

Local Market Update for November 2025

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



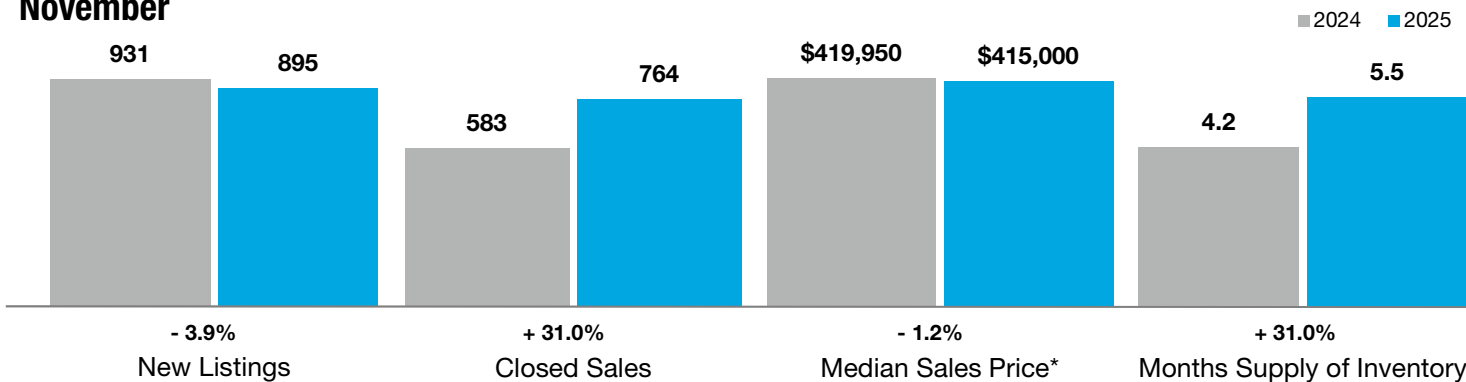
Asheville Region

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

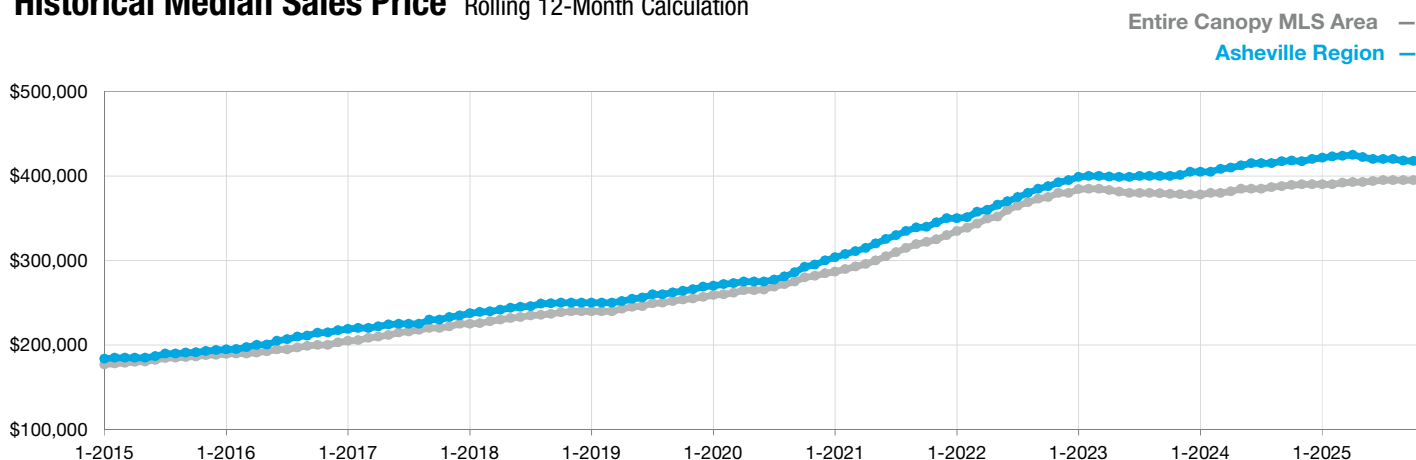
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	931	895	- 3.9%	12,659	14,859	+ 17.4%
Pending Sales	712	813	+ 14.2%	8,761	9,402	+ 7.3%
Closed Sales	583	764	+ 31.0%	8,647	9,052	+ 4.7%
Median Sales Price*	\$419,950	\$415,000	- 1.2%	\$419,245	\$415,000	- 1.0%
Average Sales Price*	\$516,321	\$542,429	+ 5.1%	\$527,035	\$521,477	- 1.1%
Percent of Original List Price Received*	93.4%	91.5%	- 2.0%	94.8%	93.3%	- 1.6%
List to Close	113	110	- 2.7%	97	109	+ 12.4%
Days on Market Until Sale	60	69	+ 15.0%	49	64	+ 30.6%
Cumulative Days on Market Until Sale	65	82	+ 26.2%	55	73	+ 32.7%
Average List Price	\$556,981	\$610,523	+ 9.6%	\$597,347	\$613,063	+ 2.6%
Inventory of Homes for Sale	3,272	4,611	+ 40.9%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



