

Local Market Update for September 2025

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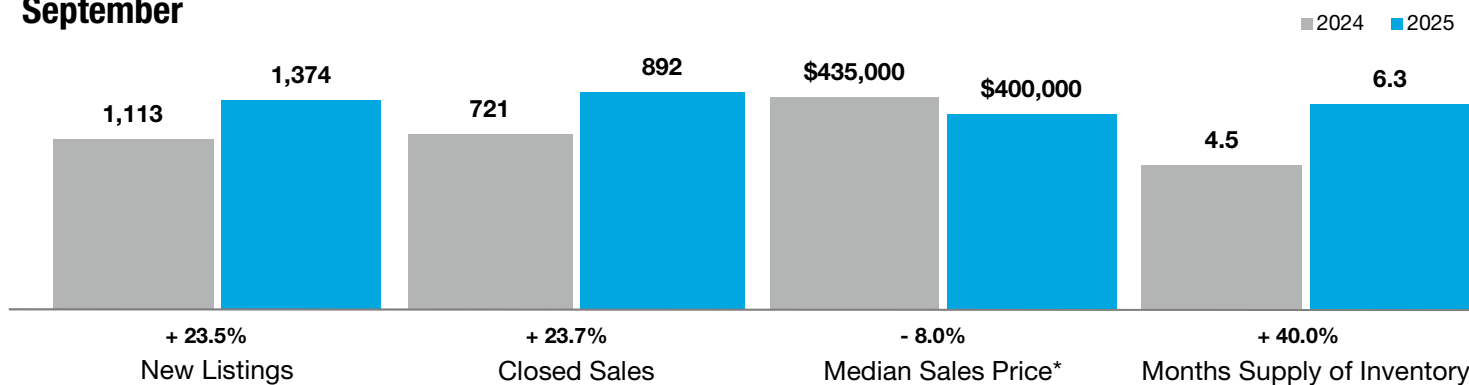
Asheville Region

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

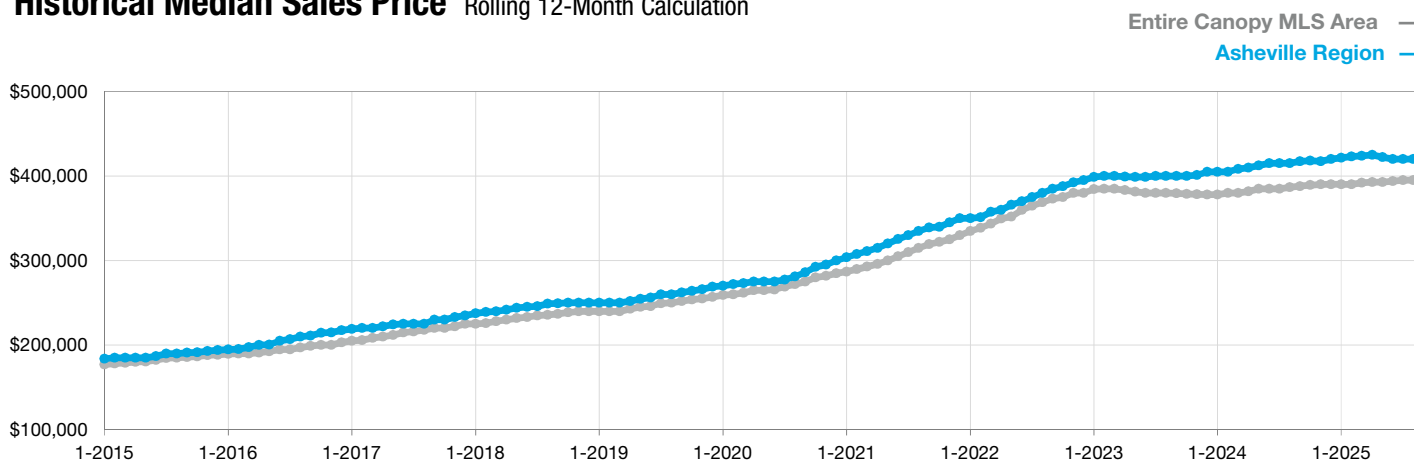
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	1,113	1,374	+ 23.5%	11,012	12,598	+ 14.4%
Pending Sales	645	978	+ 51.6%	7,549	7,728	+ 2.4%
Closed Sales	721	892	+ 23.7%	7,376	7,293	- 1.1%
Median Sales Price*	\$435,000	\$400,000	- 8.0%	\$419,500	\$415,495	- 1.0%
Average Sales Price*	\$557,942	\$518,579	- 7.1%	\$526,948	\$518,691	- 1.6%
Percent of Original List Price Received*	94.0%	91.7%	- 2.4%	94.9%	93.7%	- 1.3%
List to Close	91	115	+ 26.4%	95	109	+ 14.7%
Days on Market Until Sale	47	69	+ 46.8%	48	63	+ 31.3%
Cumulative Days on Market Until Sale	56	78	+ 39.3%	54	71	+ 31.5%
Average List Price	\$616,203	\$622,707	+ 1.1%	\$604,386	\$615,248	+ 1.8%
Inventory of Homes for Sale	3,601	5,037	+ 39.9%	--	--	--
Months Supply of Inventory	4.5	6.3	+ 40.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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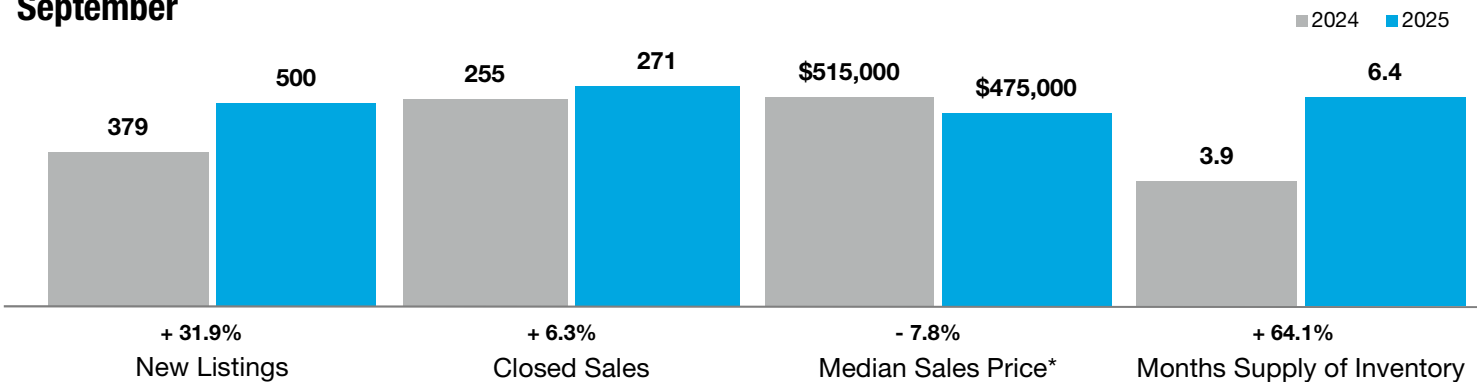
Buncombe County

North Carolina

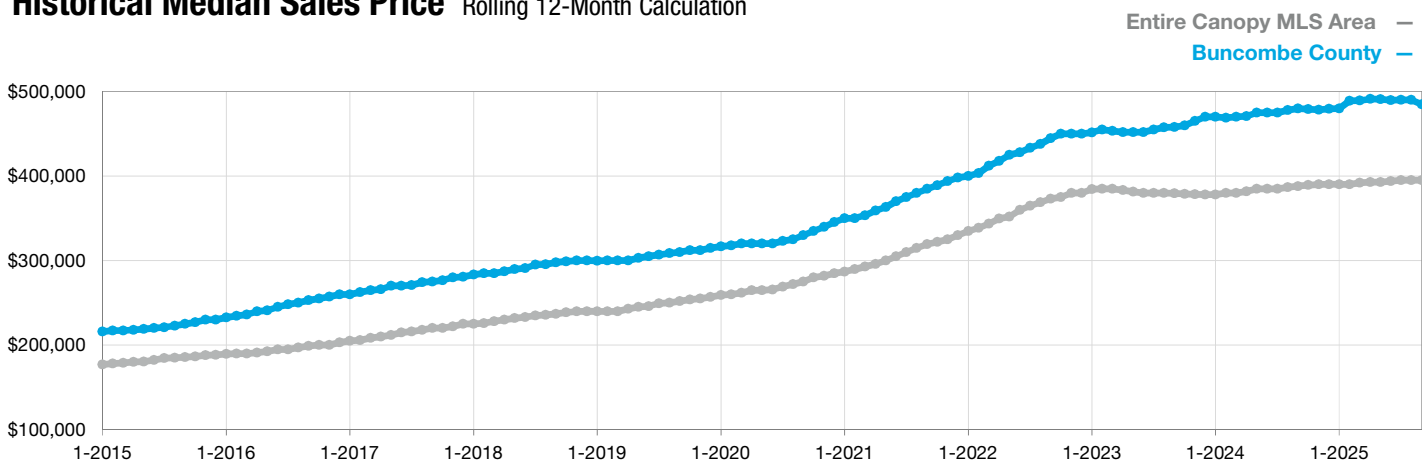
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	379	500	+ 31.9%	3,657	4,427	+ 21.1%
Pending Sales	205	337	+ 64.4%	2,601	2,612	+ 0.4%
Closed Sales	255	271	+ 6.3%	2,593	2,446	- 5.7%
Median Sales Price*	\$515,000	\$475,000	- 7.8%	\$480,500	\$491,000	+ 2.2%
Average Sales Price*	\$693,250	\$593,586	- 14.4%	\$639,642	\$614,125	- 4.0%
Percent of Original List Price Received*	94.3%	91.2%	- 3.3%	96.0%	94.1%	- 2.0%
List to Close	92	112	+ 21.7%	91	99	+ 8.8%
Days on Market Until Sale	49	69	+ 40.8%	44	56	+ 27.3%
Cumulative Days on Market Until Sale	55	81	+ 47.3%	48	64	+ 33.3%
Average List Price	\$727,984	\$740,016	+ 1.7%	\$721,902	\$713,255	- 1.2%
Inventory of Homes for Sale	1,074	1,711	+ 59.3%	--	--	--
Months Supply of Inventory	3.9	6.4	+ 64.1%	--	--	--

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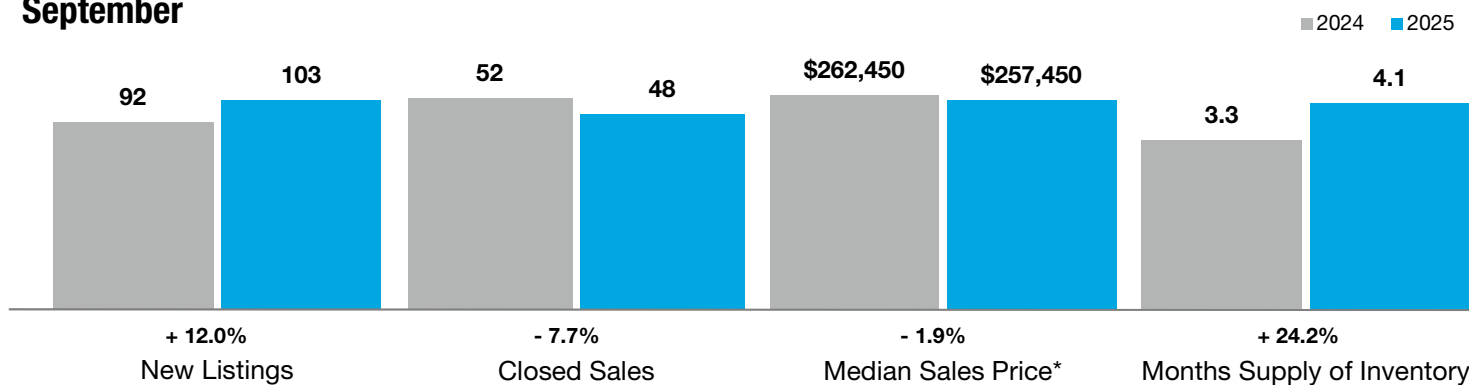
Burke County

