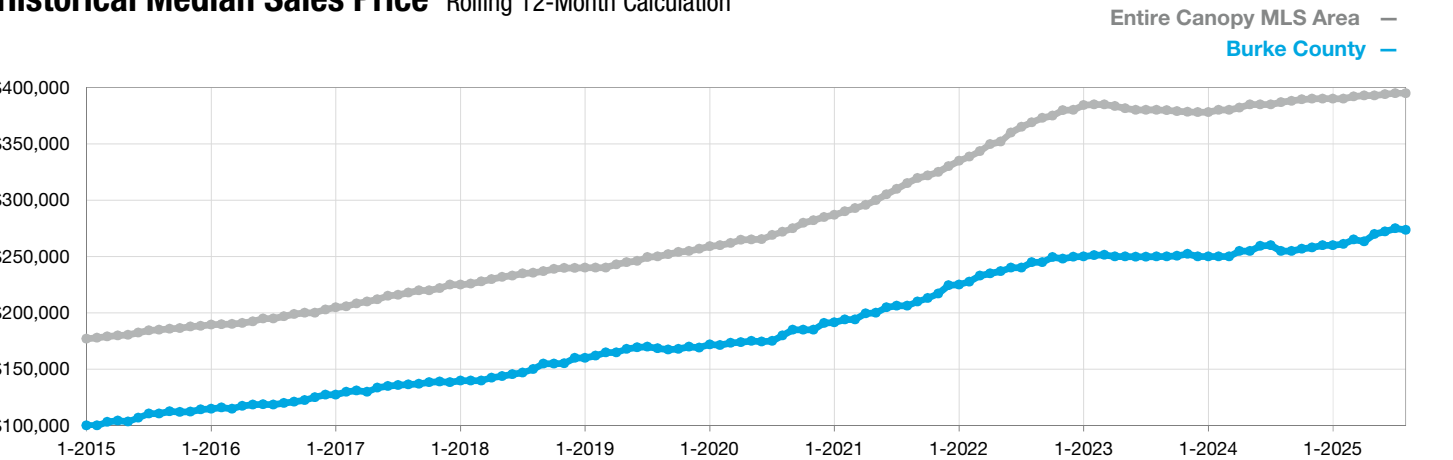
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	115	70	- 39.1%	795	733	- 7.8%
Pending Sales	79	65	- 17.7%	585	547	- 6.5%
Closed Sales	76	67	- 11.8%	541	535	- 1.1%
Median Sales Price*	\$251,202	\$258,500	+ 2.9%	\$255,000	\$275,000	+ 7.8%
Average Sales Price*	\$329,841	\$333,368	+ 1.1%	\$310,870	\$337,631	+ 8.6%
Percent of Original List Price Received*	93.0%	93.0%	0.0%	94.3%	93.4%	- 1.0%
List to Close	88	98	+ 11.4%	80	101	+ 26.3%
Days on Market Until Sale	50	46	- 8.0%	40	59	+ 47.5%
Cumulative Days on Market Until Sale	50	51	+ 2.0%	42	68	+ 61.9%
Average List Price	\$354,105	\$417,421	+ 17.9%	\$380,766	\$394,059	+ 3.5%
Inventory of Homes for Sale	219	243	+ 11.0%	--	--	--
Months Supply of Inventory	3.3	3.8	+ 15.2%	--	--	--

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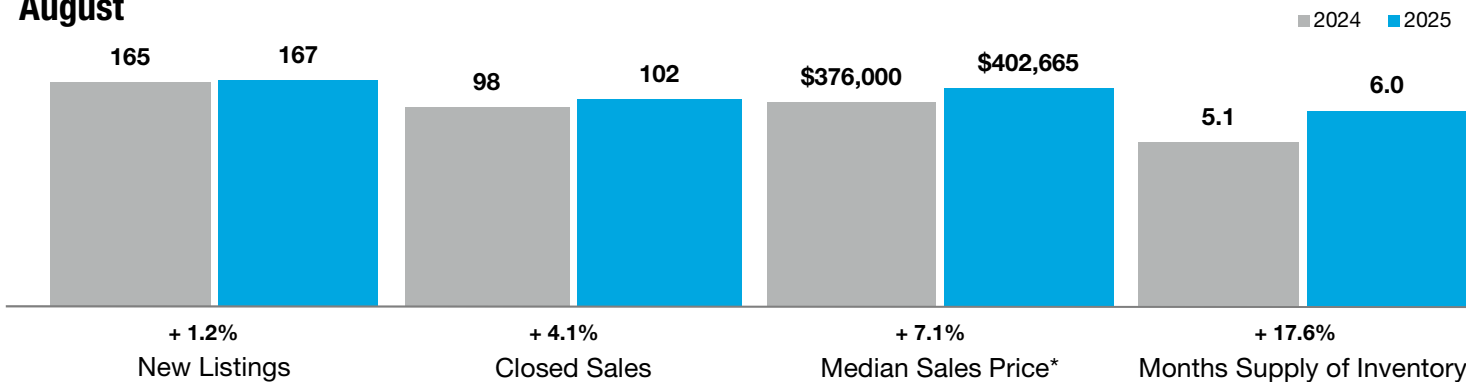
Haywood County

North Carolina

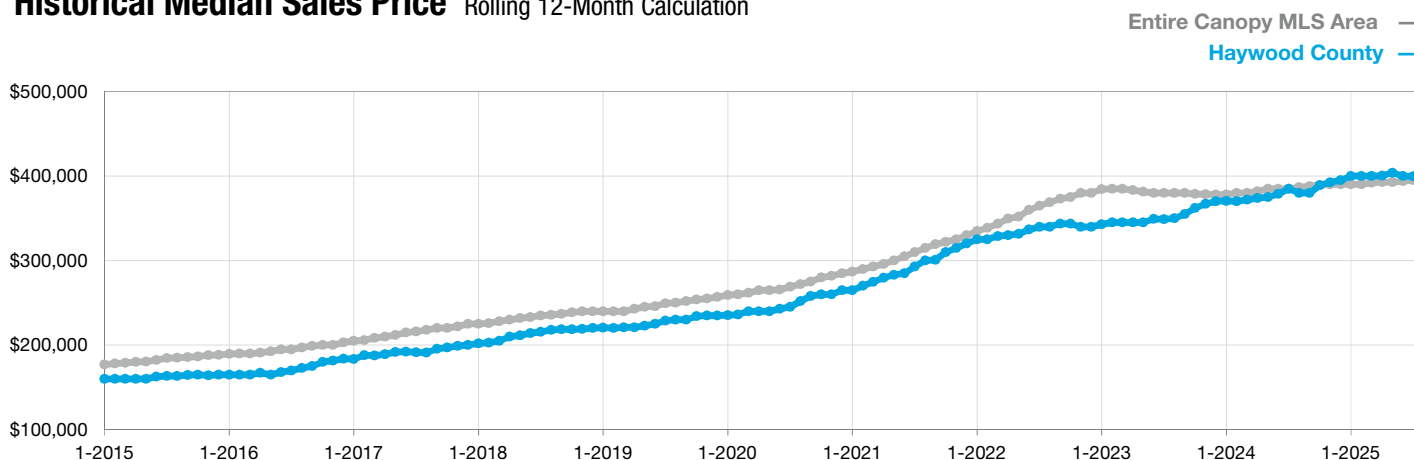
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	165	167	+ 1.2%	978	1,176	+ 20.2%
Pending Sales	83	139	+ 67.5%	642	739	+ 15.1%
Closed Sales	98	102	+ 4.1%	622	660	+ 6.1%
Median Sales Price*	\$376,000	\$402,665	+ 7.1%	\$385,000	\$394,995	+ 2.6%
Average Sales Price*	\$497,463	\$466,442	- 6.2%	\$446,995	\$445,686	- 0.3%
Percent of Original List Price Received*	93.6%	92.4%	- 1.3%	94.0%	93.6%	- 0.4%
List to Close	96	92	- 4.2%	97	113	+ 16.5%
Days on Market Until Sale	45	53	+ 17.8%	49	67	+ 36.7%
Cumulative Days on Market Until Sale	49	62	+ 26.5%	55	77	+ 40.0%
Average List Price	\$583,617	\$524,401	- 10.1%	\$511,084	\$498,837	- 2.4%
Inventory of Homes for Sale	405	513	+ 26.7%	--	--	--
Months Supply of Inventory	5.1	6.0	+ 17.6%	--	--	--

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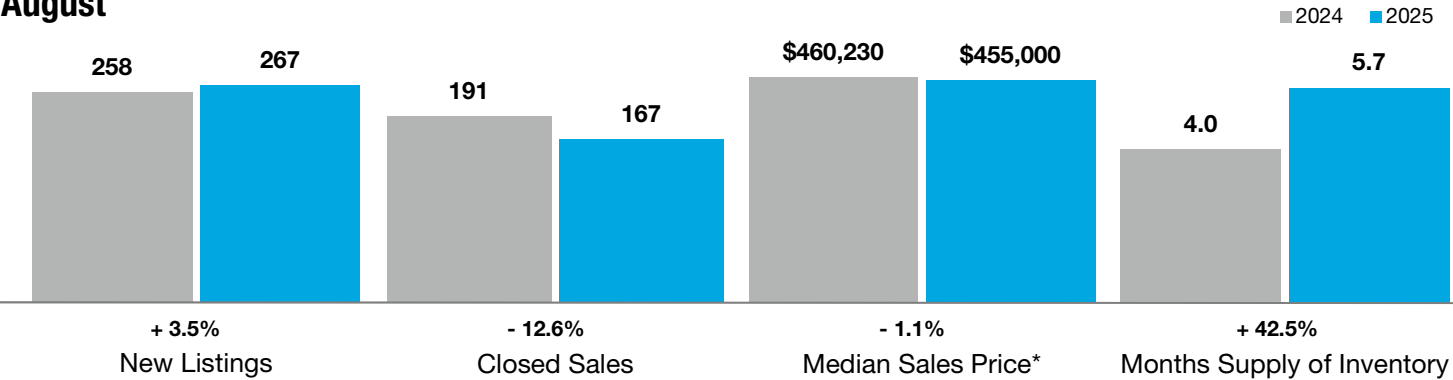
Henderson County