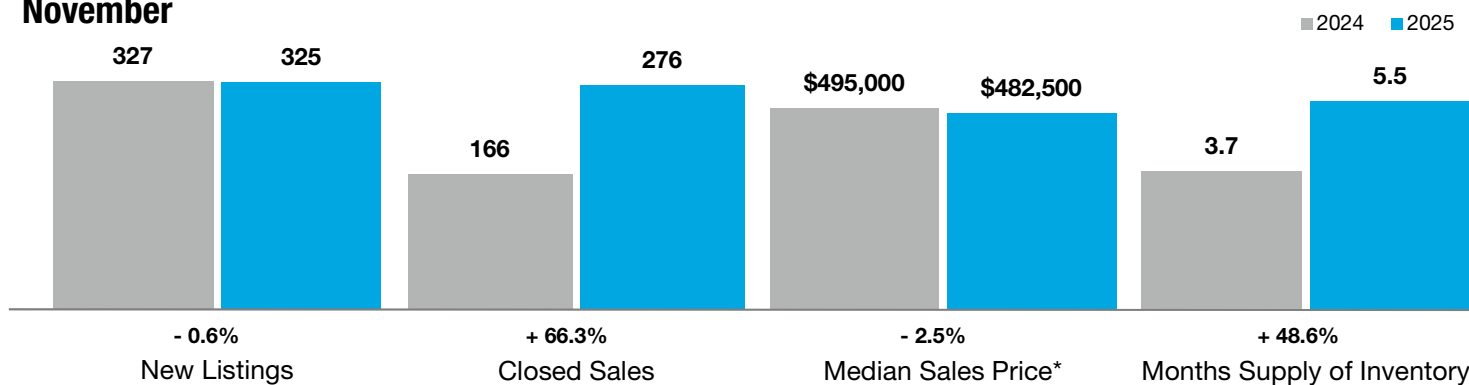
Buncombe County

North Carolina

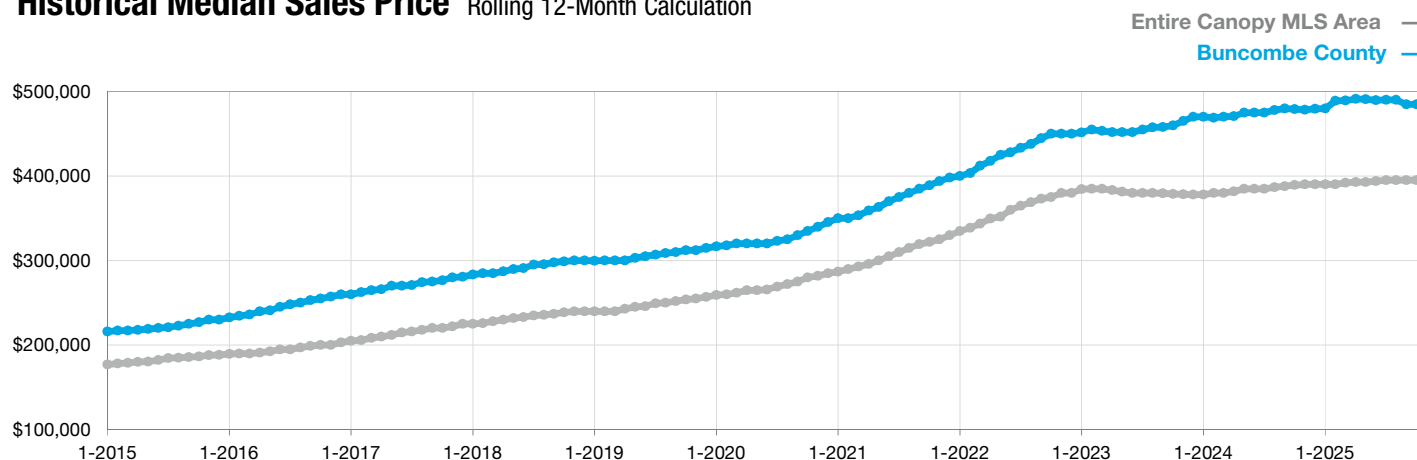
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	327	325	- 0.6%	4,181	5,277	+ 26.2%
Pending Sales	233	289	+ 24.0%	2,968	3,228	+ 8.8%
Closed Sales	166	276	+ 66.3%	2,949	3,078	+ 4.4%
Median Sales Price*	\$495,000	\$482,500	- 2.5%	\$479,900	\$485,000	+ 1.1%
Average Sales Price*	\$610,147	\$650,987	+ 6.7%	\$639,738	\$612,341	- 4.3%
Percent of Original List Price Received*	94.7%	91.5%	- 3.4%	95.9%	93.8%	- 2.2%
List to Close	112	110	- 1.8%	93	101	+ 8.6%
Days on Market Until Sale	56	69	+ 23.2%	45	58	+ 28.9%
Cumulative Days on Market Until Sale	62	89	+ 43.5%	49	67	+ 36.7%
Average List Price	\$640,163	\$697,453	+ 8.9%	\$710,501	\$707,630	- 0.4%
Inventory of Homes for Sale	967	1,578	+ 63.2%	--	--	--
Months Supply of Inventory	3.7	5.5	+ 48.6%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