North Carolina

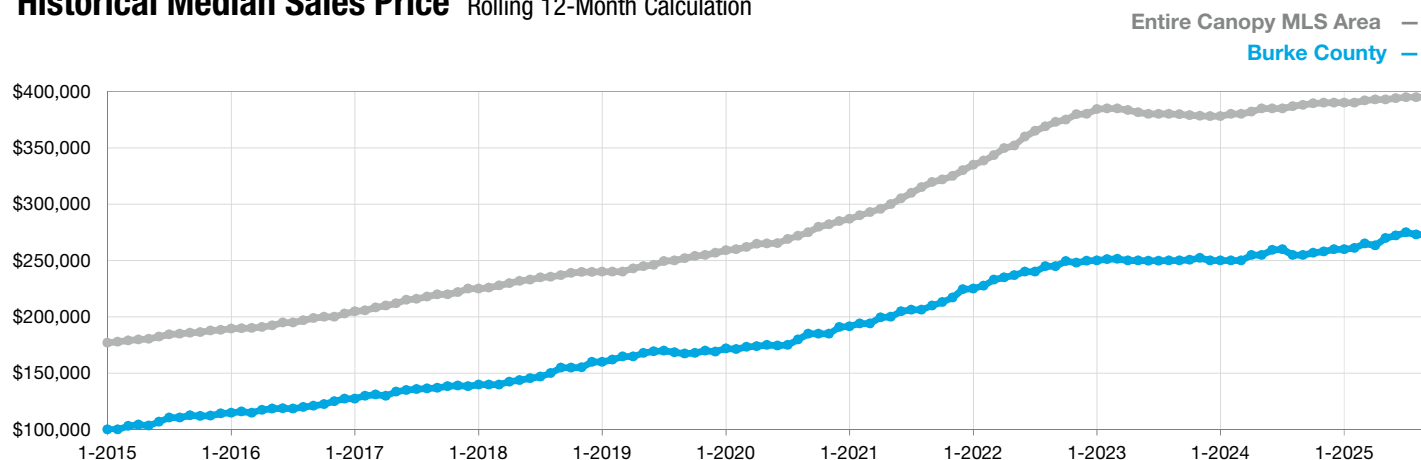
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	92	103	+ 12.0%	887	837	- 5.6%
Pending Sales	60	71	+ 18.3%	645	614	- 4.8%
Closed Sales	52	48	- 7.7%	593	584	- 1.5%
Median Sales Price*	\$262,450	\$257,450	- 1.9%	\$256,000	\$274,000	+ 7.0%
Average Sales Price*	\$402,137	\$351,362	- 12.6%	\$318,887	\$338,567	+ 6.2%
Percent of Original List Price Received*	95.2%	93.3%	- 2.0%	94.4%	93.4%	- 1.1%
List to Close	78	87	+ 11.5%	79	100	+ 26.6%
Days on Market Until Sale	39	51	+ 30.8%	40	59	+ 47.5%
Cumulative Days on Market Until Sale	49	55	+ 12.2%	43	67	+ 55.8%
Average List Price	\$370,782	\$395,604	+ 6.7%	\$379,704	\$392,953	+ 3.5%
Inventory of Homes for Sale	226	263	+ 16.4%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--

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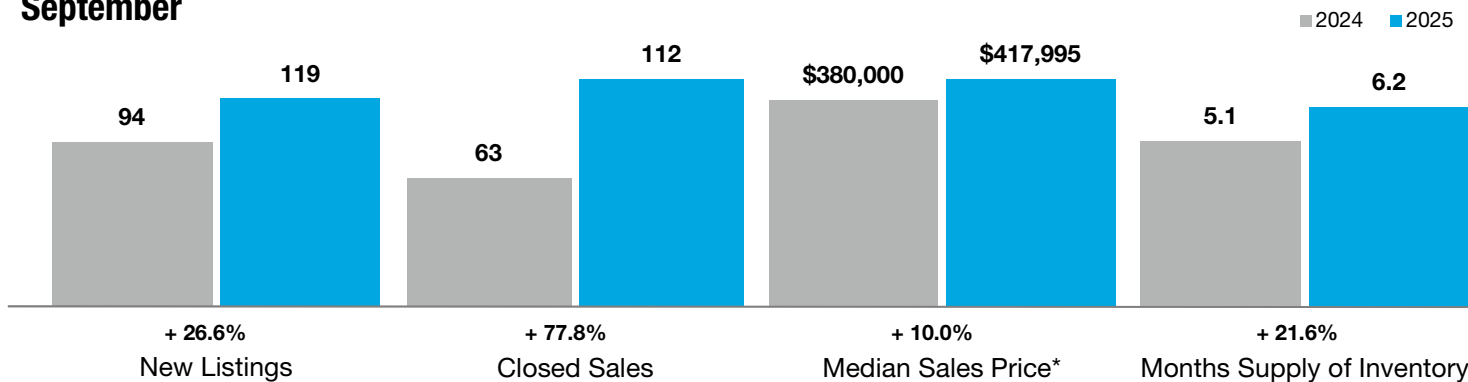
Haywood County

North Carolina

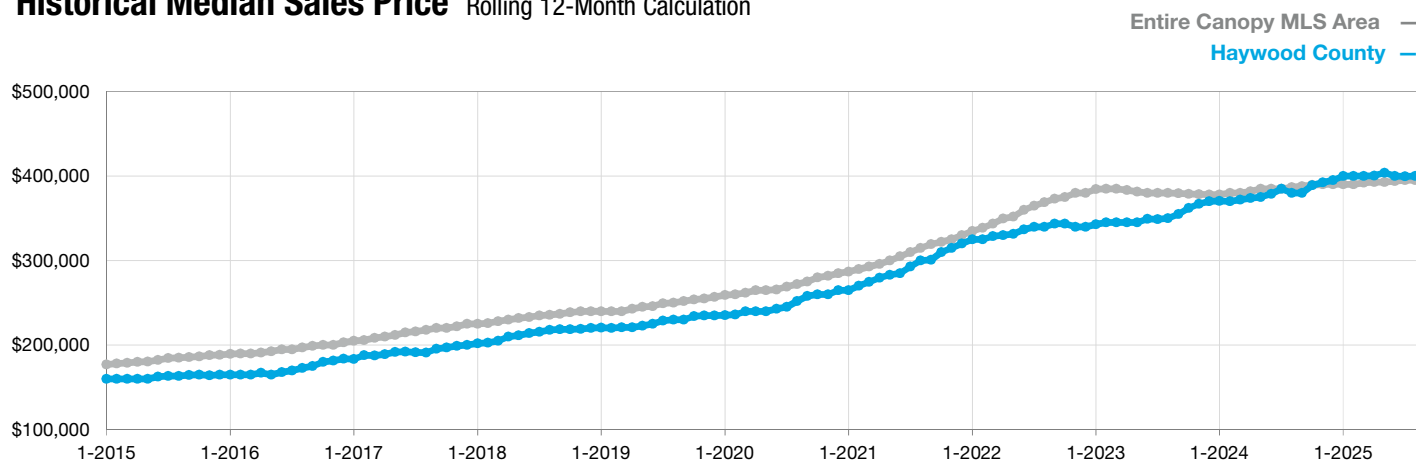
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	94	119	+ 26.6%	1,072	1,295	+ 20.8%
Pending Sales	73	81	+ 11.0%	715	809	+ 13.1%
Closed Sales	63	112	+ 77.8%	685	777	+ 13.4%
Median Sales Price*	\$380,000	\$417,995	+ 10.0%	\$385,000	\$399,000	+ 3.6%
Average Sales Price*	\$450,330	\$544,087	+ 20.8%	\$447,302	\$459,954	+ 2.8%
Percent of Original List Price Received*	95.7%	92.4%	- 3.4%	94.2%	93.4%	- 0.8%
List to Close	75	124	+ 65.3%	95	115	+ 21.1%
Days on Market Until Sale	35	78	+ 122.9%	48	69	+ 43.8%
Cumulative Days on Market Until Sale	45	85	+ 88.9%	54	78	+ 44.4%
Average List Price	\$475,034	\$530,389	+ 11.7%	\$507,778	\$498,626	- 1.8%
Inventory of Homes for Sale	403	522	+ 29.5%	--	--	--
Months Supply of Inventory	5.1	6.2	+ 21.6%	--	--	--

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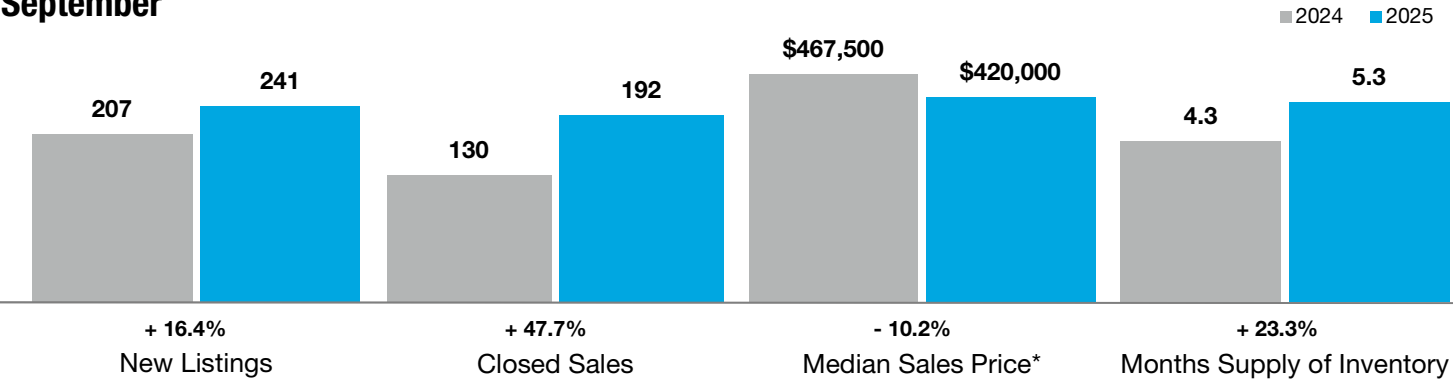
Henderson County

North Carolina

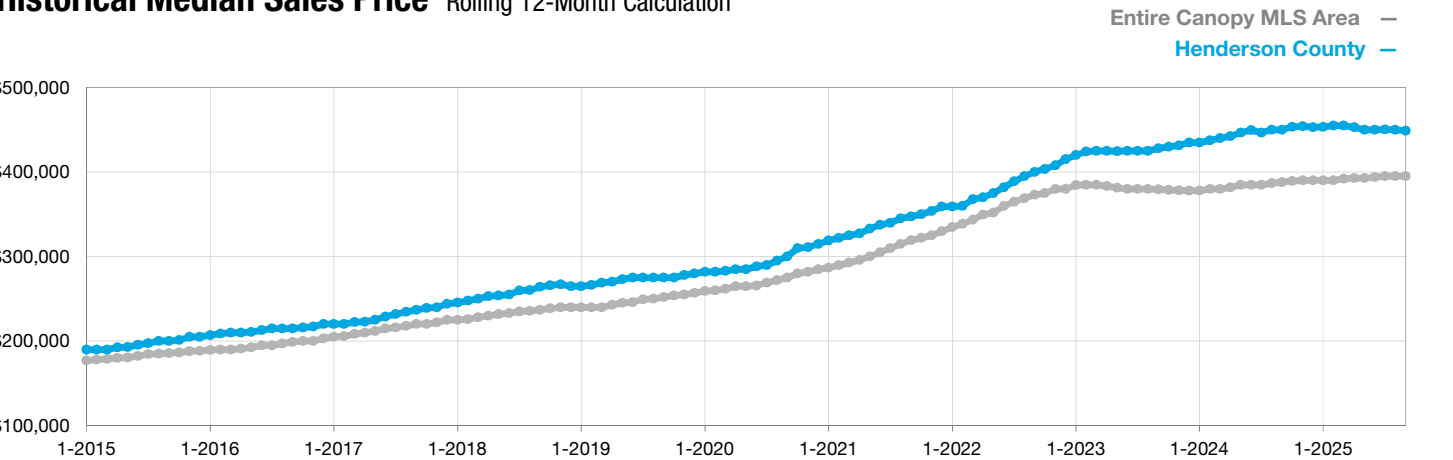
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	207	241	+ 16.4%	1,988	2,222	+ 11.8%
Pending Sales	127	208	+ 63.8%	1,400	1,502	+ 7.3%
Closed Sales	130	192	+ 47.7%	1,321	1,423	+ 7.7%
Median Sales Price*	\$467,500	\$420,000	- 10.2%	\$451,300	\$445,000	- 1.4%
Average Sales Price*	\$551,223	\$498,022	- 9.7%	\$521,263	\$512,573	- 1.7%
Percent of Original List Price Received*	94.7%	93.2%	- 1.6%	96.3%	94.9%	- 1.5%
List to Close	96	113	+ 17.7%	96	114	+ 18.8%
Days on Market Until Sale	47	63	+ 34.0%	45	63	+ 40.0%
Cumulative Days on Market Until Sale	57	73	+ 28.1%	50	69	+ 38.0%
Average List Price	\$610,632	\$611,643	+ 0.2%	\$588,791	\$596,883	+ 1.4%
Inventory of Homes for Sale	634	824	+ 30.0%	--	--	--
Months Supply of Inventory	4.3	5.3	+ 23.3%	--	--	--