North Carolina

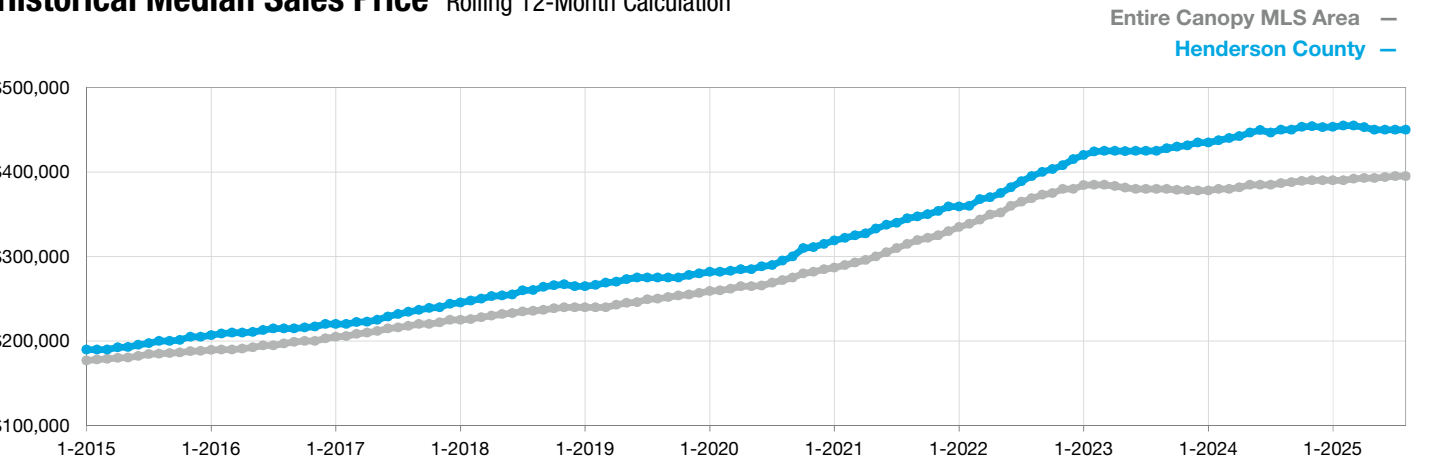
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	258	267	+ 3.5%	1,781	1,977	+ 11.0%
Pending Sales	168	197	+ 17.3%	1,273	1,305	+ 2.5%
Closed Sales	191	167	- 12.6%	1,191	1,228	+ 3.1%
Median Sales Price*	\$460,230	\$455,000	- 1.1%	\$450,000	\$449,546	- 0.1%
Average Sales Price*	\$538,367	\$517,289	- 3.9%	\$517,993	\$514,883	- 0.6%
Percent of Original List Price Received*	95.9%	94.0%	- 2.0%	96.4%	95.2%	- 1.2%
List to Close	94	111	+ 18.1%	97	114	+ 17.5%
Days on Market Until Sale	47	64	+ 36.2%	45	62	+ 37.8%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	49	69	+ 40.8%
Average List Price	\$542,888	\$623,670	+ 14.9%	\$586,225	\$598,565	+ 2.1%
Inventory of Homes for Sale	609	851	+ 39.7%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 42.5%	--	--	--

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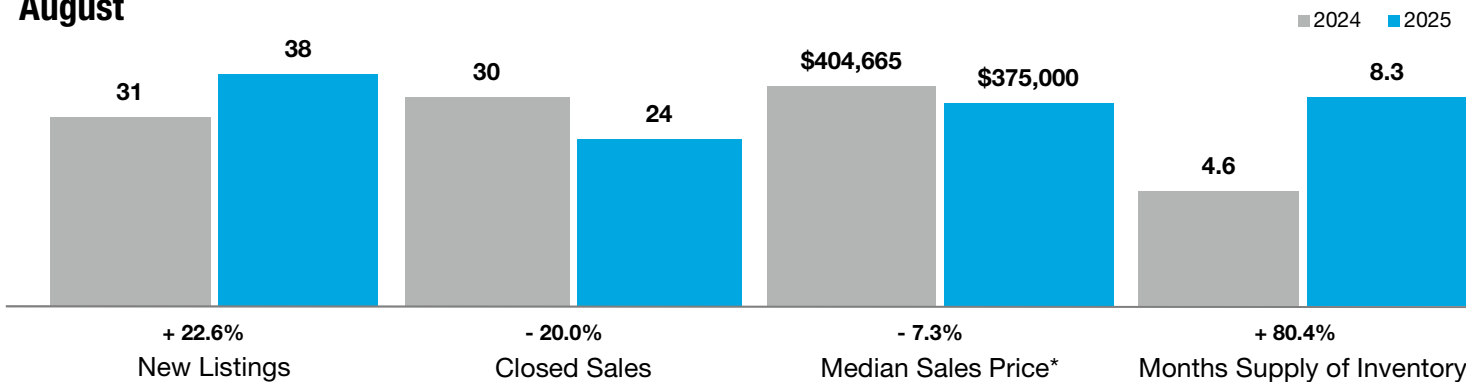
Jackson County

North Carolina

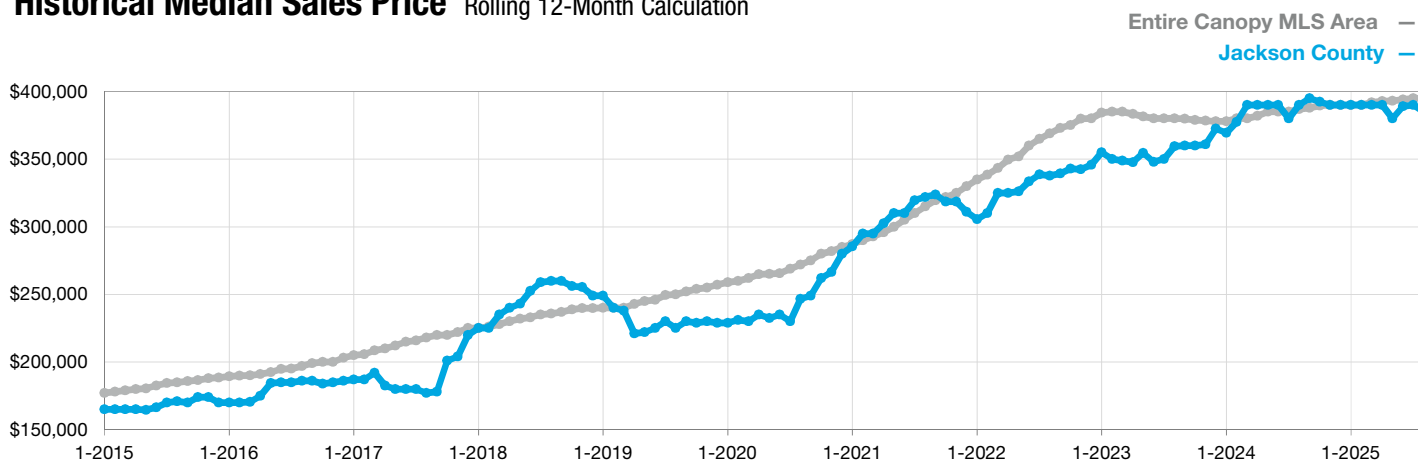
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	31	38	+ 22.6%	277	320	+ 15.5%
Pending Sales	25	23	- 8.0%	188	165	- 12.2%
Closed Sales	30	24	- 20.0%	167	158	- 5.4%
Median Sales Price*	\$404,665	\$375,000	- 7.3%	\$390,000	\$387,000	- 0.8%
Average Sales Price*	\$526,028	\$663,320	+ 26.1%	\$530,381	\$554,969	+ 4.6%
Percent of Original List Price Received*	93.5%	92.6%	- 1.0%	93.4%	94.2%	+ 0.9%
List to Close	90	163	+ 81.1%	101	136	+ 34.7%
Days on Market Until Sale	44	80	+ 81.8%	56	87	+ 55.4%
Cumulative Days on Market Until Sale	55	83	+ 50.9%	64	79	+ 23.4%
Average List Price	\$534,801	\$644,011	+ 20.4%	\$751,705	\$628,214	- 16.4%
Inventory of Homes for Sale	96	158	+ 64.6%	--	--	--
Months Supply of Inventory	4.6	8.3	+ 80.4%	--	--	--

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

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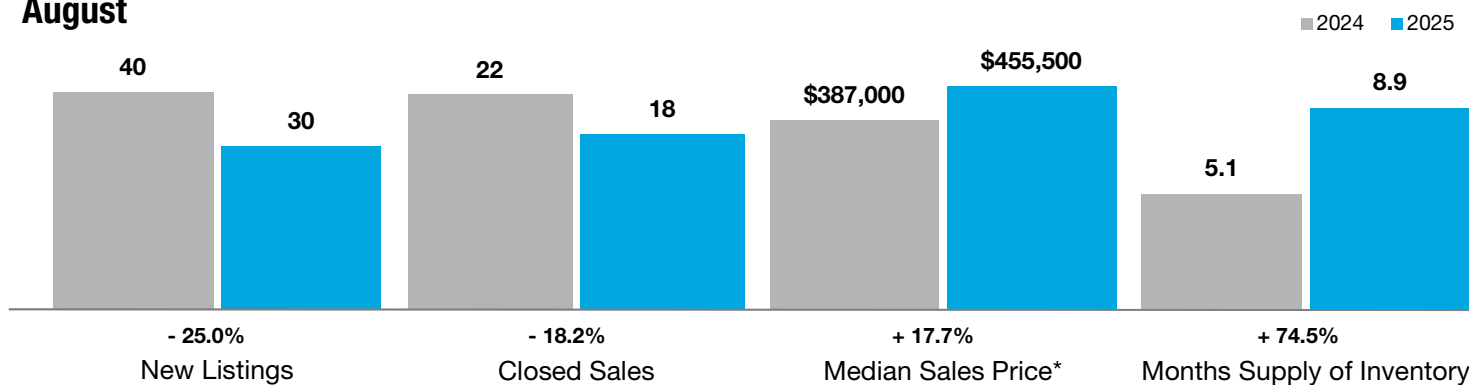
Madison County

North Carolina

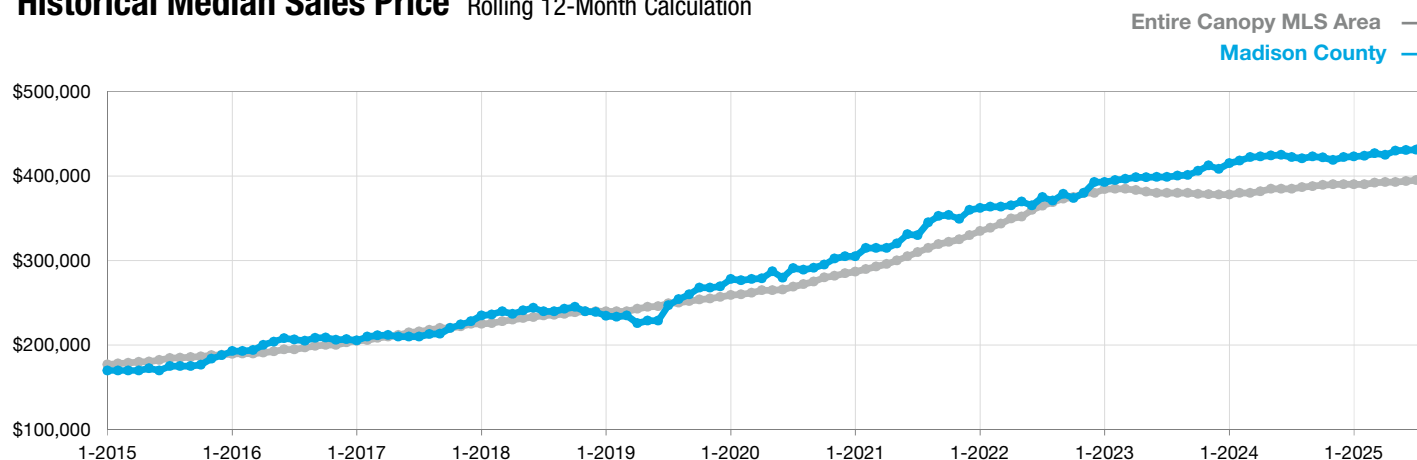
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	40	30	- 25.0%	247	261	+ 5.7%
Pending Sales	20	24	+ 20.0%	168	146	- 13.1%
Closed Sales	22	18	- 18.2%	174	135	- 22.4%
Median Sales Price*	\$387,000	\$455,500	+ 17.7%	\$420,995	\$445,000	+ 5.7%
Average Sales Price*	\$434,106	\$498,203	+ 14.8%	\$483,963	\$486,666	+ 0.6%
Percent of Original List Price Received*	96.4%	92.9%	- 3.6%	95.2%	94.0%	- 1.3%
List to Close	107	108	+ 0.9%	122	123	+ 0.8%
Days on Market Until Sale	71	72	+ 1.4%	66	76	+ 15.2%
Cumulative Days on Market Until Sale	77	73	- 5.2%	78	86	+ 10.3%
Average List Price	\$511,685	\$697,040	+ 36.2%	\$559,323	\$642,990	+ 15.0%
Inventory of Homes for Sale	108	146	+ 35.2%	--	--	--
Months Supply of Inventory	5.1	8.9	+ 74.5%	--	--	--