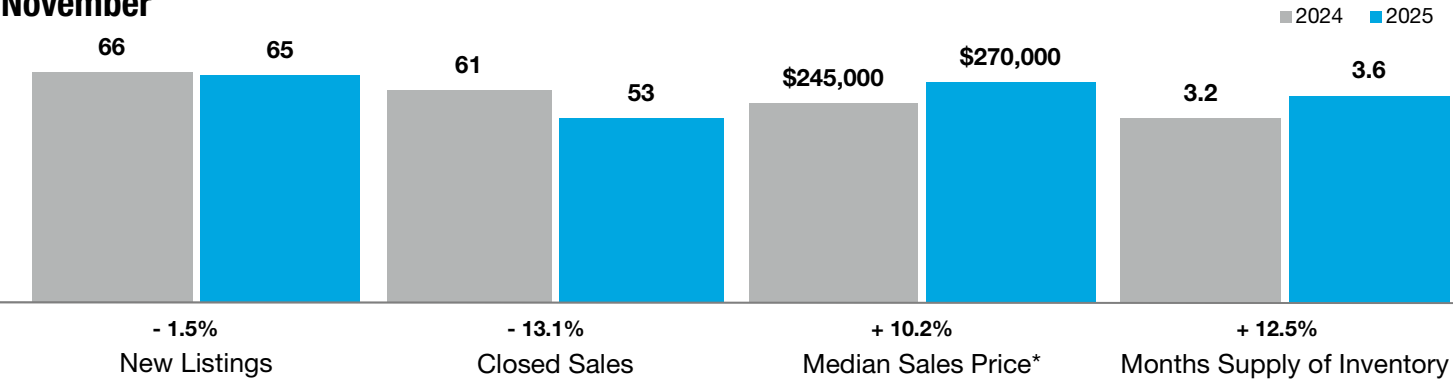
Burke County

North Carolina

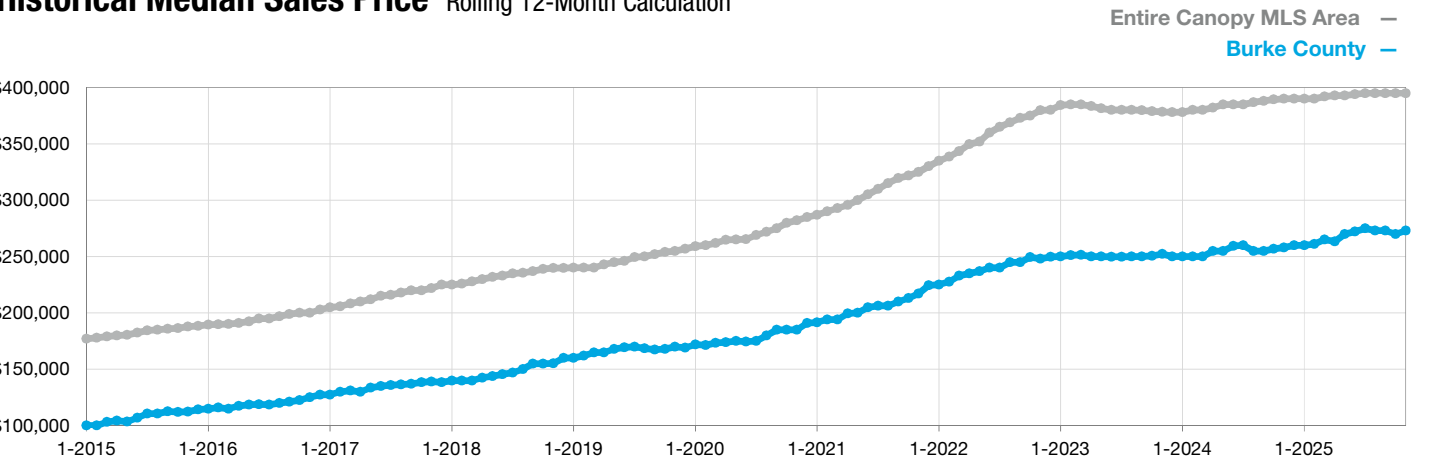
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	66	65	- 1.5%	1,024	967	- 5.6%
Pending Sales	48	53	+ 10.4%	755	720	- 4.6%
Closed Sales	61	53	- 13.1%	739	715	- 3.2%
Median Sales Price*	\$245,000	\$270,000	+ 10.2%	\$259,900	\$272,500	+ 4.8%
Average Sales Price*	\$335,702	\$291,253	- 13.2%	\$323,813	\$337,003	+ 4.1%
Percent of Original List Price Received*	93.2%	92.3%	- 1.0%	94.4%	93.3%	- 1.2%
List to Close	99	94	- 5.1%	82	99	+ 20.7%
Days on Market Until Sale	45	49	+ 8.9%	40	57	+ 42.5%
Cumulative Days on Market Until Sale	55	50	- 9.1%	45	65	+ 44.4%
Average List Price	\$398,369	\$353,106	- 11.4%	\$379,333	\$387,074	+ 2.0%
Inventory of Homes for Sale	216	233	+ 7.9%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