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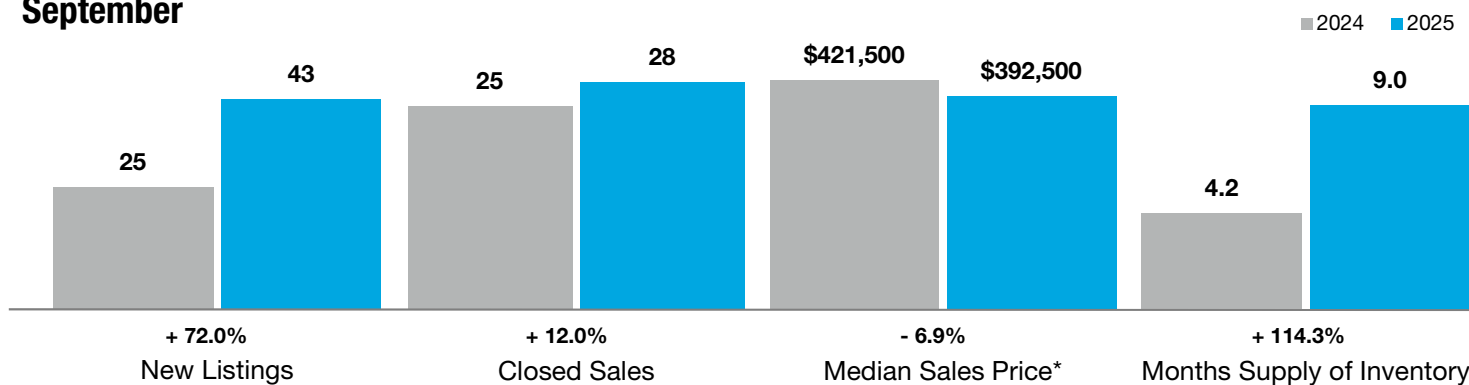
Jackson County

North Carolina

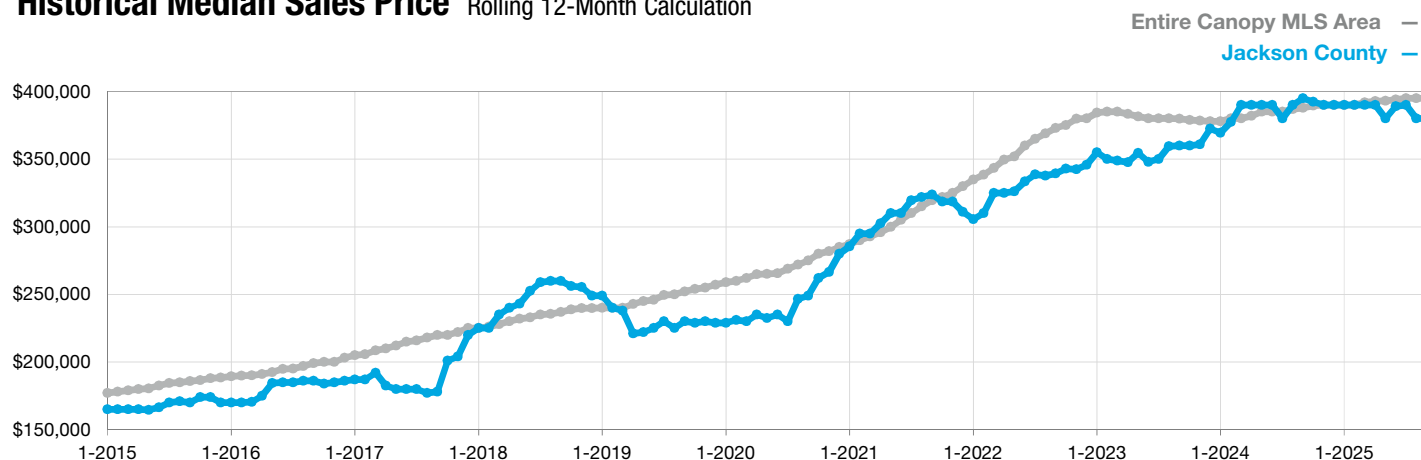
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	25	43	+ 72.0%	302	368	+ 21.9%
Pending Sales	20	22	+ 10.0%	208	187	- 10.1%
Closed Sales	25	28	+ 12.0%	192	190	- 1.0%
Median Sales Price*	\$421,500	\$392,500	- 6.9%	\$395,000	\$382,500	- 3.2%
Average Sales Price*	\$572,463	\$577,954	+ 1.0%	\$535,669	\$549,910	+ 2.7%
Percent of Original List Price Received*	89.5%	90.6%	+ 1.2%	92.9%	93.6%	+ 0.8%
List to Close	124	113	- 8.9%	104	133	+ 27.9%
Days on Market Until Sale	75	64	- 14.7%	59	85	+ 44.1%
Cumulative Days on Market Until Sale	91	65	- 28.6%	68	78	+ 14.7%
Average List Price	\$893,517	\$714,228	- 20.1%	\$763,070	\$638,841	- 16.3%
Inventory of Homes for Sale	90	173	+ 92.2%	--	--	--
Months Supply of Inventory	4.2	9.0	+ 114.3%	--	--	--

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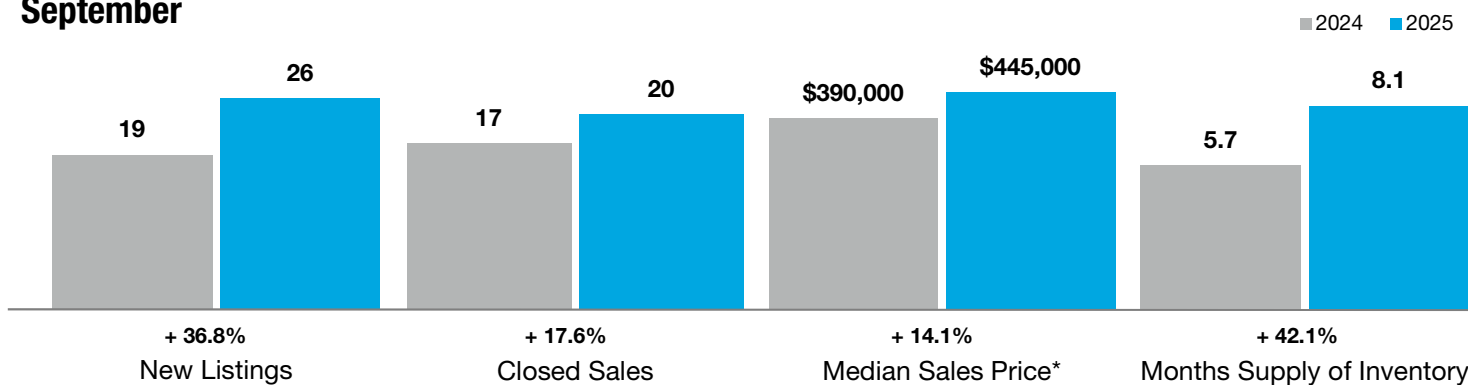
Madison County

North Carolina

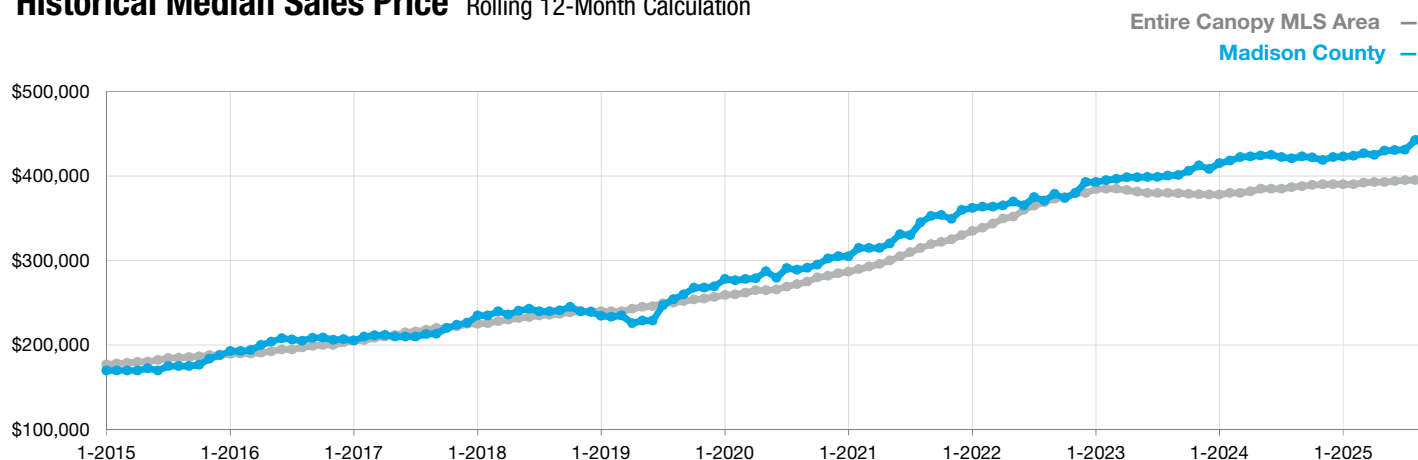
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	19	26	+ 36.8%	266	289	+ 8.6%
Pending Sales	9	19	+ 111.1%	177	166	- 6.2%
Closed Sales	17	20	+ 17.6%	191	156	- 18.3%
Median Sales Price*	\$390,000	\$445,000	+ 14.1%	\$420,000	\$442,500	+ 5.4%
Average Sales Price*	\$421,081	\$496,975	+ 18.0%	\$478,367	\$486,823	+ 1.8%
Percent of Original List Price Received*	91.7%	87.5%	- 4.6%	94.9%	93.1%	- 1.9%
List to Close	122	147	+ 20.5%	122	127	+ 4.1%
Days on Market Until Sale	61	106	+ 73.8%	65	80	+ 23.1%
Cumulative Days on Market Until Sale	97	121	+ 24.7%	80	91	+ 13.8%
Average List Price	\$1,011,184	\$586,523	- 42.0%	\$592,018	\$632,979	+ 6.9%
Inventory of Homes for Sale	110	140	+ 27.3%	--	--	--
Months Supply of Inventory	5.7	8.1	+ 42.1%	--	--	--

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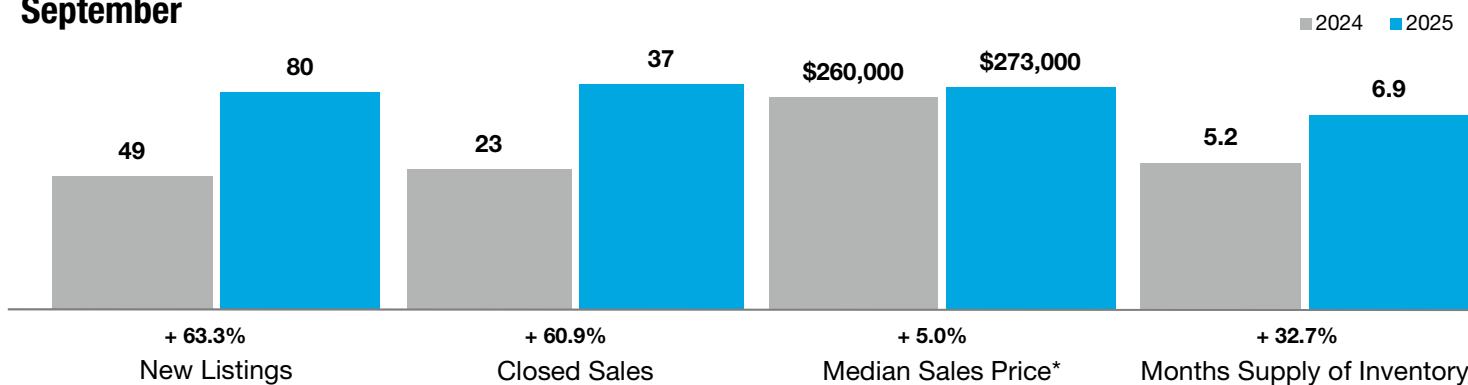
McDowell County

North Carolina

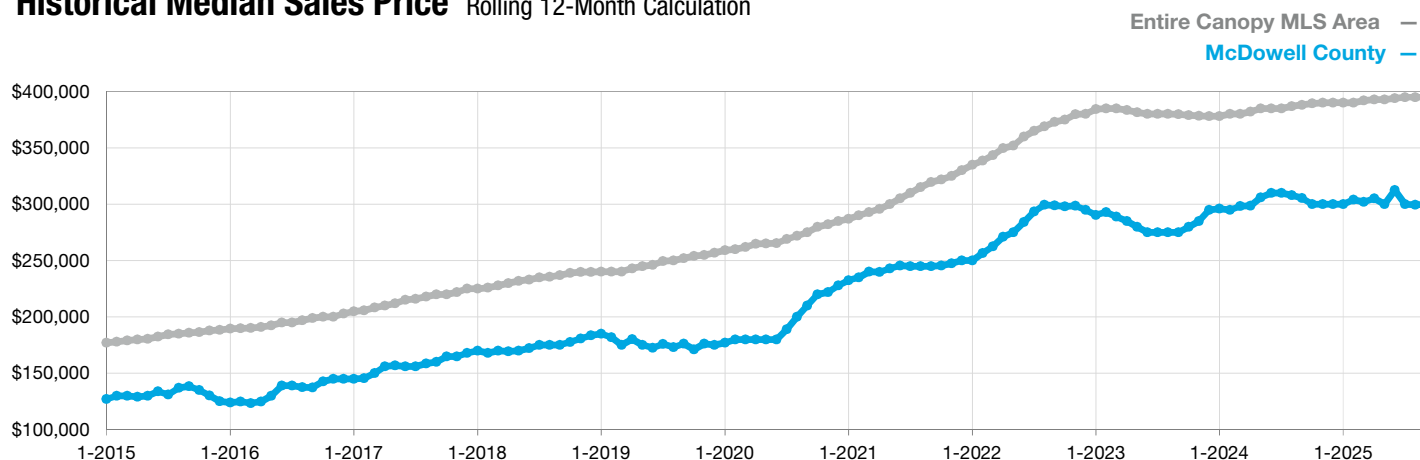
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	49	80	+ 63.3%	458	560	+ 22.3%
Pending Sales	21	37	+ 76.2%	293	338	+ 15.4%
Closed Sales	23	37	+ 60.9%	304	324	+ 6.6%
Median Sales Price*	\$260,000	\$273,000	+ 5.0%	\$295,000	\$299,000	+ 1.4%
Average Sales Price*	\$275,011	\$463,475	+ 68.5%	\$406,041	\$397,628	- 2.1%
Percent of Original List Price Received*	94.2%	91.3%	- 3.1%	92.5%	92.3%	- 0.2%
List to Close	72	104	+ 44.4%	107	109	+ 1.9%
Days on Market Until Sale	31	62	+ 100.0%	58	62	+ 6.9%
Cumulative Days on Market Until Sale	32	63	+ 96.9%	68	68	0.0%
Average List Price	\$520,118	\$554,285	+ 6.6%	\$457,186	\$520,502	+ 13.8%
Inventory of Homes for Sale	169	232	+ 37.3%	--	--	--
Months Supply of Inventory	5.2	6.9	+ 32.7%	--	--	--