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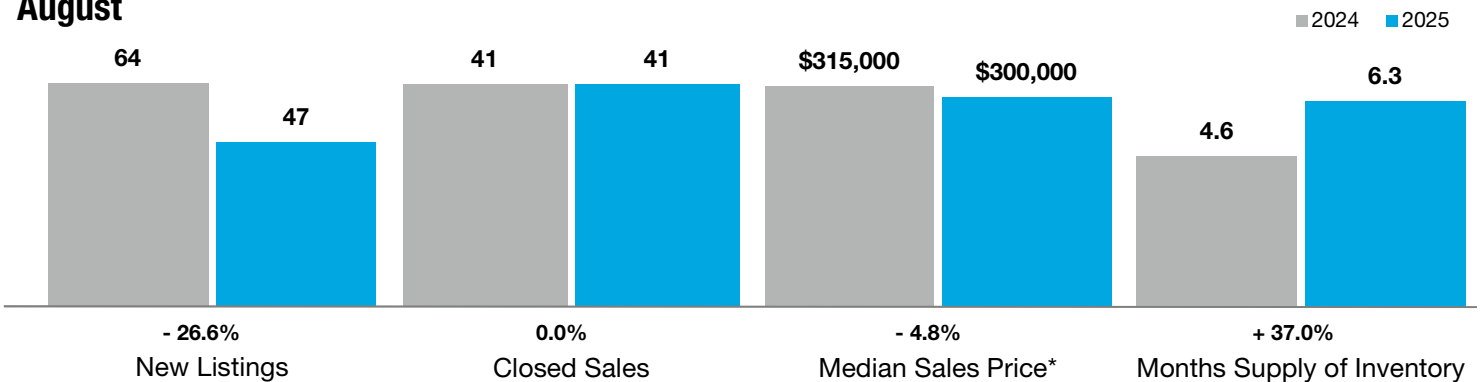
McDowell County

North Carolina

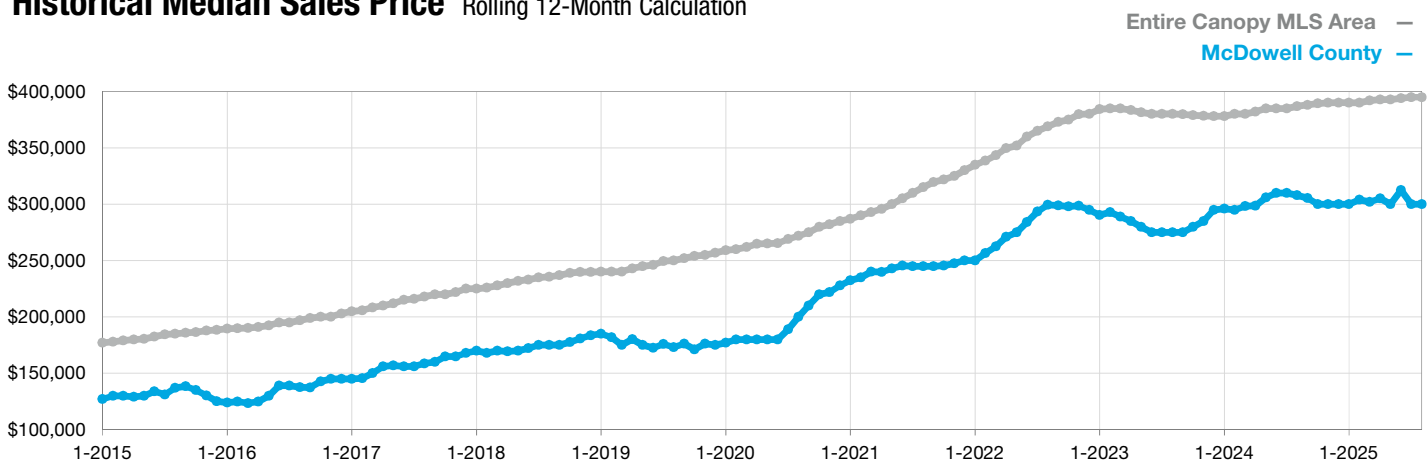
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	64	47	- 26.6%	409	480	+ 17.4%
Pending Sales	30	35	+ 16.7%	272	304	+ 11.8%
Closed Sales	41	41	0.0%	281	286	+ 1.8%
Median Sales Price*	\$315,000	\$300,000	- 4.8%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$370,061	\$412,824	+ 11.6%	\$416,765	\$389,563	- 6.5%
Percent of Original List Price Received*	93.9%	92.9%	- 1.1%	92.4%	92.5%	+ 0.1%
List to Close	94	112	+ 19.1%	110	109	- 0.9%
Days on Market Until Sale	47	72	+ 53.2%	60	62	+ 3.3%
Cumulative Days on Market Until Sale	67	74	+ 10.4%	71	69	- 2.8%
Average List Price	\$500,945	\$580,955	+ 16.0%	\$449,762	\$518,183	+ 15.2%
Inventory of Homes for Sale	156	207	+ 32.7%	--	--	--
Months Supply of Inventory	4.6	6.3	+ 37.0%	--	--	--

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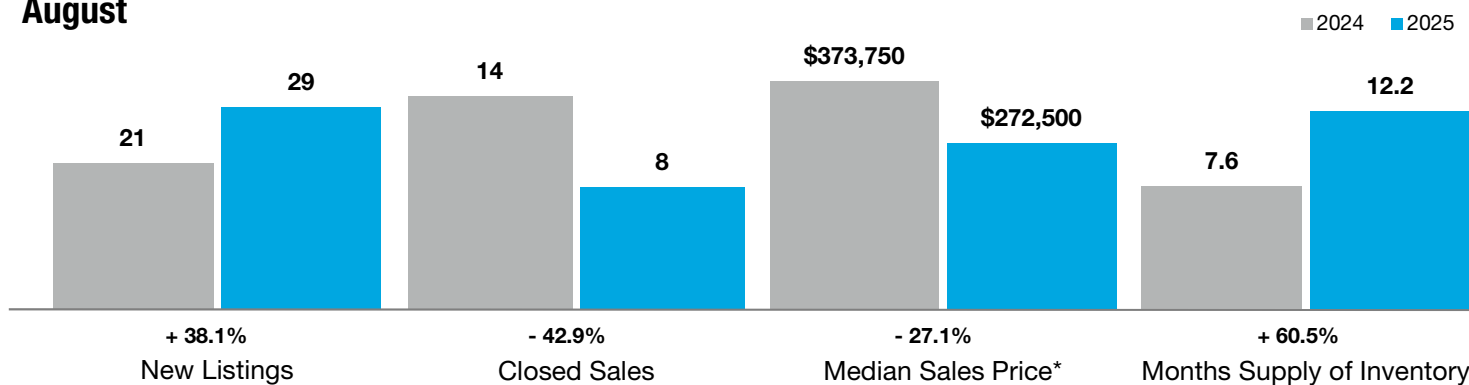
Mitchell County

North Carolina

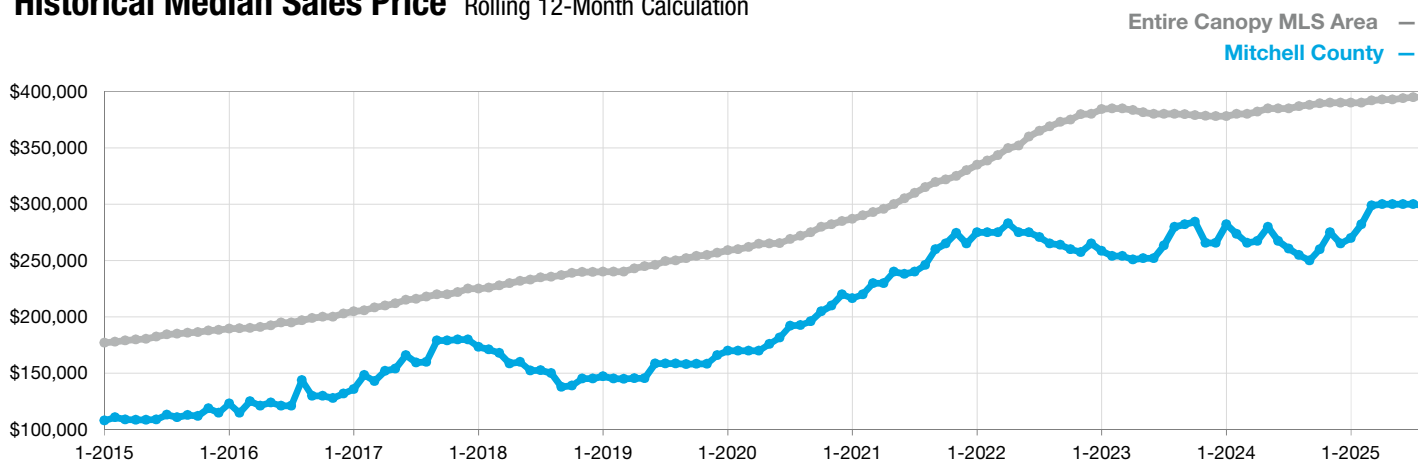
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	21	29	+ 38.1%	148	177	+ 19.6%
Pending Sales	9	10	+ 11.1%	84	81	- 3.6%
Closed Sales	14	8	- 42.9%	81	75	- 7.4%
Median Sales Price*	\$373,750	\$272,500	- 27.1%	\$250,000	\$296,000	+ 18.4%
Average Sales Price*	\$423,464	\$319,675	- 24.5%	\$348,728	\$319,177	- 8.5%
Percent of Original List Price Received*	88.3%	94.3%	+ 6.8%	89.0%	91.1%	+ 2.4%
List to Close	124	139	+ 12.1%	127	136	+ 7.1%
Days on Market Until Sale	66	67	+ 1.5%	78	83	+ 6.4%
Cumulative Days on Market Until Sale	96	68	- 29.2%	103	99	- 3.9%
Average List Price	\$336,241	\$444,586	+ 32.2%	\$427,310	\$440,748	+ 3.1%
Inventory of Homes for Sale	78	111	+ 42.3%	--	--	--
Months Supply of Inventory	7.6	12.2	+ 60.5%	--	--	--

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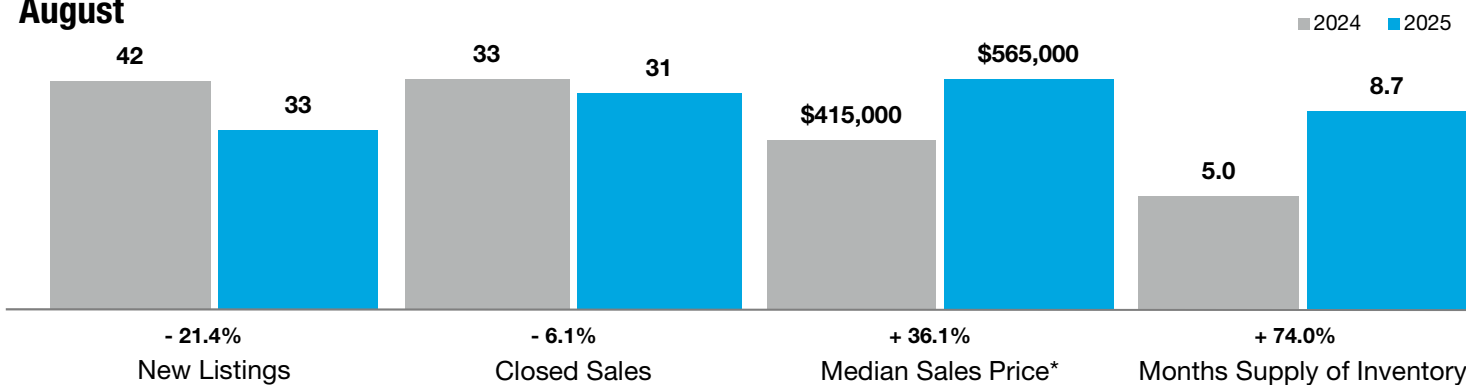
Polk County