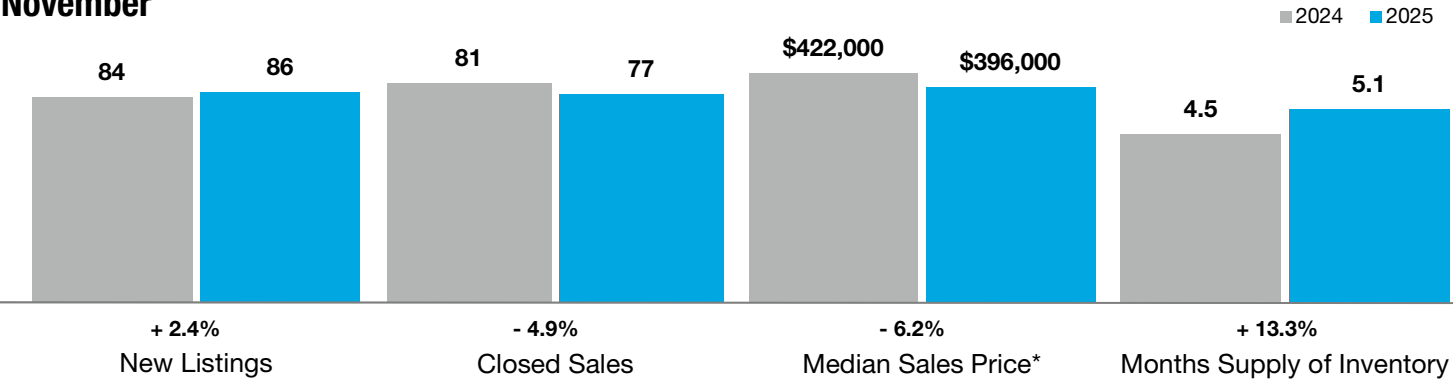
Haywood County

North Carolina

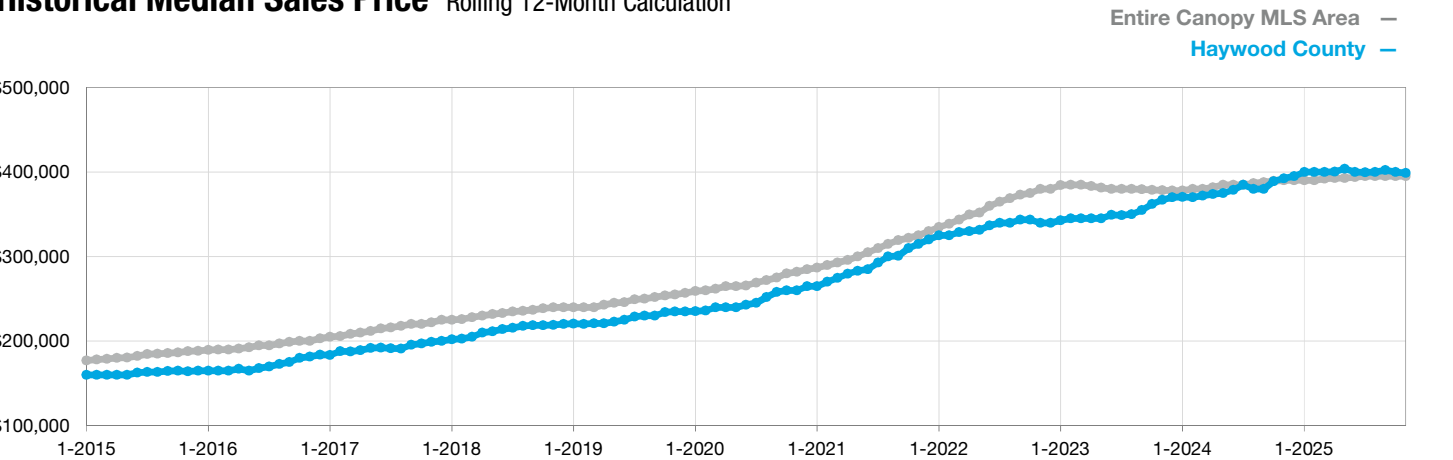
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	84	86	+ 2.4%	1,240	1,521	+ 22.7%
Pending Sales	85	96	+ 12.9%	871	997	+ 14.5%
Closed Sales	81	77	- 4.9%	850	945	+ 11.2%
Median Sales Price*	\$422,000	\$396,000	- 6.2%	\$395,000	\$398,250	+ 0.8%
Average Sales Price*	\$474,525	\$452,331	- 4.7%	\$455,324	\$462,043	+ 1.5%
Percent of Original List Price Received*	93.2%	90.9%	- 2.5%	94.2%	92.9%	- 1.4%
List to Close	116	127	+ 9.5%	100	116	+ 16.0%
Days on Market Until Sale	62	82	+ 32.3%	50	69	+ 38.0%
Cumulative Days on Market Until Sale	64	87	+ 35.9%	56	79	+ 41.1%
Average List Price	\$468,112	\$564,479	+ 20.6%	\$502,172	\$502,835	+ 0.1%
Inventory of Homes for Sale	348	447	+ 28.4%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