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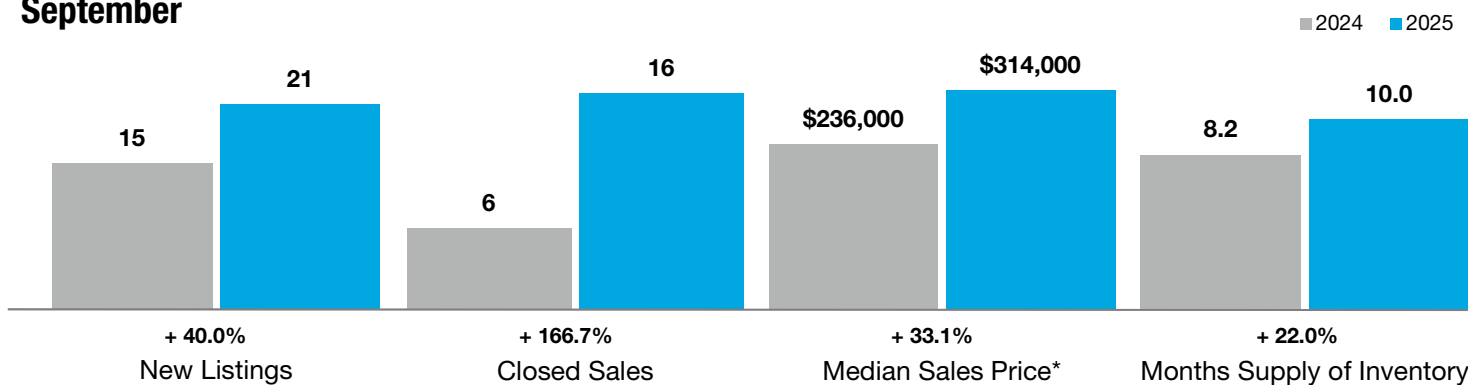
Mitchell County

North Carolina

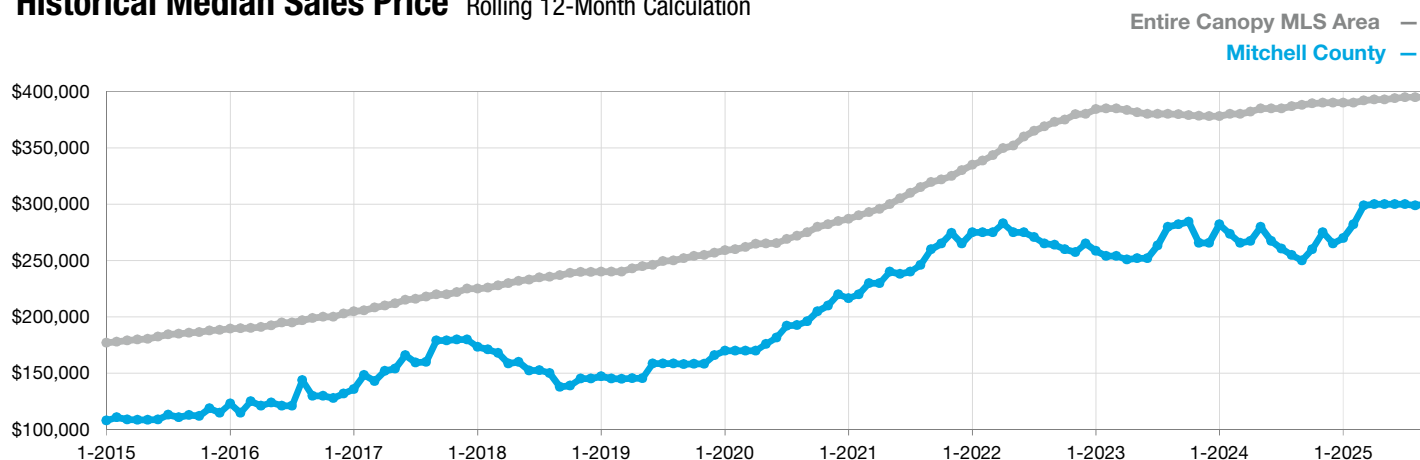
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	15	21	+ 40.0%	163	198	+ 21.5%
Pending Sales	10	19	+ 90.0%	94	98	+ 4.3%
Closed Sales	6	16	+ 166.7%	87	91	+ 4.6%
Median Sales Price*	\$236,000	\$314,000	+ 33.1%	\$250,000	\$299,000	+ 19.6%
Average Sales Price*	\$302,183	\$306,569	+ 1.5%	\$345,518	\$316,960	- 8.3%
Percent of Original List Price Received*	95.2%	89.4%	- 6.1%	89.4%	90.8%	+ 1.6%
List to Close	138	109	- 21.0%	128	131	+ 2.3%
Days on Market Until Sale	75	61	- 18.7%	78	79	+ 1.3%
Cumulative Days on Market Until Sale	76	65	- 14.5%	101	93	- 7.9%
Average List Price	\$362,980	\$598,406	+ 64.9%	\$421,123	\$455,183	+ 8.1%
Inventory of Homes for Sale	79	97	+ 22.8%	--	--	--
Months Supply of Inventory	8.2	10.0	+ 22.0%	--	--	--

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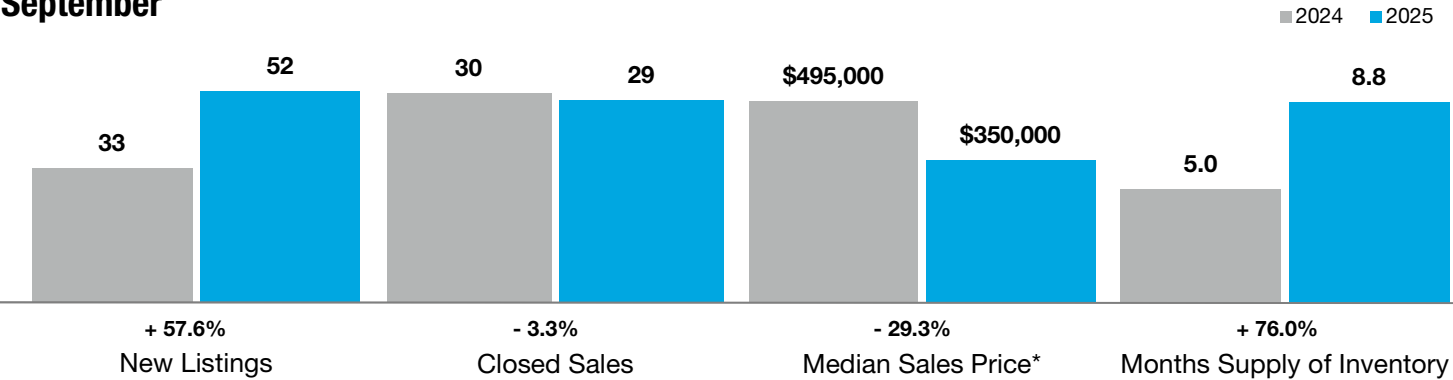
Polk County

North Carolina

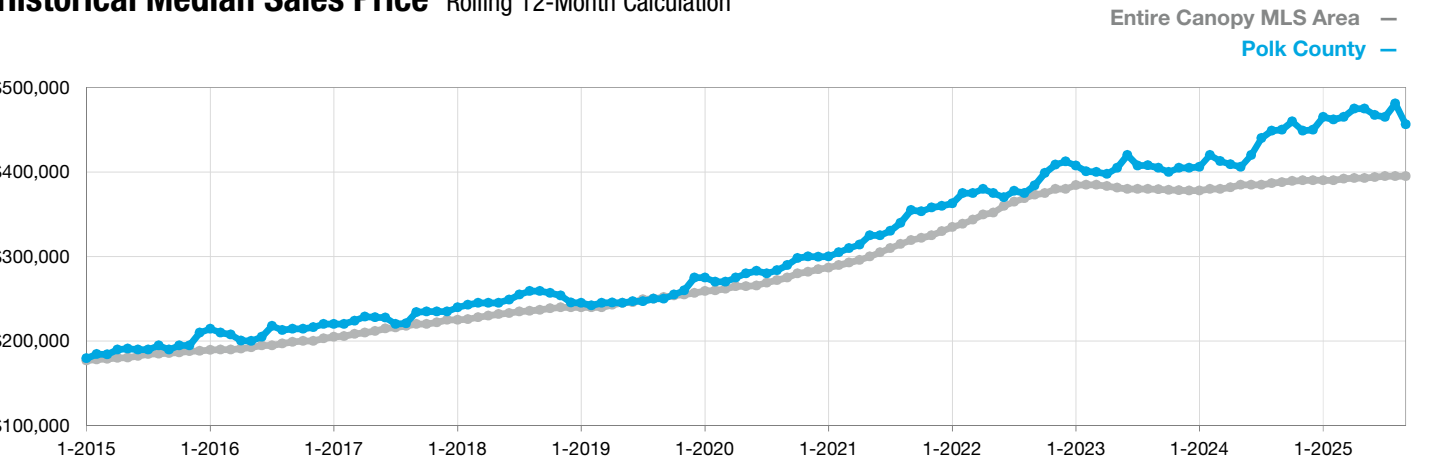
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	33	52	+ 57.6%	309	410	+ 32.7%
Pending Sales	23	33	+ 43.5%	221	220	- 0.5%
Closed Sales	30	29	- 3.3%	222	203	- 8.6%
Median Sales Price*	\$495,000	\$350,000	- 29.3%	\$450,000	\$449,950	- 0.0%
Average Sales Price*	\$643,116	\$461,083	- 28.3%	\$553,450	\$540,911	- 2.3%
Percent of Original List Price Received*	92.0%	91.0%	- 1.1%	92.6%	91.7%	- 1.0%
List to Close	107	120	+ 12.1%	100	115	+ 15.0%
Days on Market Until Sale	61	72	+ 18.0%	60	66	+ 10.0%
Cumulative Days on Market Until Sale	74	77	+ 4.1%	74	78	+ 5.4%
Average List Price	\$688,987	\$672,821	- 2.3%	\$707,873	\$727,791	+ 2.8%
Inventory of Homes for Sale	122	198	+ 62.3%	--	--	--
Months Supply of Inventory	5.0	8.8	+ 76.0%	--	--	--

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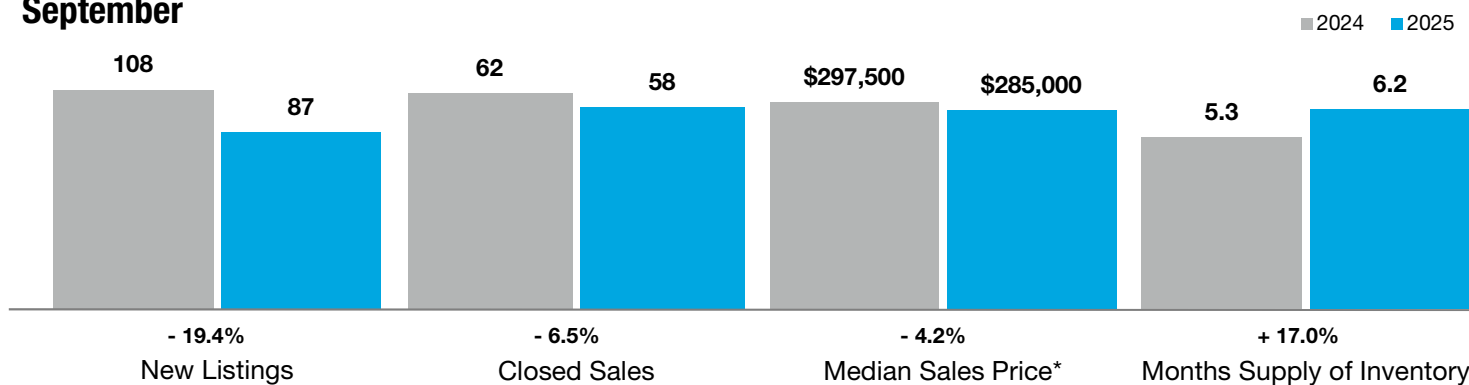
Rutherford County