North Carolina

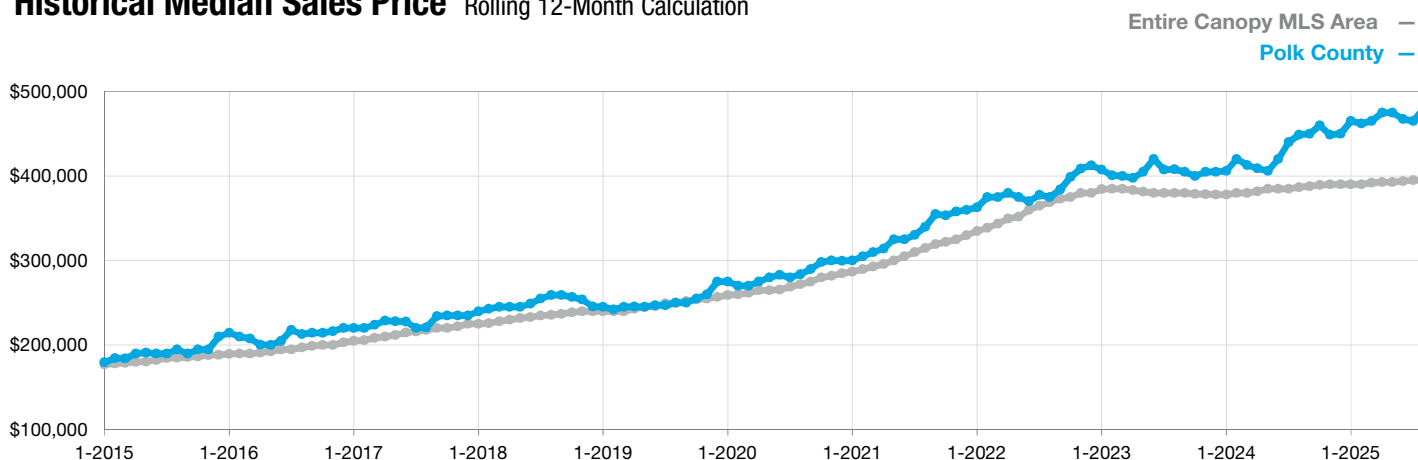
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	42	33	- 21.4%	276	356	+ 29.0%
Pending Sales	24	33	+ 37.5%	198	189	- 4.5%
Closed Sales	33	31	- 6.1%	192	173	- 9.9%
Median Sales Price*	\$415,000	\$565,000	+ 36.1%	\$450,000	\$467,500	+ 3.9%
Average Sales Price*	\$491,080	\$642,871	+ 30.9%	\$539,439	\$554,346	+ 2.8%
Percent of Original List Price Received*	91.3%	90.9%	- 0.4%	92.7%	91.8%	- 1.0%
List to Close	103	115	+ 11.7%	99	114	+ 15.2%
Days on Market Until Sale	52	60	+ 15.4%	59	65	+ 10.2%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	74	77	+ 4.1%
Average List Price	\$702,196	\$634,807	- 9.6%	\$710,220	\$739,901	+ 4.2%
Inventory of Homes for Sale	123	190	+ 54.5%	--	--	--
Months Supply of Inventory	5.0	8.7	+ 74.0%	--	--	--

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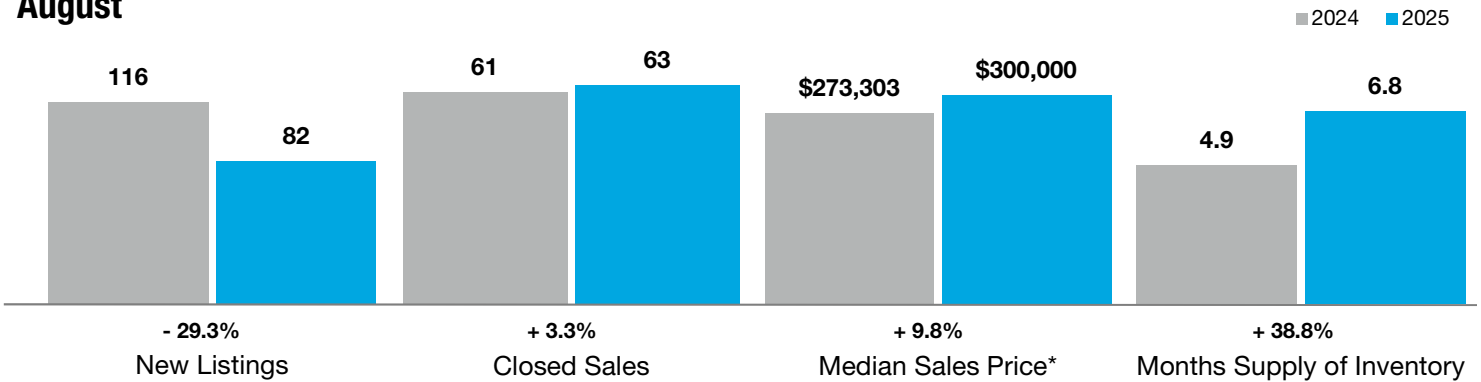
Rutherford County

North Carolina

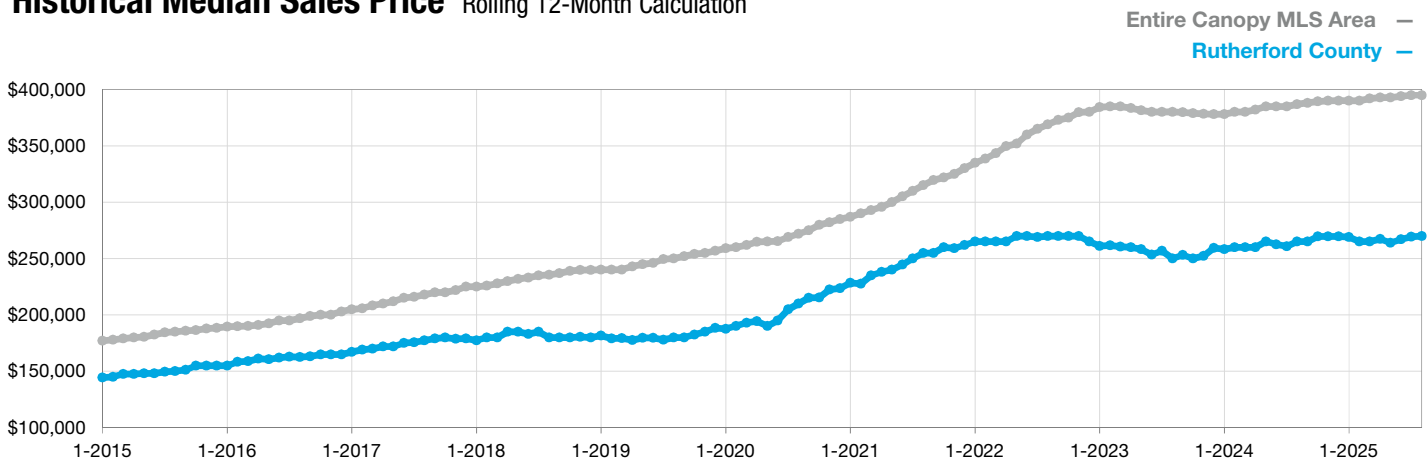
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	116	82	- 29.3%	823	800	- 2.8%
Pending Sales	62	78	+ 25.8%	522	484	- 7.3%
Closed Sales	61	63	+ 3.3%	505	444	- 12.1%
Median Sales Price*	\$273,303	\$300,000	+ 9.8%	\$269,500	\$270,000	+ 0.2%
Average Sales Price*	\$365,962	\$387,536	+ 5.9%	\$365,035	\$342,860	- 6.1%
Percent of Original List Price Received*	93.8%	91.1%	- 2.9%	93.1%	92.3%	- 0.9%
List to Close	85	109	+ 28.2%	93	112	+ 20.4%
Days on Market Until Sale	40	63	+ 57.5%	48	66	+ 37.5%
Cumulative Days on Market Until Sale	48	75	+ 56.3%	58	76	+ 31.0%
Average List Price	\$385,506	\$457,256	+ 18.6%	\$412,898	\$428,706	+ 3.8%
Inventory of Homes for Sale	311	379	+ 21.9%	--	--	--
Months Supply of Inventory	4.9	6.8	+ 38.8%	--	--	--

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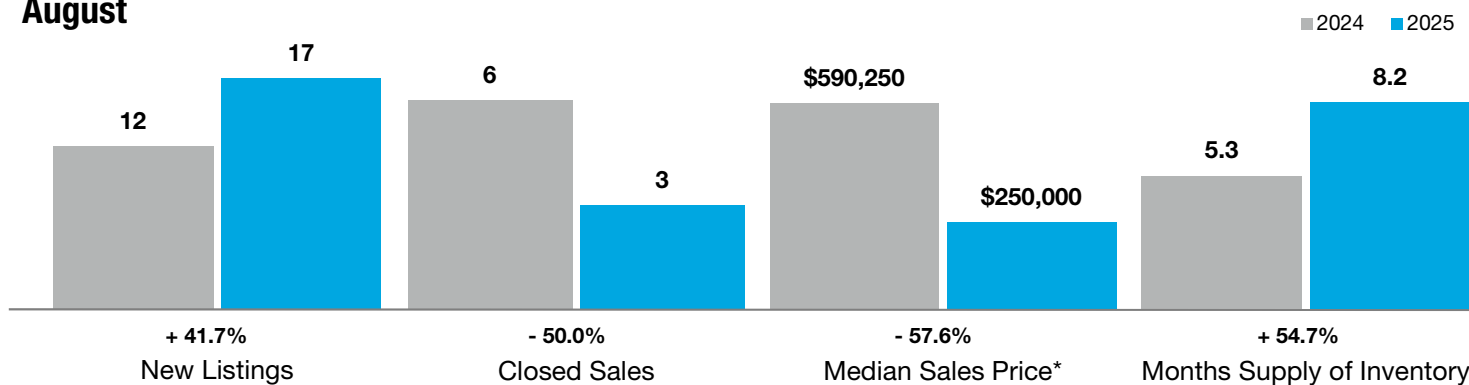
Swain County