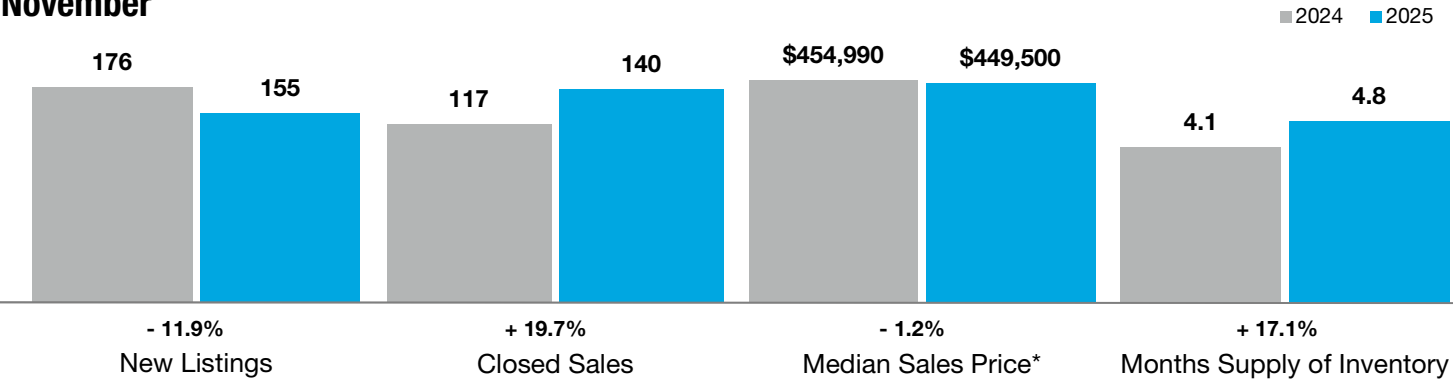
Henderson County

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	176	155	- 11.9%	2,304	2,594	+ 12.6%
Pending Sales	141	146	+ 3.5%	1,643	1,790	+ 8.9%
Closed Sales	117	140	+ 19.7%	1,585	1,756	+ 10.8%
Median Sales Price*	\$454,990	\$449,500	- 1.2%	\$453,690	\$445,000	- 1.9%
Average Sales Price*	\$530,734	\$522,684	- 1.5%	\$519,746	\$517,136	- 0.5%
Percent of Original List Price Received*	94.5%	93.8%	- 0.7%	96.1%	94.6%	- 1.6%
List to Close	120	109	- 9.2%	100	115	+ 15.0%
Days on Market Until Sale	66	65	- 1.5%	47	64	+ 36.2%
Cumulative Days on Market Until Sale	67	72	+ 7.5%	51	71	+ 39.2%
Average List Price	\$547,919	\$521,828	- 4.8%	\$581,419	\$591,497	+ 1.7%
Inventory of Homes for Sale	597	766	+ 28.3%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 17.1%	--	--	--