North Carolina

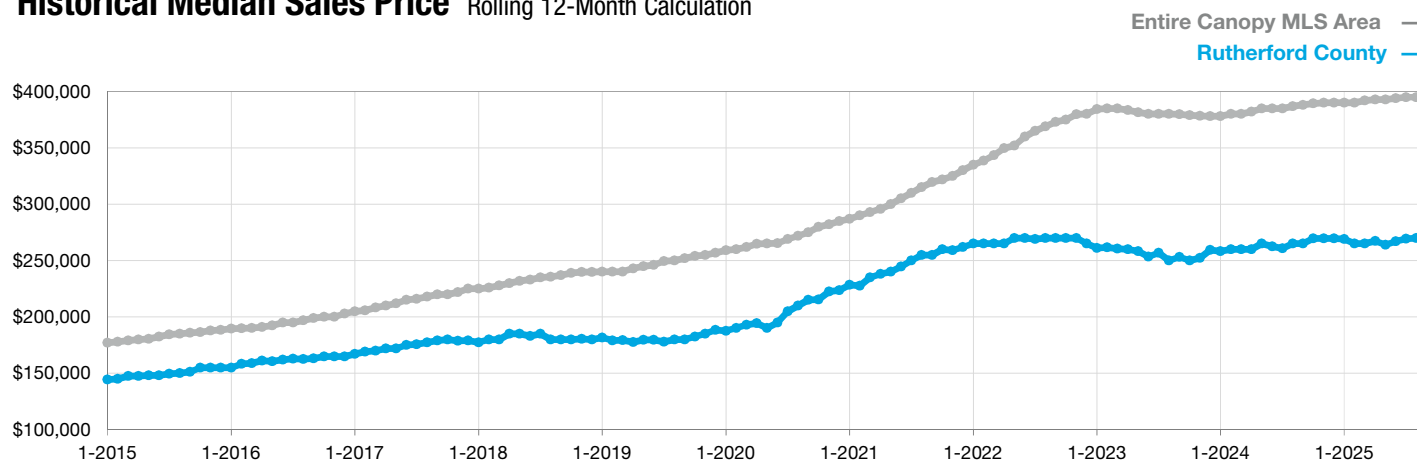
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	108	87	- 19.4%	931	887	- 4.7%
Pending Sales	51	79	+ 54.9%	573	557	- 2.8%
Closed Sales	62	58	- 6.5%	567	506	- 10.8%
Median Sales Price*	\$297,500	\$285,000	- 4.2%	\$270,000	\$271,770	+ 0.7%
Average Sales Price*	\$378,714	\$322,352	- 14.9%	\$366,536	\$339,313	- 7.4%
Percent of Original List Price Received*	92.4%	92.0%	- 0.4%	93.0%	92.2%	- 0.9%
List to Close	84	131	+ 56.0%	92	114	+ 23.9%
Days on Market Until Sale	39	78	+ 100.0%	47	67	+ 42.6%
Cumulative Days on Market Until Sale	42	88	+ 109.5%	56	78	+ 39.3%
Average List Price	\$381,784	\$421,918	+ 10.5%	\$409,290	\$425,438	+ 3.9%
Inventory of Homes for Sale	328	355	+ 8.2%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 17.0%	--	--	--

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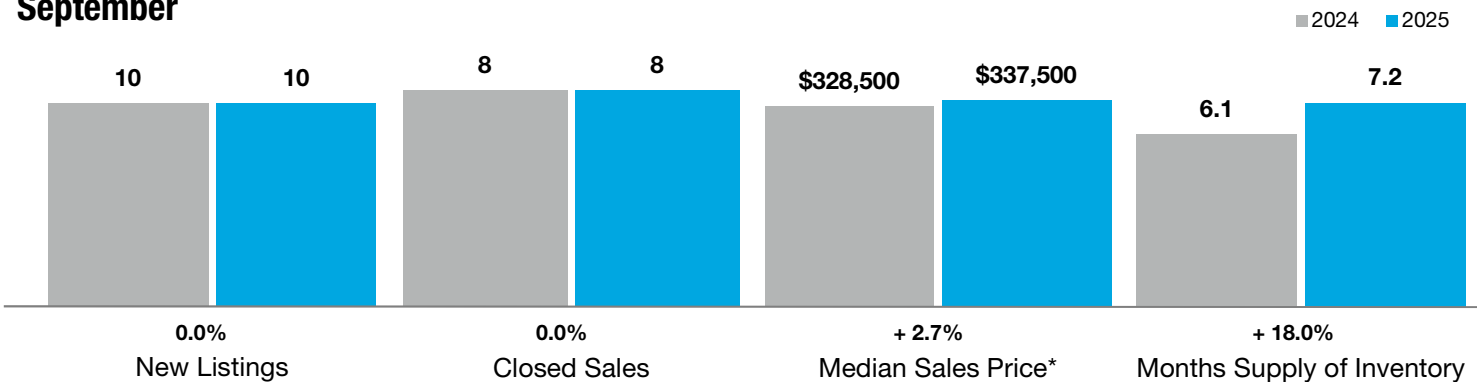
Swain County

North Carolina

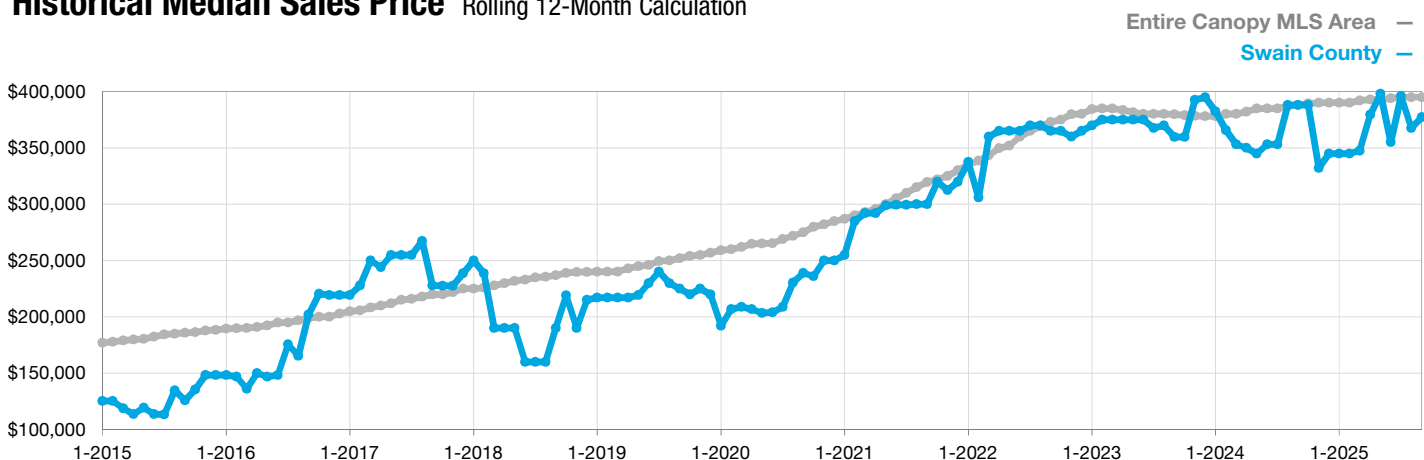
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	10	10	0.0%	99	126	+ 27.3%
Pending Sales	5	8	+ 60.0%	59	67	+ 13.6%
Closed Sales	8	8	0.0%	61	68	+ 11.5%
Median Sales Price*	\$328,500	\$337,500	+ 2.7%	\$332,400	\$377,200	+ 13.5%
Average Sales Price*	\$421,813	\$501,513	+ 18.9%	\$476,682	\$410,613	- 13.9%
Percent of Original List Price Received*	92.1%	87.6%	- 4.9%	93.4%	92.5%	- 1.0%
List to Close	94	124	+ 31.9%	95	106	+ 11.6%
Days on Market Until Sale	49	67	+ 36.7%	51	56	+ 9.8%
Cumulative Days on Market Until Sale	50	68	+ 36.0%	62	61	- 1.6%
Average List Price	\$419,980	\$341,450	- 18.7%	\$464,129	\$544,438	+ 17.3%
Inventory of Homes for Sale	40	55	+ 37.5%	--	--	--
Months Supply of Inventory	6.1	7.2	+ 18.0%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2025

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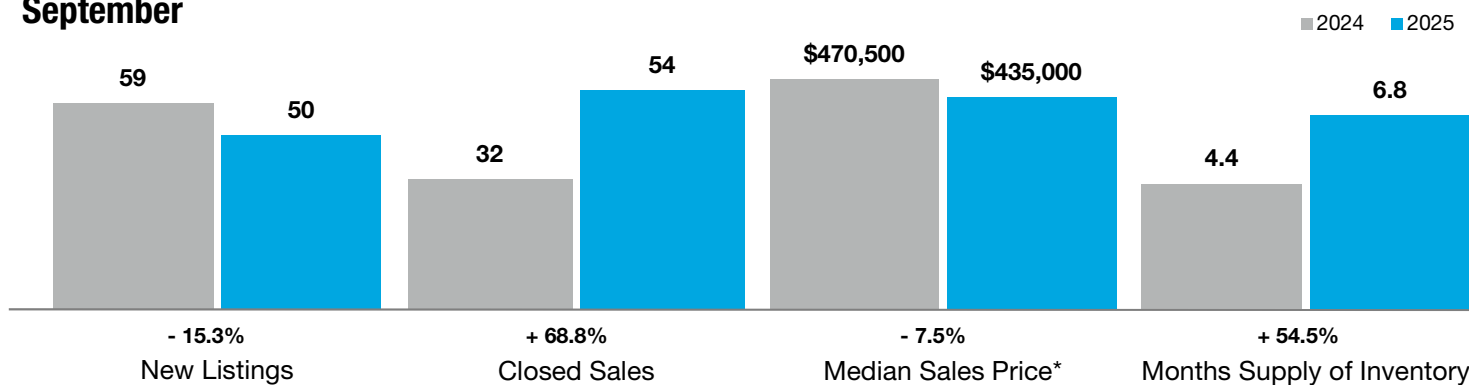
Transylvania County