North Carolina

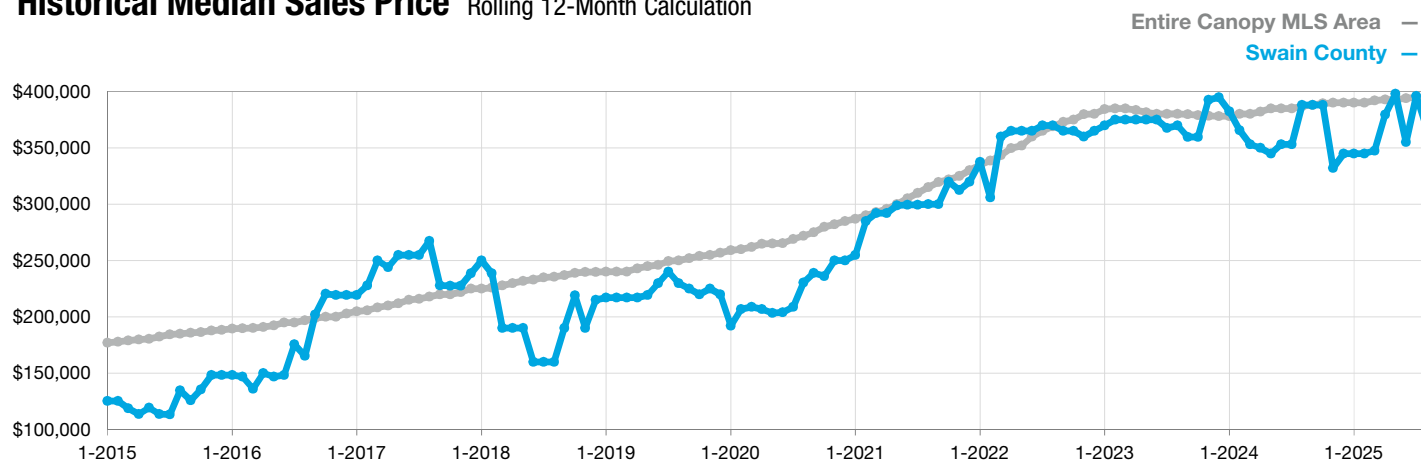
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	12	17	+ 41.7%	89	116	+ 30.3%
Pending Sales	9	4	- 55.6%	54	59	+ 9.3%
Closed Sales	6	3	- 50.0%	53	60	+ 13.2%
Median Sales Price*	\$590,250	\$250,000	- 57.6%	\$332,400	\$377,200	+ 13.5%
Average Sales Price*	\$728,917	\$346,667	- 52.4%	\$484,964	\$398,493	- 17.8%
Percent of Original List Price Received*	93.9%	71.8%	- 23.5%	93.6%	93.2%	- 0.4%
List to Close	91	59	- 35.2%	95	104	+ 9.5%
Days on Market Until Sale	46	49	+ 6.5%	51	55	+ 7.8%
Cumulative Days on Market Until Sale	50	47	- 6.0%	64	60	- 6.3%
Average List Price	\$395,292	\$514,705	+ 30.2%	\$469,145	\$565,012	+ 20.4%
Inventory of Homes for Sale	38	61	+ 60.5%	--	--	--
Months Supply of Inventory	5.3	8.2	+ 54.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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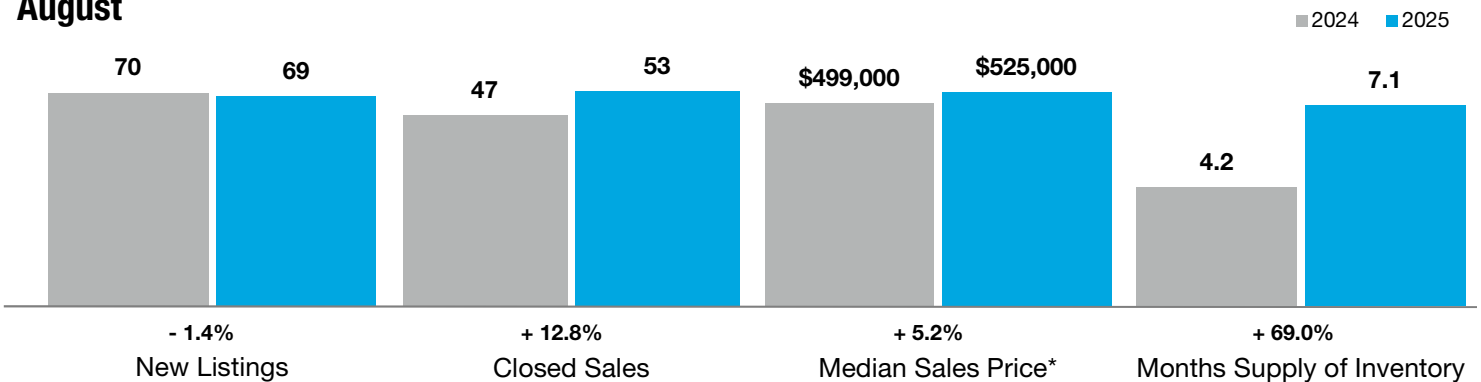
Transylvania County

North Carolina

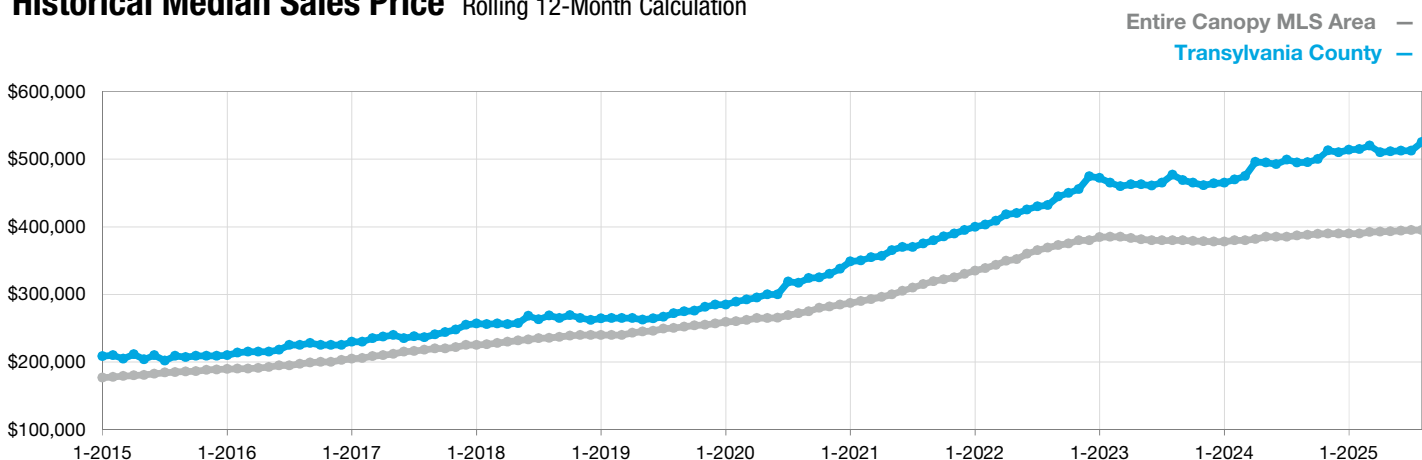
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	70	69	- 1.4%	533	591	+ 10.9%
Pending Sales	45	60	+ 33.3%	369	353	- 4.3%
Closed Sales	47	53	+ 12.8%	360	318	- 11.7%
Median Sales Price*	\$499,000	\$525,000	+ 5.2%	\$500,000	\$516,250	+ 3.3%
Average Sales Price*	\$720,478	\$1,065,791	+ 47.9%	\$669,452	\$775,413	+ 15.8%
Percent of Original List Price Received*	98.1%	93.6%	- 4.6%	94.4%	93.4%	- 1.1%
List to Close	75	120	+ 60.0%	92	112	+ 21.7%
Days on Market Until Sale	36	64	+ 77.8%	51	69	+ 35.3%
Cumulative Days on Market Until Sale	44	81	+ 84.1%	55	78	+ 41.8%
Average List Price	\$688,090	\$814,138	+ 18.3%	\$821,205	\$865,754	+ 5.4%
Inventory of Homes for Sale	184	283	+ 53.8%	--	--	--
Months Supply of Inventory	4.2	7.1	+ 69.0%	--	--	--

* 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.

August



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Local Market Update for August 2025

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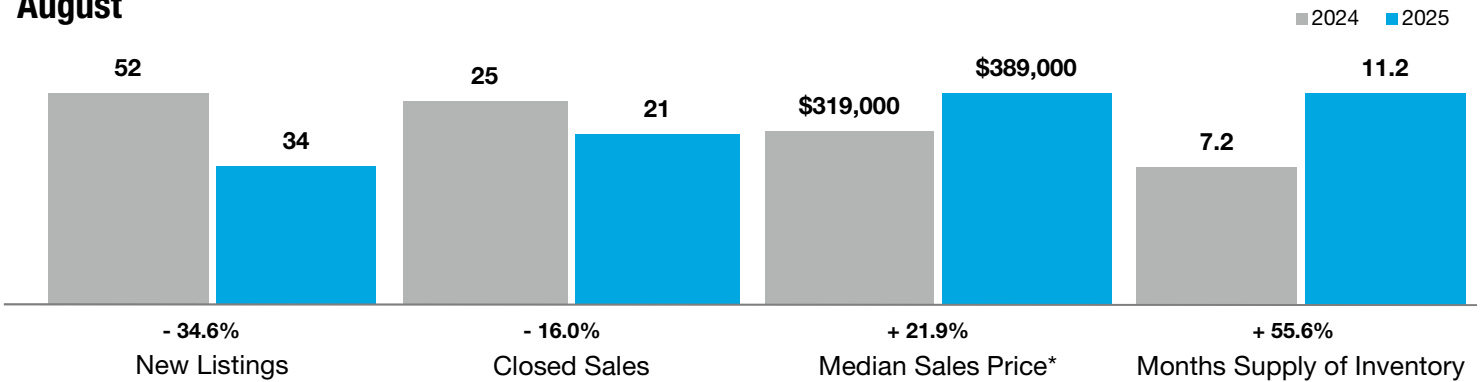
Yancey County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	52	34	- 34.6%	265	295	+ 11.3%
Pending Sales	22	23	+ 4.5%	153	153	0.0%
Closed Sales	25	21	- 16.0%	150	132	- 12.0%
Median Sales Price*	\$319,000	\$389,000	+ 21.9%	\$327,749	\$342,500	+ 4.5%
Average Sales Price*	\$455,181	\$448,315	- 1.5%	\$442,513	\$431,135	- 2.6%
Percent of Original List Price Received*	94.9%	91.0%	- 4.1%	93.4%	92.1%	- 1.4%
List to Close	83	121	+ 45.8%	118	120	+ 1.7%
Days on Market Until Sale	42	72	+ 71.4%	70	70	0.0%
Cumulative Days on Market Until Sale	46	79	+ 71.7%	76	79	+ 3.9%
Average List Price	\$561,418	\$656,309	+ 16.9%	\$596,812	\$630,463	+ 5.6%
Inventory of Homes for Sale	137	173	+ 26.3%	--	--	--
Months Supply of Inventory	7.2	11.2	+ 55.6%	--	--	--

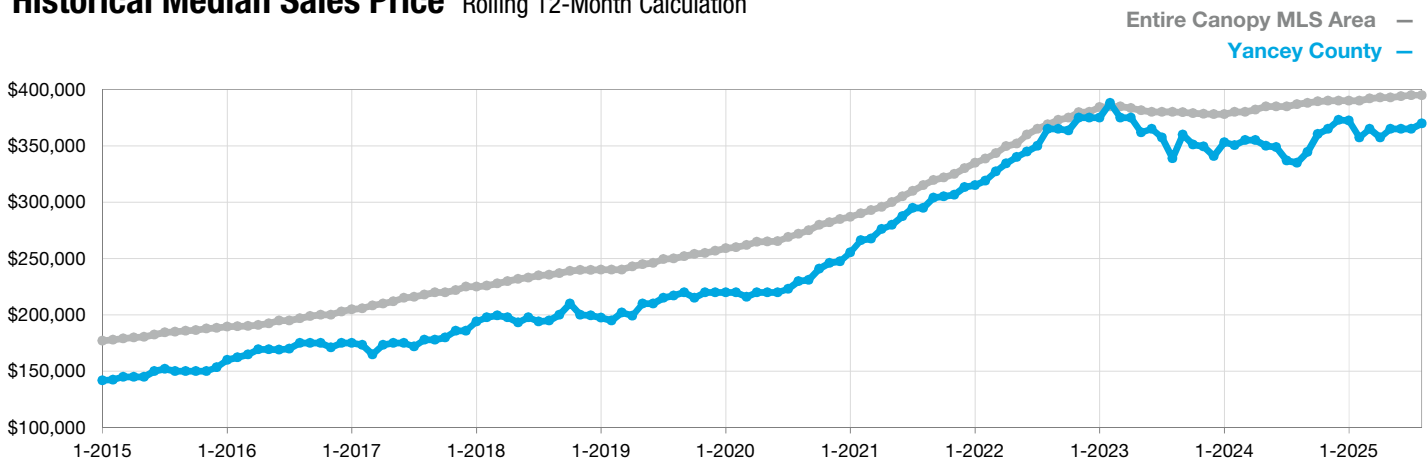
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August



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for August 2025

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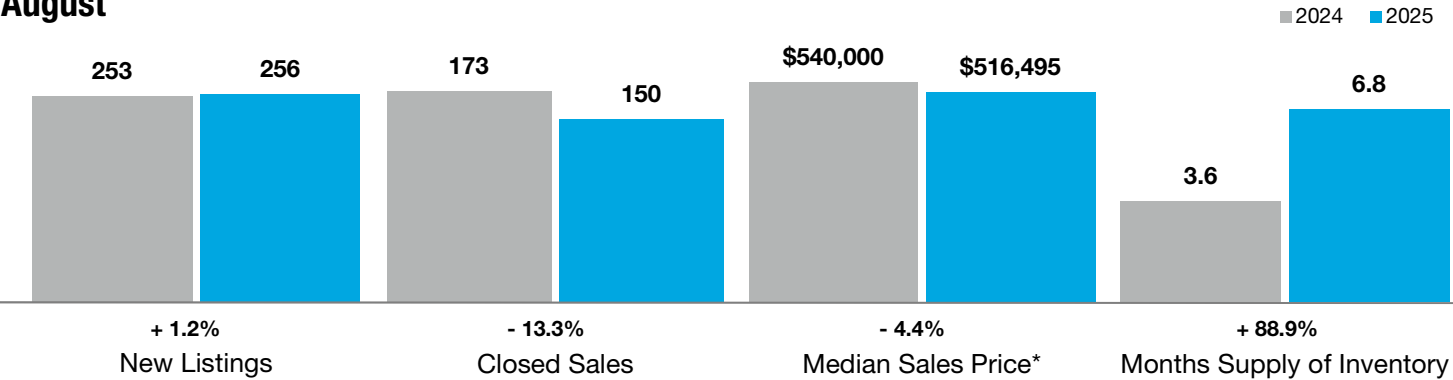
City of Asheville

North Carolina

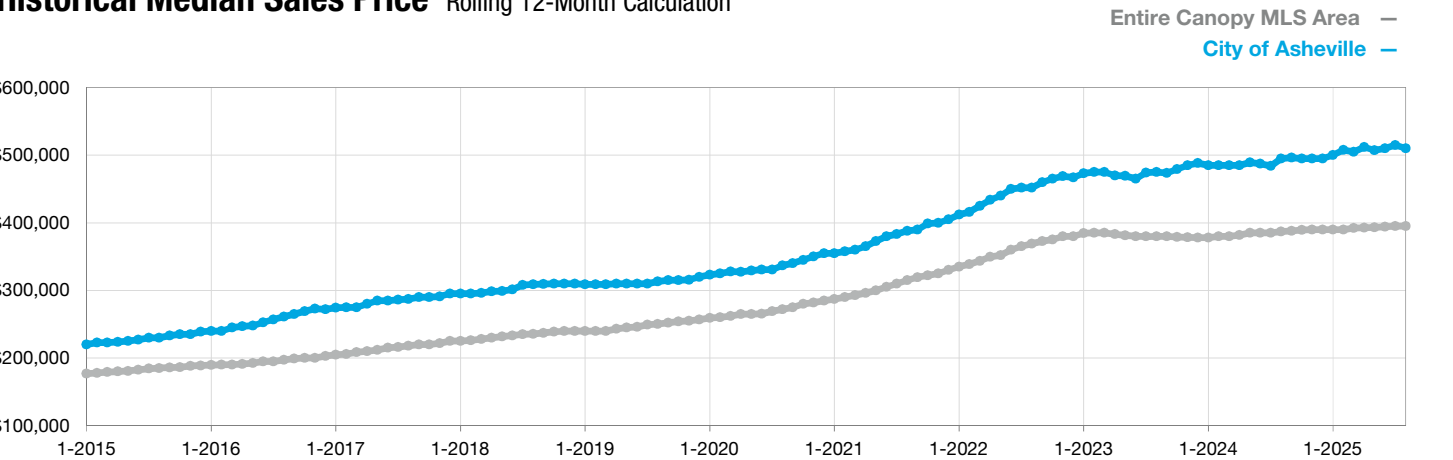
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	253	256	+ 1.2%	1,696	2,108	+ 24.3%
Pending Sales	159	173	+ 8.8%	1,211	1,191	- 1.7%
Closed Sales	173	150	- 13.3%	1,181	1,132	- 4.1%
Median Sales Price*	\$540,000	\$516,495	- 4.4%	\$495,000	\$515,000	+ 4.0%
Average Sales Price*	\$751,321	\$717,661	- 4.5%	\$665,644	\$647,396	- 2.7%
Percent of Original List Price Received*	96.0%	92.1%	- 4.1%	96.2%	94.2%	- 2.1%
List to Close	88	113	+ 28.4%	89	95	+ 6.7%
Days on Market Until Sale	44	73	+ 65.9%	42	53	+ 26.2%
Cumulative Days on Market Until Sale	48	81	+ 68.8%	46	61	+ 32.6%
Average List Price	\$819,653	\$717,730	- 12.4%	\$764,287	\$736,512	- 3.6%
Inventory of Homes for Sale	527	899	+ 70.6%	--	--	--
Months Supply of Inventory	3.6	6.8	+ 88.9%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2025

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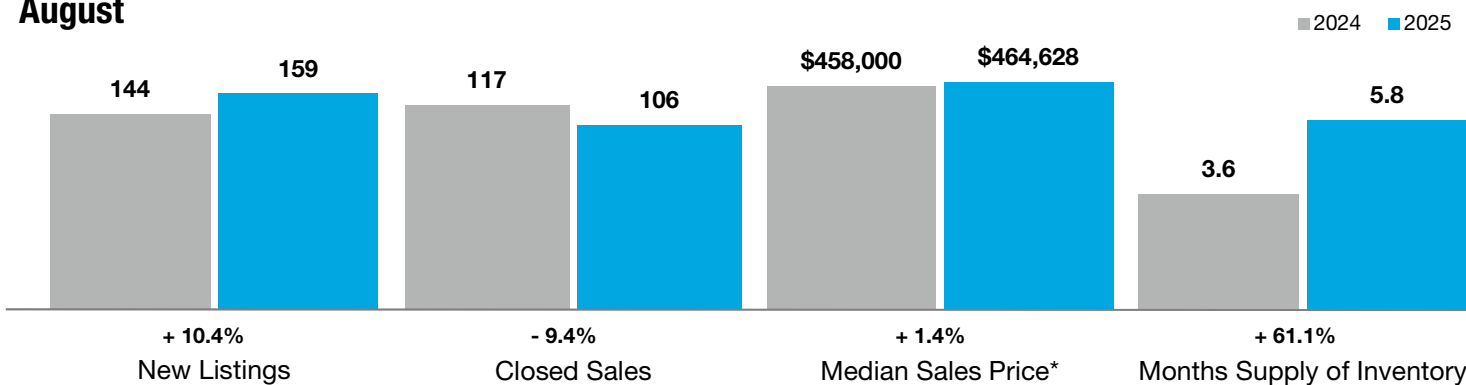
City of Hendersonville

North Carolina

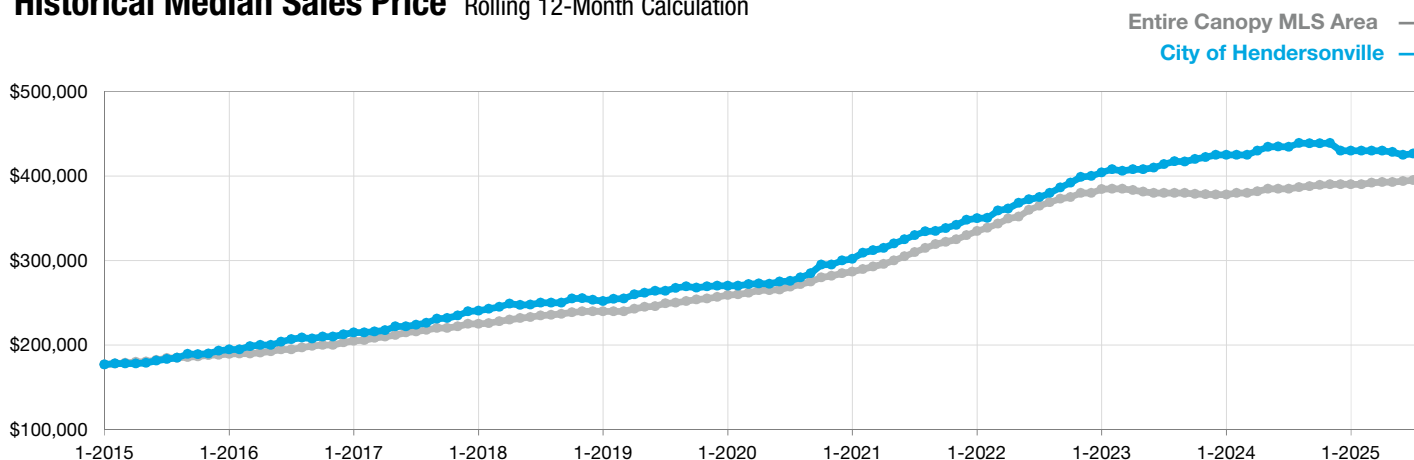
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	144	159	+ 10.4%	998	1,168	+ 17.0%
Pending Sales	101	115	+ 13.9%	747	752	+ 0.7%
Closed Sales	117	106	- 9.4%	708	709	+ 0.1%
Median Sales Price*	\$458,000	\$464,628	+ 1.4%	\$438,600	\$429,000	- 2.2%
Average Sales Price*	\$523,752	\$522,269	- 0.3%	\$498,653	\$498,602	- 0.0%
Percent of Original List Price Received*	95.7%	93.5%	- 2.3%	96.6%	95.1%	- 1.6%
List to Close	93	115	+ 23.7%	99	109	+ 10.1%
Days on Market Until Sale	46	69	+ 50.0%	45	61	+ 35.6%
Cumulative Days on Market Until Sale	52	81	+ 55.8%	52	70	+ 34.6%
Average List Price	\$514,730	\$599,174	+ 16.4%	\$565,590	\$575,007	+ 1.7%
Inventory of Homes for Sale	313	504	+ 61.0%	--	--	--
Months Supply of Inventory	3.6	5.8	+ 61.1%	--	--	--

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August



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Local Market Update for August 2025