North Carolina

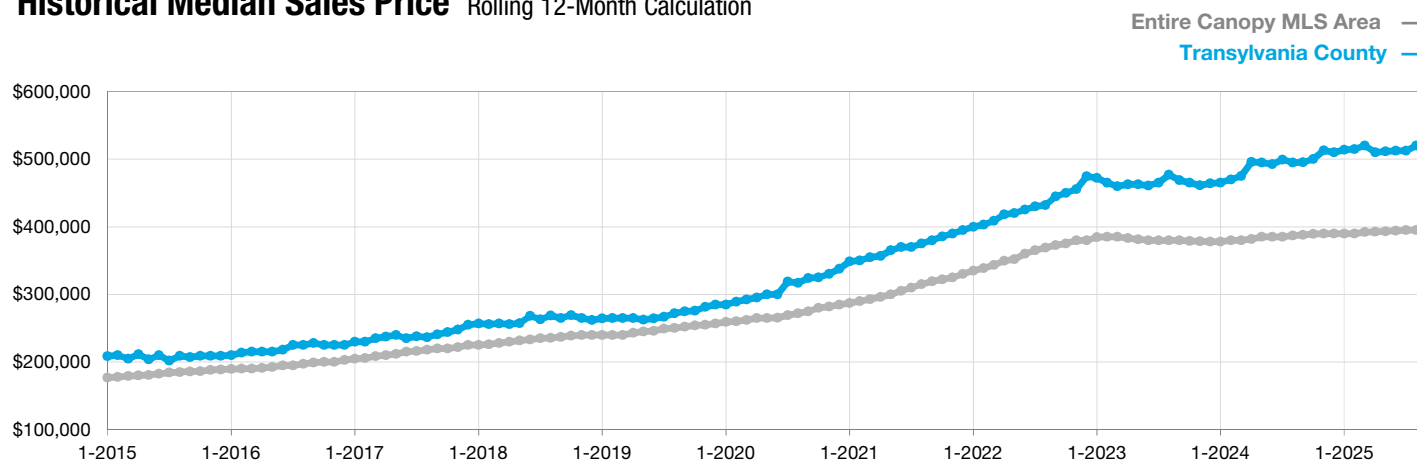
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	59	50	- 15.3%	592	642	+ 8.4%
Pending Sales	35	48	+ 37.1%	404	392	- 3.0%
Closed Sales	32	54	+ 68.8%	392	374	- 4.6%
Median Sales Price*	\$470,500	\$435,000	- 7.5%	\$500,000	\$501,250	+ 0.2%
Average Sales Price*	\$556,495	\$615,147	+ 10.5%	\$660,231	\$750,579	+ 13.7%
Percent of Original List Price Received*	92.7%	91.6%	- 1.2%	94.2%	93.2%	- 1.1%
List to Close	85	113	+ 32.9%	92	112	+ 21.7%
Days on Market Until Sale	44	65	+ 47.7%	51	68	+ 33.3%
Cumulative Days on Market Until Sale	56	77	+ 37.5%	55	78	+ 41.8%
Average List Price	\$846,497	\$691,966	- 18.3%	\$820,641	\$848,264	+ 3.4%
Inventory of Homes for Sale	189	276	+ 46.0%	--	--	--
Months Supply of Inventory	4.4	6.8	+ 54.5%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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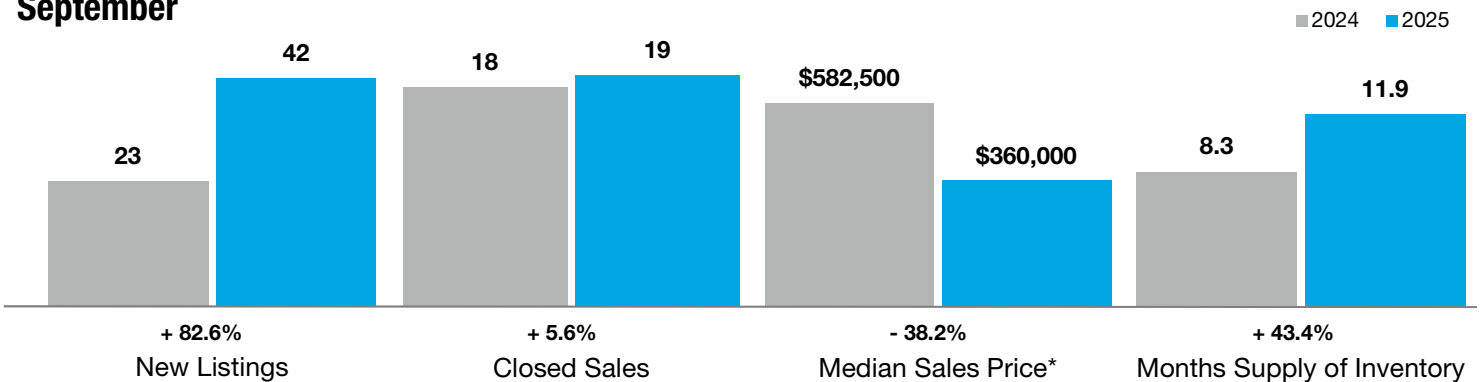
Yancey County

North Carolina

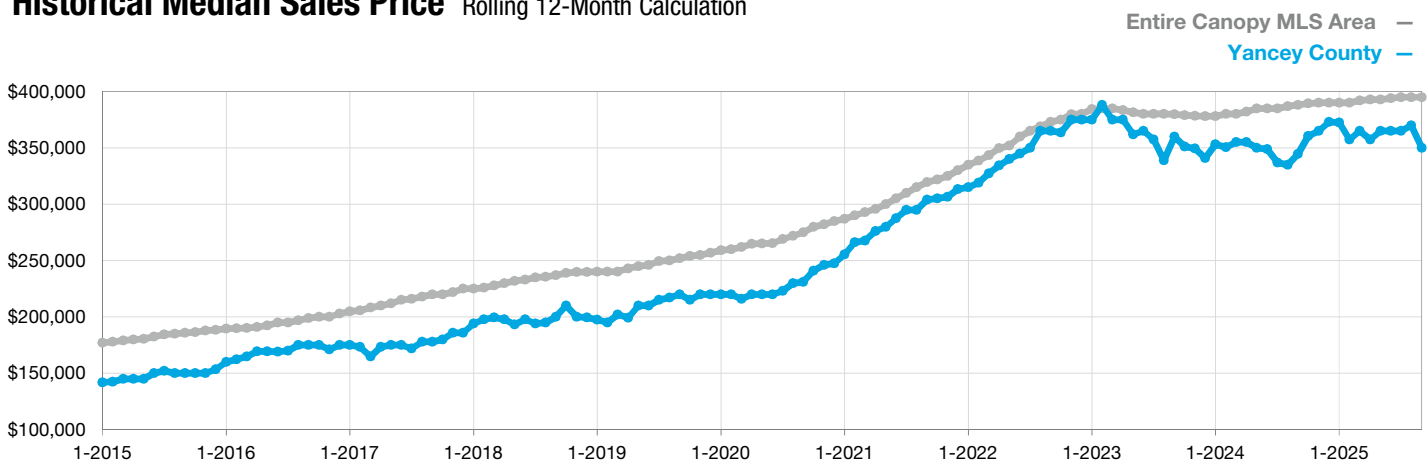
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	23	42	+ 82.6%	288	337	+ 17.0%
Pending Sales	6	16	+ 166.7%	159	166	+ 4.4%
Closed Sales	18	19	+ 5.6%	168	151	- 10.1%
Median Sales Price*	\$582,500	\$360,000	- 38.2%	\$369,000	\$350,000	- 5.1%
Average Sales Price*	\$611,500	\$569,132	- 6.9%	\$460,619	\$448,499	- 2.6%
Percent of Original List Price Received*	94.9%	88.4%	- 6.8%	93.6%	91.6%	- 2.1%
List to Close	74	126	+ 70.3%	114	121	+ 6.1%
Days on Market Until Sale	39	77	+ 97.4%	67	71	+ 6.0%
Cumulative Days on Market Until Sale	66	78	+ 18.2%	75	79	+ 5.3%
Average List Price	\$656,804	\$517,683	- 21.2%	\$601,155	\$612,854	+ 1.9%
Inventory of Homes for Sale	137	191	+ 39.4%	--	--	--
Months Supply of Inventory	8.3	11.9	+ 43.4%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2025

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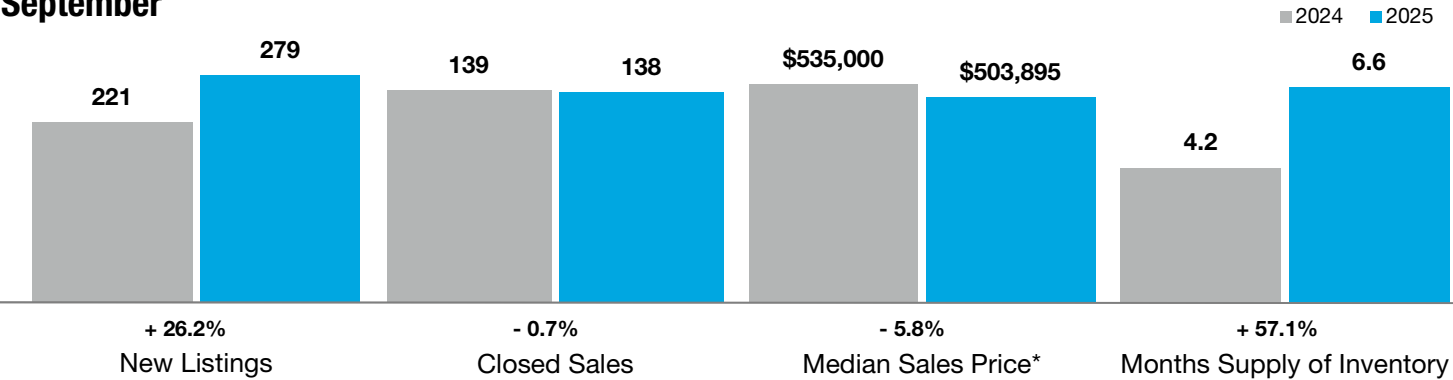
City of Asheville

North Carolina

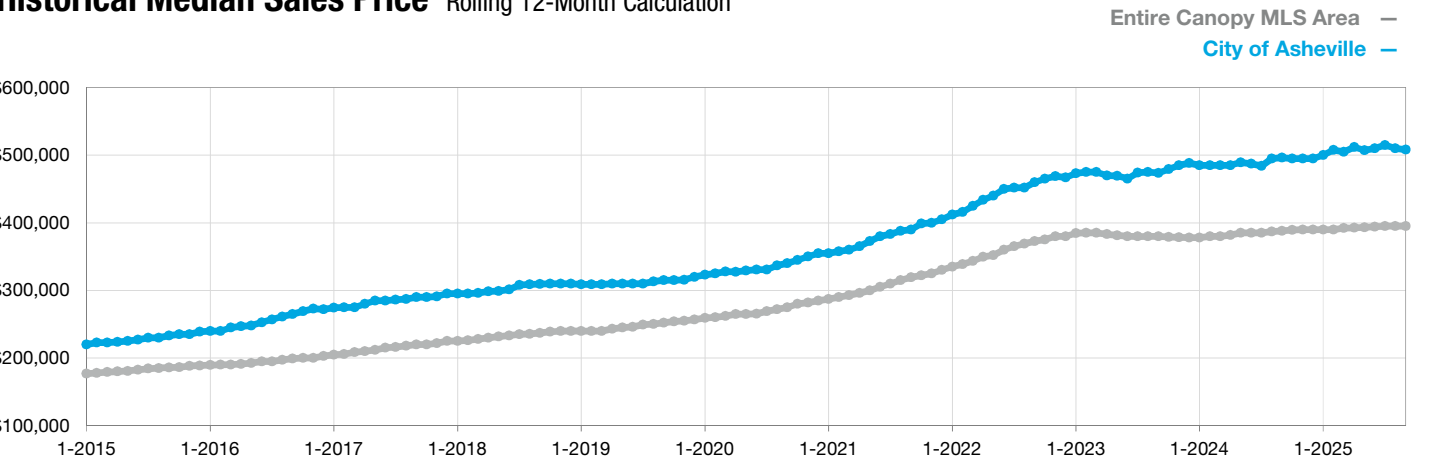
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	221	279	+ 26.2%	1,917	2,388	+ 24.6%
Pending Sales	99	186	+ 87.9%	1,309	1,372	+ 4.8%
Closed Sales	139	138	- 0.7%	1,320	1,272	- 3.6%
Median Sales Price*	\$535,000	\$503,895	- 5.8%	\$500,000	\$515,000	+ 3.0%
Average Sales Price*	\$730,109	\$604,038	- 17.3%	\$672,432	\$642,858	- 4.4%
Percent of Original List Price Received*	94.5%	90.3%	- 4.4%	96.0%	93.8%	- 2.3%
List to Close	89	110	+ 23.6%	89	97	+ 9.0%
Days on Market Until Sale	49	72	+ 46.9%	43	55	+ 27.9%
Cumulative Days on Market Until Sale	59	85	+ 44.1%	47	64	+ 36.2%
Average List Price	\$721,398	\$745,270	+ 3.3%	\$758,829	\$733,988	- 3.3%
Inventory of Homes for Sale	590	923	+ 56.4%	--	--	--
Months Supply of Inventory	4.2	6.6	+ 57.1%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2025

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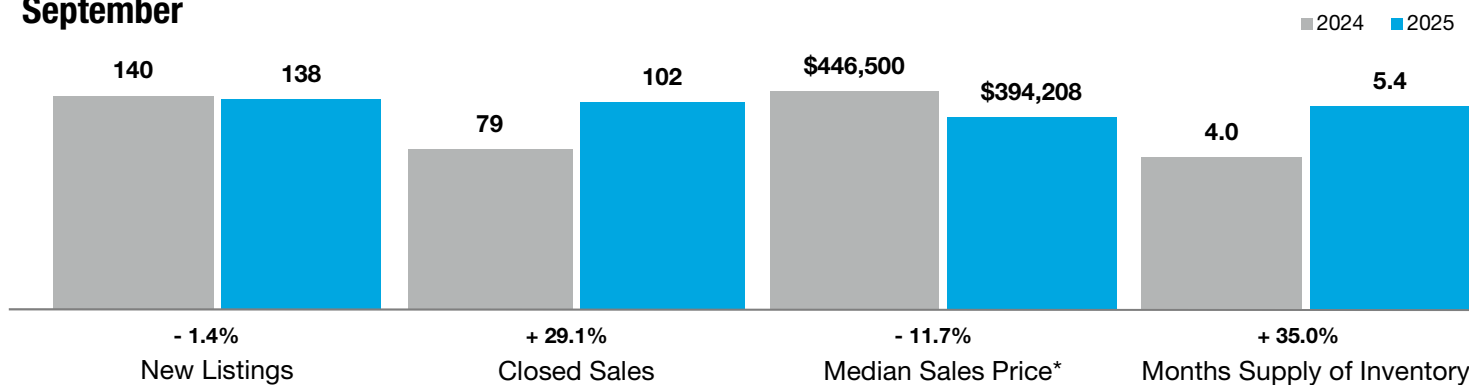
City of Hendersonville

North Carolina

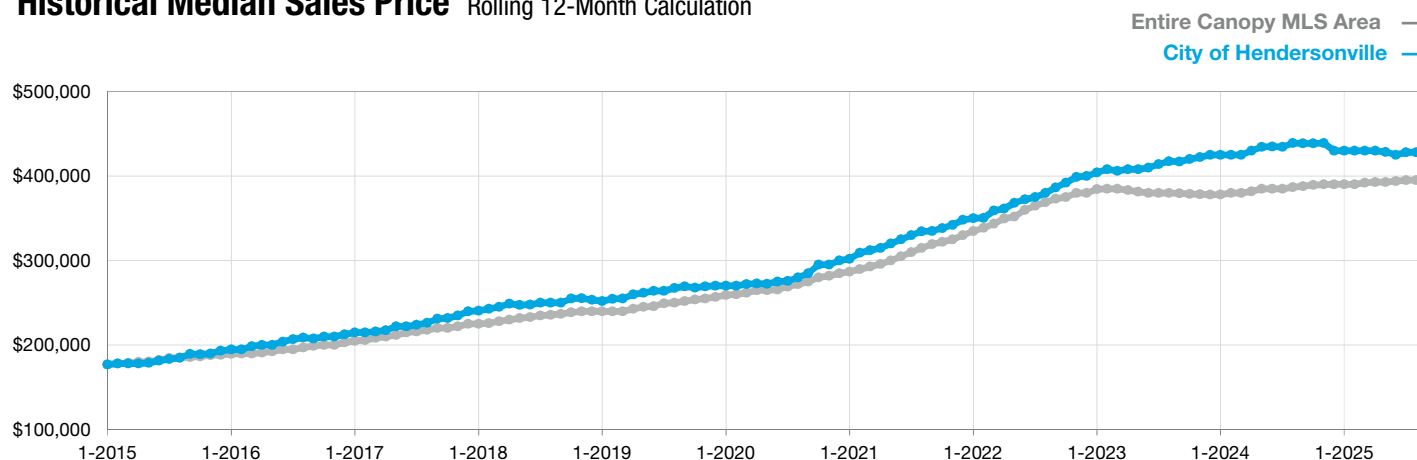
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	140	138	- 1.4%	1,138	1,306	+ 14.8%
Pending Sales	81	126	+ 55.6%	828	872	+ 5.3%
Closed Sales	79	102	+ 29.1%	787	813	+ 3.3%
Median Sales Price*	\$446,500	\$394,208	- 11.7%	\$439,500	\$425,000	- 3.3%
Average Sales Price*	\$536,927	\$494,305	- 7.9%	\$502,495	\$498,062	- 0.9%
Percent of Original List Price Received*	94.7%	92.6%	- 2.2%	96.4%	94.8%	- 1.7%
List to Close	91	109	+ 19.8%	98	109	+ 11.2%
Days on Market Until Sale	46	67	+ 45.7%	45	61	+ 35.6%
Cumulative Days on Market Until Sale	54	73	+ 35.2%	52	70	+ 34.6%
Average List Price	\$553,130	\$583,179	+ 5.4%	\$564,021	\$573,211	+ 1.6%
Inventory of Homes for Sale	350	482	+ 37.7%	--	--	--
Months Supply of Inventory	4.0	5.4	+ 35.0%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2025

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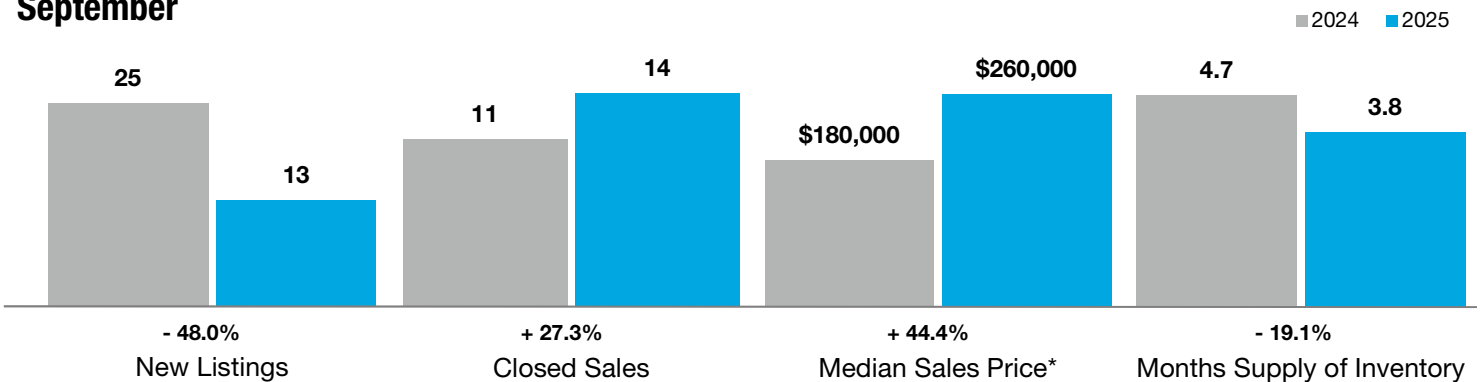
Forest City

North Carolina

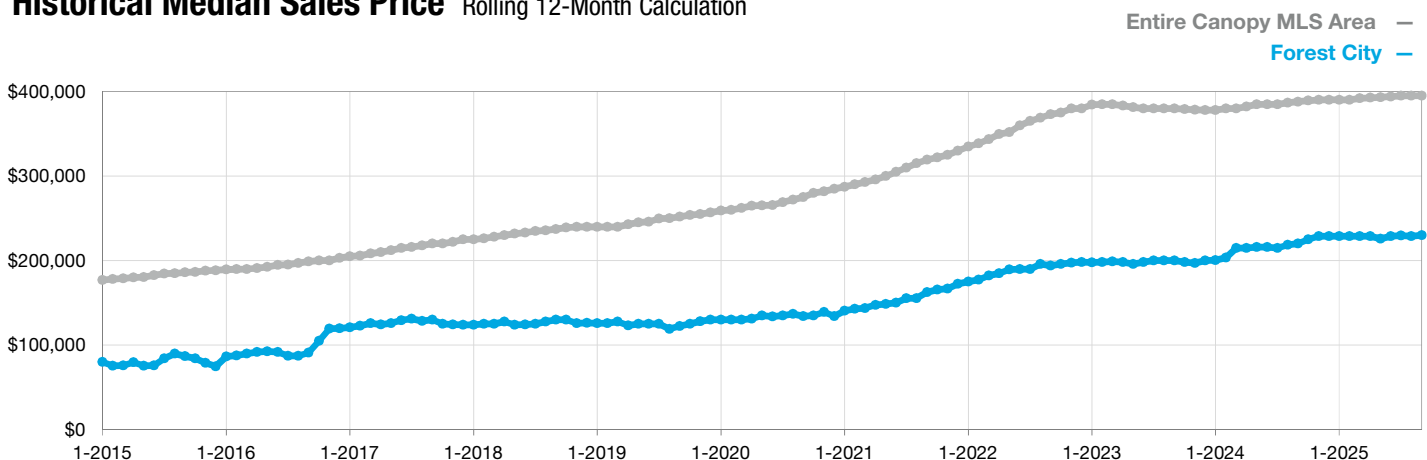
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	25	13	- 48.0%	203	176	- 13.3%
Pending Sales	16	12	- 25.0%	122	129	+ 5.7%
Closed Sales	11	14	+ 27.3%	117	121	+ 3.4%
Median Sales Price*	\$180,000	\$260,000	+ 44.4%	\$229,000	\$230,000	+ 0.4%
Average Sales Price*	\$209,109	\$258,729	+ 23.7%	\$242,182	\$243,279	+ 0.5%
Percent of Original List Price Received*	94.8%	89.8%	- 5.3%	93.1%	92.4%	- 0.8%
List to Close	67	164	+ 144.8%	91	109	+ 19.8%
Days on Market Until Sale	27	110	+ 307.4%	47	62	+ 31.9%
Cumulative Days on Market Until Sale	37	113	+ 205.4%	53	66	+ 24.5%
Average List Price	\$261,996	\$291,198	+ 11.1%	\$256,378	\$278,300	+ 8.6%
Inventory of Homes for Sale	64	54	- 15.6%	--	--	--
Months Supply of Inventory	4.7	3.8	- 19.1%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2025

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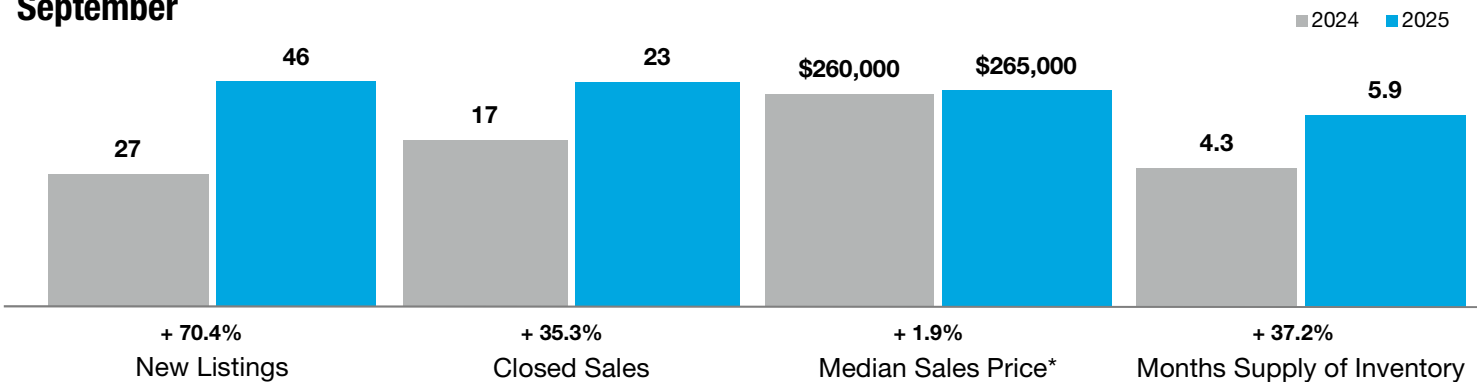
Marion

North Carolina

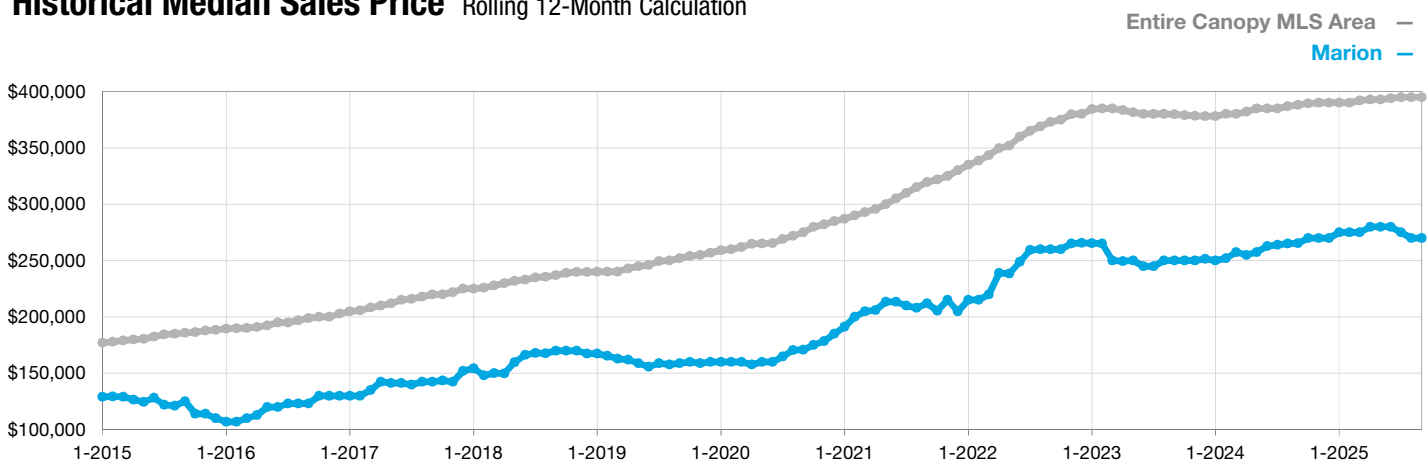
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	27	46	+ 70.4%	250	312	+ 24.8%
Pending Sales	10	26	+ 160.0%	182	206	+ 13.2%
Closed Sales	17	23	+ 35.3%	190	189	- 0.5%
Median Sales Price*	\$260,000	\$265,000	+ 1.9%	\$264,500	\$265,000	+ 0.2%
Average Sales Price*	\$277,823	\$282,383	+ 1.6%	\$319,452	\$305,401	- 4.4%
Percent of Original List Price Received*	95.1%	90.8%	- 4.5%	91.7%	92.4%	+ 0.8%
List to Close	74	99	+ 33.8%	117	103	- 12.0%
Days on Market Until Sale	31	60	+ 93.5%	67	57	- 14.9%
Cumulative Days on Market Until Sale	32	60	+ 87.5%	73	60	- 17.8%
Average List Price	\$346,689	\$431,800	+ 24.5%	\$361,844	\$384,895	+ 6.4%
Inventory of Homes for Sale	84	121	+ 44.0%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2025