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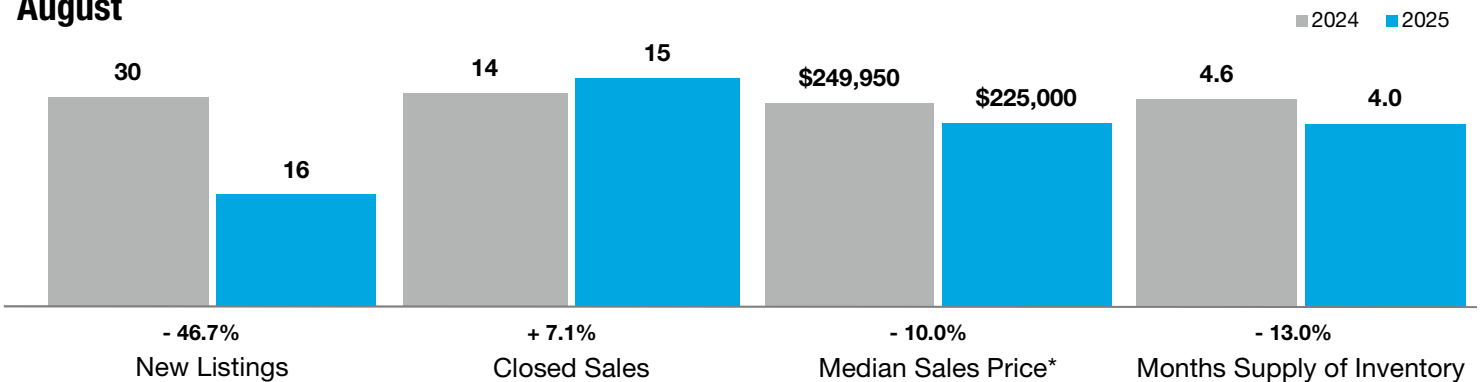
Forest City

North Carolina

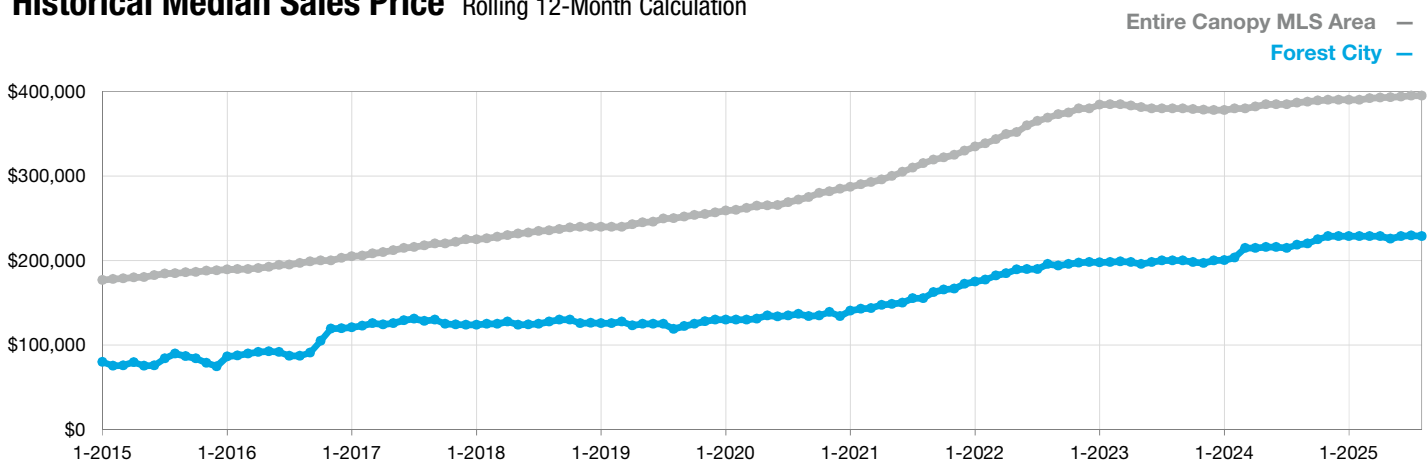
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	30	16	- 46.7%	178	163	- 8.4%
Pending Sales	15	20	+ 33.3%	106	117	+ 10.4%
Closed Sales	14	15	+ 7.1%	106	107	+ 0.9%
Median Sales Price*	\$249,950	\$225,000	- 10.0%	\$229,500	\$225,000	- 2.0%
Average Sales Price*	\$338,022	\$214,072	- 36.7%	\$245,614	\$241,257	- 1.8%
Percent of Original List Price Received*	96.8%	92.7%	- 4.2%	92.9%	92.7%	- 0.2%
List to Close	94	107	+ 13.8%	94	102	+ 8.5%
Days on Market Until Sale	38	59	+ 55.3%	49	56	+ 14.3%
Cumulative Days on Market Until Sale	40	61	+ 52.5%	55	60	+ 9.1%
Average List Price	\$250,803	\$252,069	+ 0.5%	\$255,580	\$278,780	+ 9.1%
Inventory of Homes for Sale	63	58	- 7.9%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--

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August



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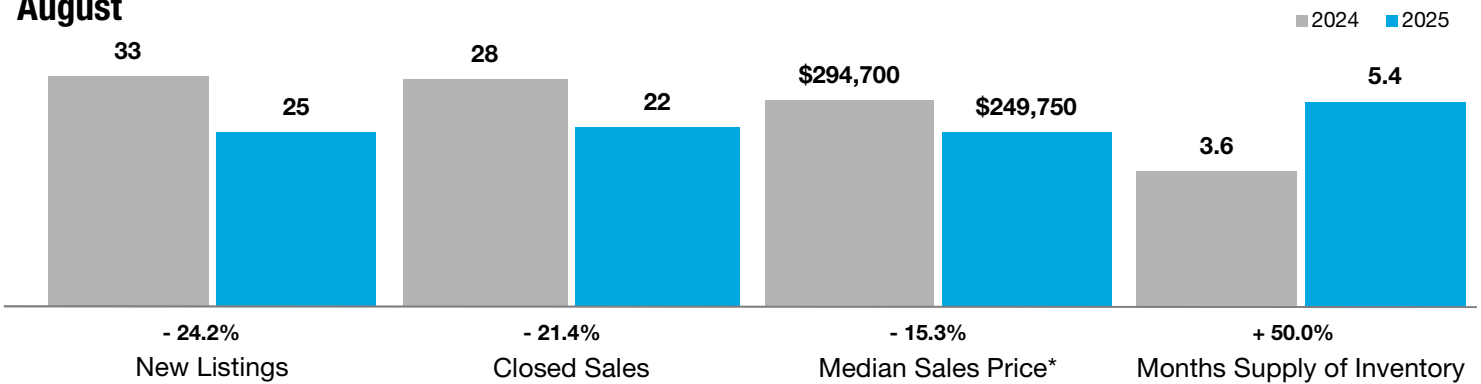
Marion

North Carolina

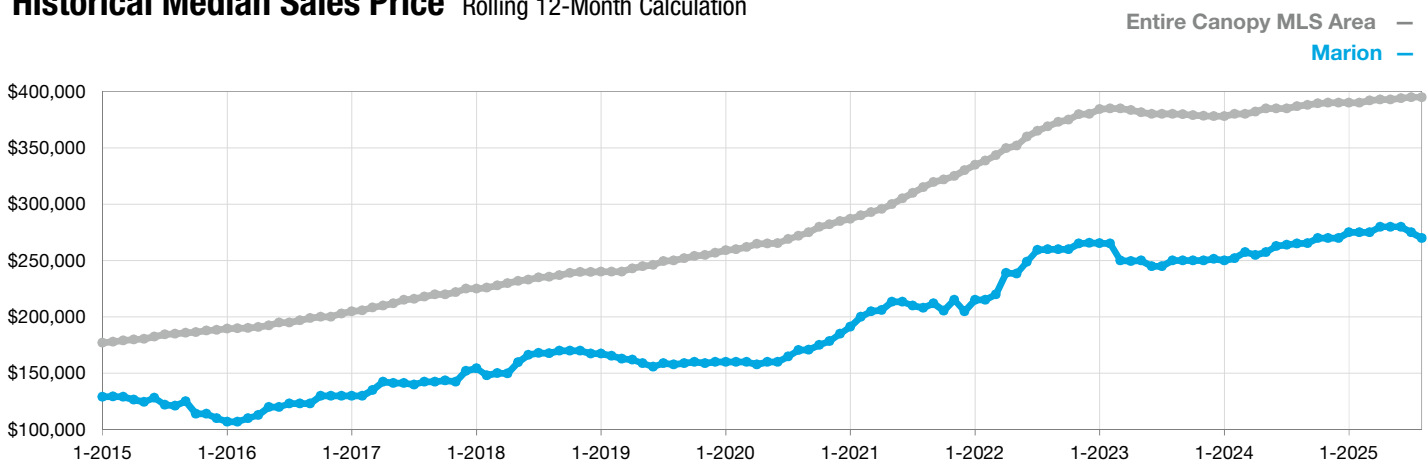
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	33	25	- 24.2%	223	266	+ 19.3%
Pending Sales	21	25	+ 19.0%	172	183	+ 6.4%
Closed Sales	28	22	- 21.4%	173	165	- 4.6%
Median Sales Price*	\$294,700	\$249,750	- 15.3%	\$265,000	\$265,000	0.0%
Average Sales Price*	\$359,613	\$260,518	- 27.6%	\$323,543	\$308,928	- 4.5%
Percent of Original List Price Received*	91.5%	94.5%	+ 3.3%	91.3%	92.6%	+ 1.4%
List to Close	105	75	- 28.6%	121	103	- 14.9%
Days on Market Until Sale	56	36	- 35.7%	71	57	- 19.7%
Cumulative Days on Market Until Sale	71	37	- 47.9%	78	61	- 21.8%
Average List Price	\$421,803	\$426,380	+ 1.1%	\$364,024	\$378,368	+ 3.9%
Inventory of Homes for Sale	73	105	+ 43.8%	--	--	--
Months Supply of Inventory	3.6	5.4	+ 50.0%	--	--	--

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August



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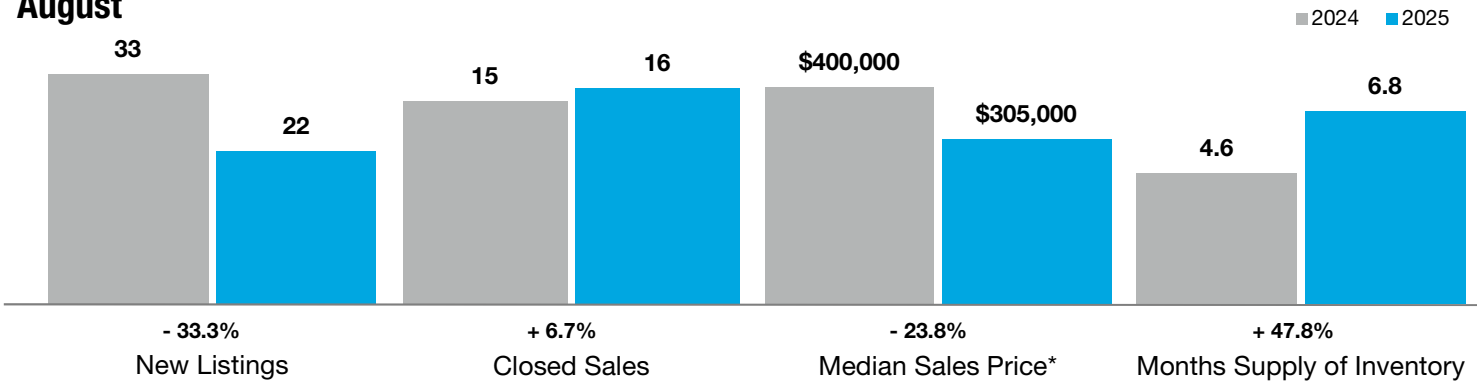
Rutherfordton

North Carolina

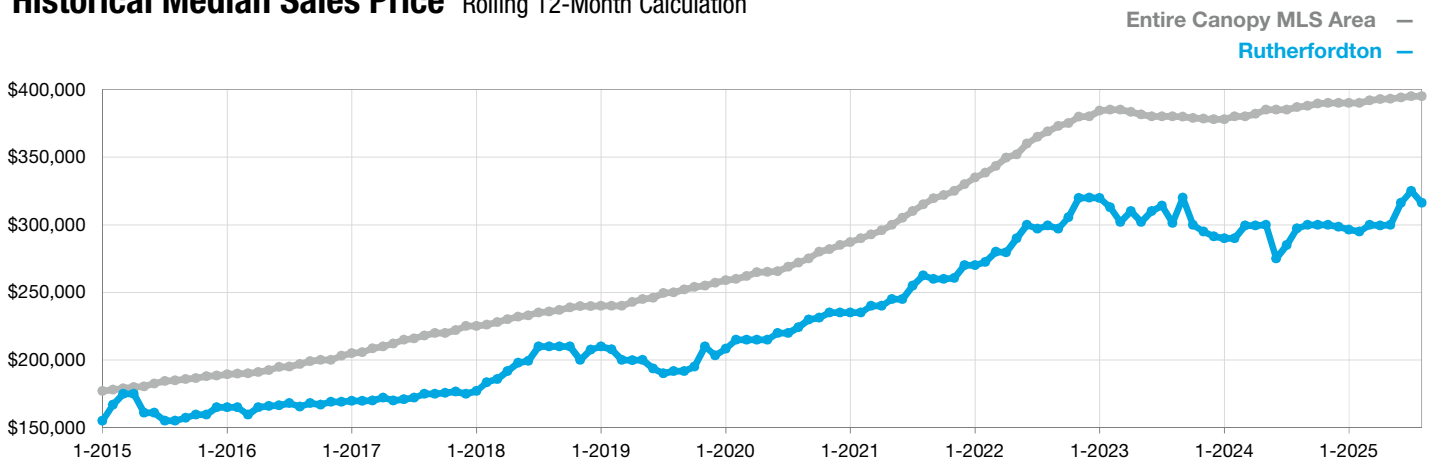
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	33	22	- 33.3%	208	241	+ 15.9%
Pending Sales	17	20	+ 17.6%	134	147	+ 9.7%
Closed Sales	15	16	+ 6.7%	123	139	+ 13.0%
Median Sales Price*	\$400,000	\$305,000	- 23.8%	\$295,000	\$322,500	+ 9.3%
Average Sales Price*	\$384,833	\$360,344	- 6.4%	\$331,261	\$363,740	+ 9.8%
Percent of Original List Price Received*	94.0%	91.0%	- 3.2%	93.9%	92.6%	- 1.4%
List to Close	86	73	- 15.1%	84	96	+ 14.3%
Days on Market Until Sale	44	32	- 27.3%	41	52	+ 26.8%
Cumulative Days on Market Until Sale	68	54	- 20.6%	57	66	+ 15.8%
Average List Price	\$365,693	\$441,209	+ 20.7%	\$408,182	\$445,375	+ 9.1%
Inventory of Homes for Sale	72	107	+ 48.6%	--	--	--
Months Supply of Inventory	4.6	6.8	+ 47.8%	--	--	--

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August



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

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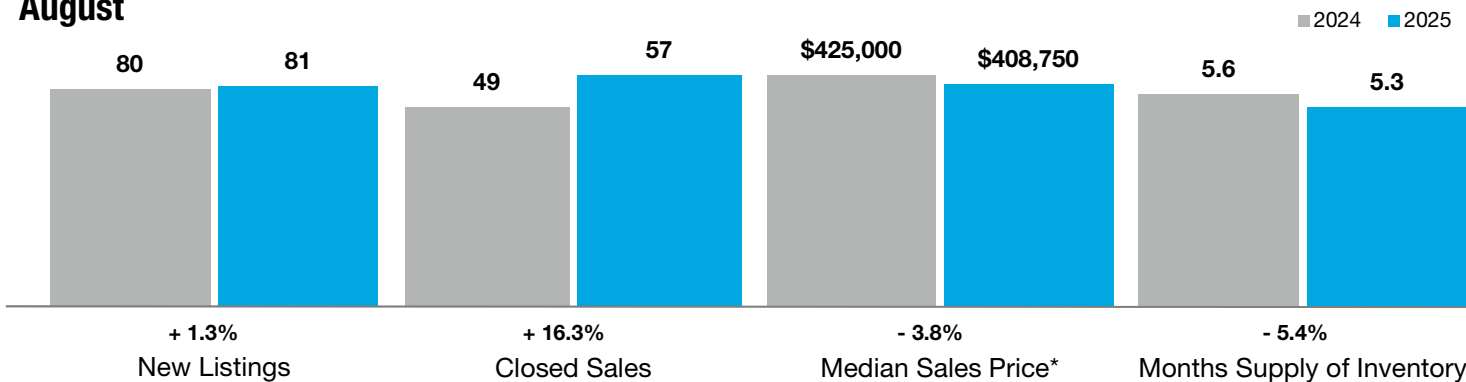
Waynesville

North Carolina

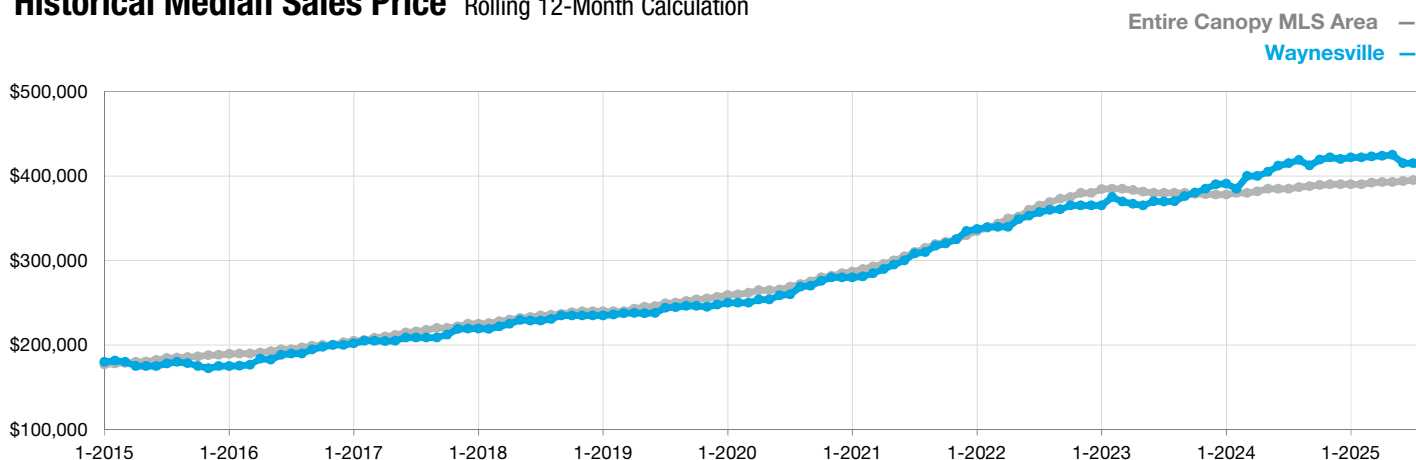
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	80	81	+ 1.3%	488	570	+ 16.8%
Pending Sales	42	80	+ 90.5%	301	384	+ 27.6%
Closed Sales	49	57	+ 16.3%	279	339	+ 21.5%
Median Sales Price*	\$425,000	\$408,750	- 3.8%	\$420,000	\$410,000	- 2.4%
Average Sales Price*	\$493,870	\$495,238	+ 0.3%	\$485,975	\$481,840	- 0.9%
Percent of Original List Price Received*	92.1%	92.8%	+ 0.8%	94.5%	93.6%	- 1.0%
List to Close	101	86	- 14.9%	95	124	+ 30.5%
Days on Market Until Sale	41	46	+ 12.2%	44	76	+ 72.7%
Cumulative Days on Market Until Sale	44	58	+ 31.8%	48	87	+ 81.3%
Average List Price	\$673,815	\$557,465	- 17.3%	\$546,537	\$520,694	- 4.7%
Inventory of Homes for Sale	204	229	+ 12.3%	--	--	--
Months Supply of Inventory	5.6	5.3	- 5.4%	--	--	--

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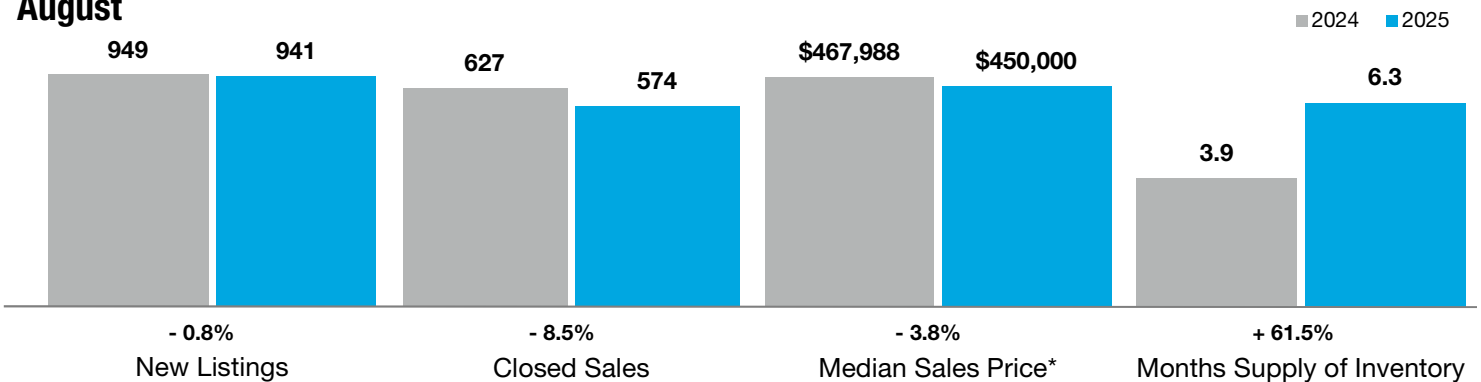
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	949	941	- 0.8%	6,284	7,337	+ 16.8%
Pending Sales	548	674	+ 23.0%	4,480	4,484	+ 0.1%
Closed Sales	627	574	- 8.5%	4,325	4,194	- 3.0%
Median Sales Price*	\$467,988	\$450,000	- 3.8%	\$450,000	\$451,745	+ 0.4%
Average Sales Price*	\$616,098	\$571,518	- 7.2%	\$568,997	\$555,728	- 2.3%
Percent of Original List Price Received*	95.6%	92.9%	- 2.8%	95.9%	94.5%	- 1.5%
List to Close	93	105	+ 12.9%	95	106	+ 11.6%
Days on Market Until Sale	47	64	+ 36.2%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	50	71	+ 42.0%	50	67	+ 34.0%
Average List Price	\$667,005	\$641,643	- 3.8%	\$644,065	\$646,194	+ 0.3%
Inventory of Homes for Sale	2,123	3,194	+ 50.4%	--	--	--
Months Supply of Inventory	3.9	6.3	+ 61.5%	--	--	--

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