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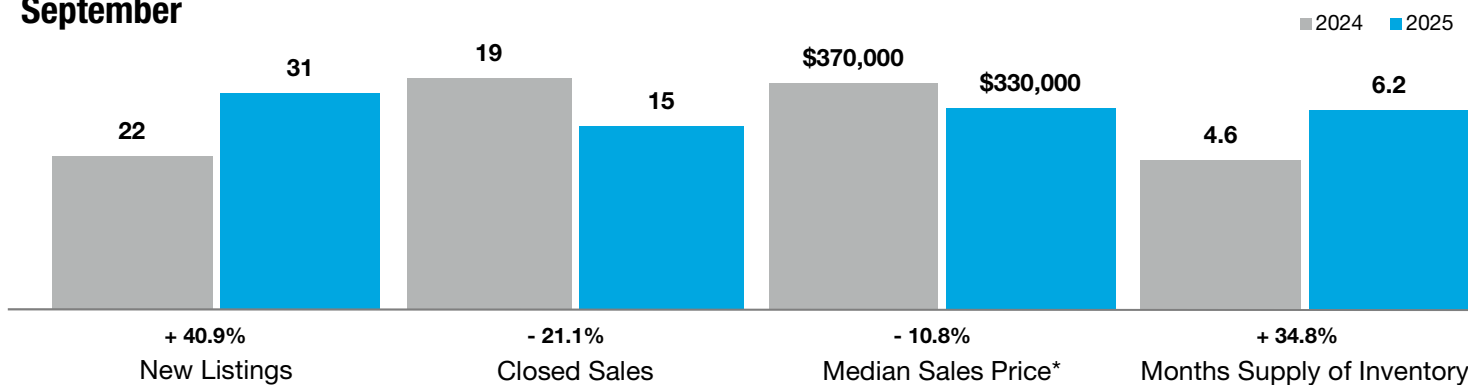
Rutherfordton

North Carolina

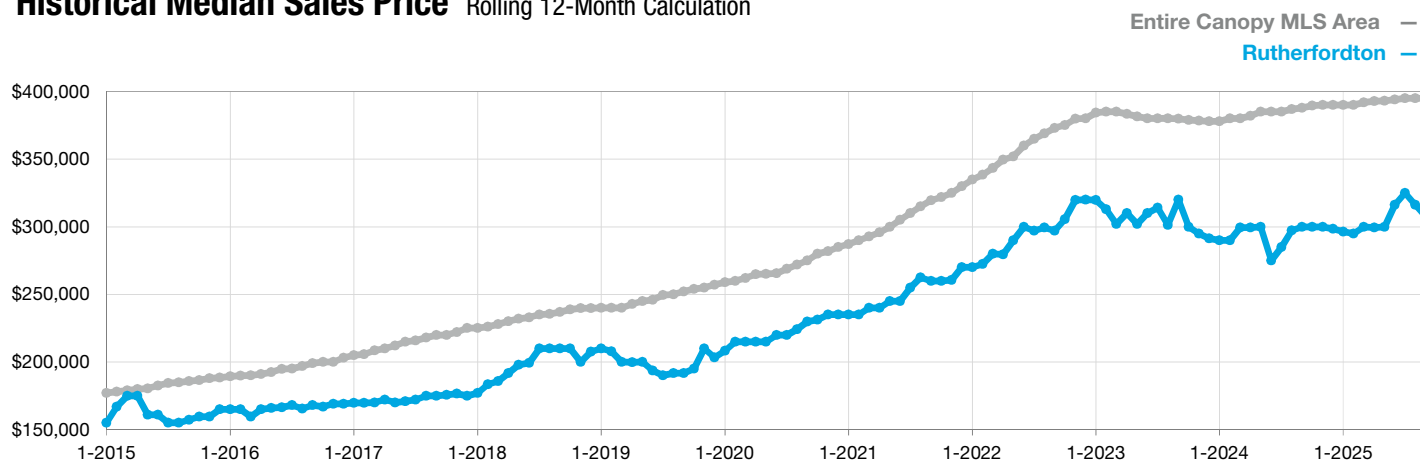
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	22	31	+ 40.9%	230	272	+ 18.3%
Pending Sales	14	22	+ 57.1%	148	167	+ 12.8%
Closed Sales	19	15	- 21.1%	142	154	+ 8.5%
Median Sales Price*	\$370,000	\$330,000	- 10.8%	\$310,700	\$323,750	+ 4.2%
Average Sales Price*	\$384,363	\$434,100	+ 12.9%	\$338,366	\$370,593	+ 9.5%
Percent of Original List Price Received*	92.9%	90.9%	- 2.2%	93.7%	92.4%	- 1.4%
List to Close	94	138	+ 46.8%	86	100	+ 16.3%
Days on Market Until Sale	44	74	+ 68.2%	41	54	+ 31.7%
Cumulative Days on Market Until Sale	55	105	+ 90.9%	57	70	+ 22.8%
Average List Price	\$358,344	\$467,230	+ 30.4%	\$403,394	\$446,211	+ 10.6%
Inventory of Homes for Sale	71	100	+ 40.8%	--	--	--
Months Supply of Inventory	4.6	6.2	+ 34.8%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for September 2025

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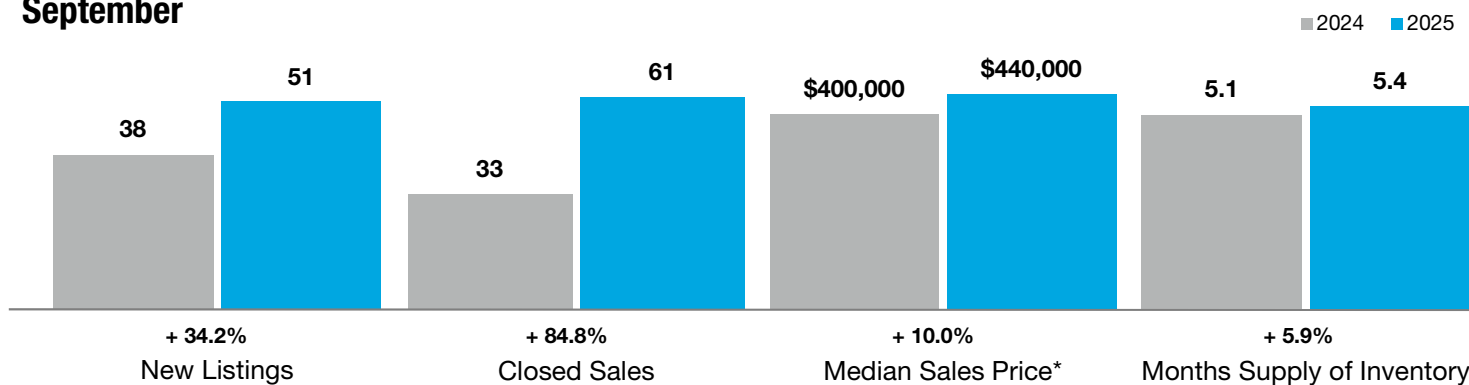
Waynesville

North Carolina

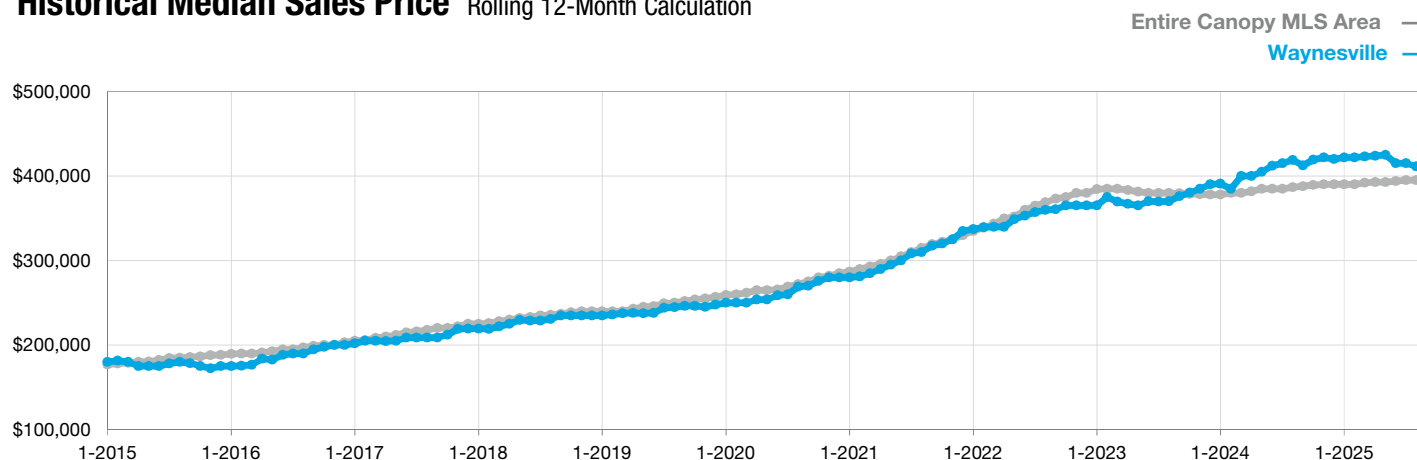
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	38	51	+ 34.2%	526	621	+ 18.1%
Pending Sales	40	35	- 12.5%	341	412	+ 20.8%
Closed Sales	33	61	+ 84.8%	312	401	+ 28.5%
Median Sales Price*	\$400,000	\$440,000	+ 10.0%	\$415,000	\$415,000	0.0%
Average Sales Price*	\$497,083	\$607,066	+ 22.1%	\$487,150	\$501,433	+ 2.9%
Percent of Original List Price Received*	96.0%	93.0%	- 3.1%	94.7%	93.5%	- 1.3%
List to Close	72	121	+ 68.1%	92	124	+ 34.8%
Days on Market Until Sale	36	75	+ 108.3%	43	76	+ 76.7%
Cumulative Days on Market Until Sale	54	81	+ 50.0%	49	86	+ 75.5%
Average List Price	\$517,387	\$599,712	+ 15.9%	\$544,379	\$524,185	- 3.7%
Inventory of Homes for Sale	192	229	+ 19.3%	--	--	--
Months Supply of Inventory	5.1	5.4	+ 5.9%	--	--	--

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September



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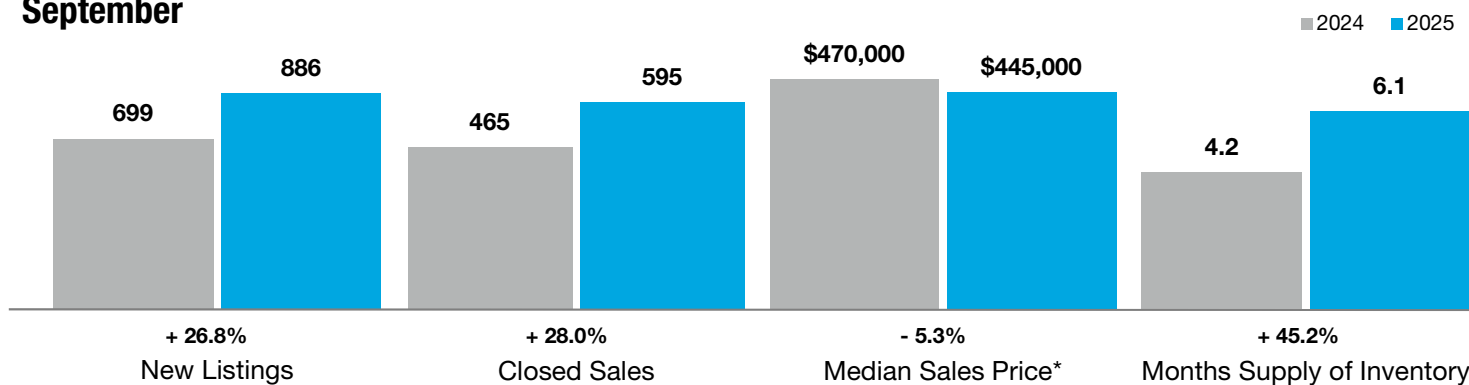
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	699	886	+ 26.8%	6,983	8,233	+ 17.9%
Pending Sales	414	645	+ 55.8%	4,893	5,089	+ 4.0%
Closed Sales	465	595	+ 28.0%	4,790	4,802	+ 0.3%
Median Sales Price*	\$470,000	\$445,000	- 5.3%	\$453,250	\$450,545	- 0.6%
Average Sales Price*	\$610,681	\$550,183	- 9.9%	\$573,045	\$554,965	- 3.2%
Percent of Original List Price Received*	94.5%	91.9%	- 2.8%	95.8%	94.2%	- 1.7%
List to Close	92	116	+ 26.1%	94	107	+ 13.8%
Days on Market Until Sale	47	70	+ 48.9%	46	61	+ 32.6%
Cumulative Days on Market Until Sale	56	81	+ 44.6%	51	69	+ 35.3%
Average List Price	\$666,872	\$672,354	+ 0.8%	\$646,029	\$645,221	- 0.1%
Inventory of Homes for Sale	2,221	3,197	+ 43.9%	--	--	--
Months Supply of Inventory	4.2	6.1	+ 45.2%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation