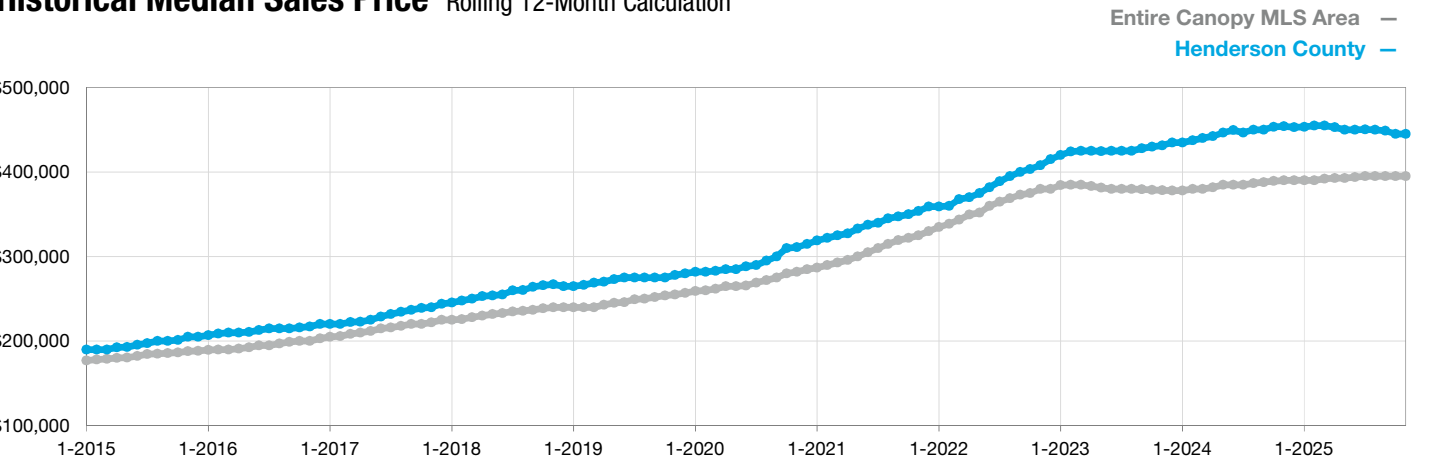
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

November



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for November 2025

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



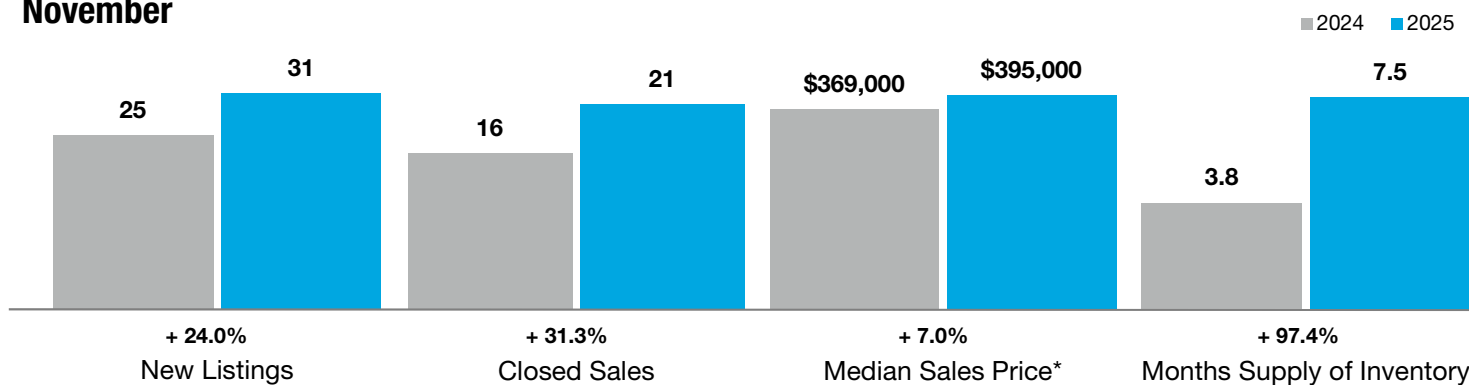
Jackson County

North Carolina

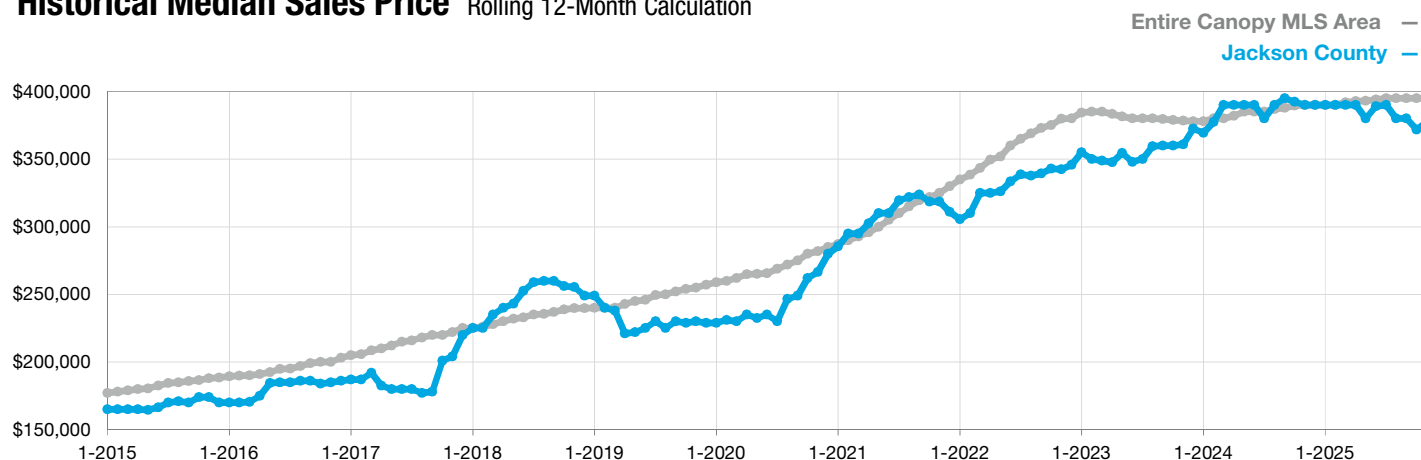
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	25	31	+ 24.0%	346	435	+ 25.7%
Pending Sales	18	22	+ 22.2%	238	240	+ 0.8%
Closed Sales	16	21	+ 31.3%	226	234	+ 3.5%
Median Sales Price*	\$369,000	\$395,000	+ 7.0%	\$390,000	\$380,000	- 2.6%
Average Sales Price*	\$453,000	\$745,452	+ 64.6%	\$538,475	\$580,519	+ 7.8%
Percent of Original List Price Received*	92.7%	91.3%	- 1.5%	92.7%	93.3%	+ 0.6%
List to Close	112	108	- 3.6%	104	126	+ 21.2%
Days on Market Until Sale	62	70	+ 12.9%	58	80	+ 37.9%
Cumulative Days on Market Until Sale	73	84	+ 15.1%	67	77	+ 14.9%
Average List Price	\$528,658	\$1,080,755	+ 104.4%	\$741,047	\$667,183	- 10.0%
Inventory of Homes for Sale	78	158	+ 102.6%	--	--	--
Months Supply of Inventory	3.8	7.5	+ 97.4%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



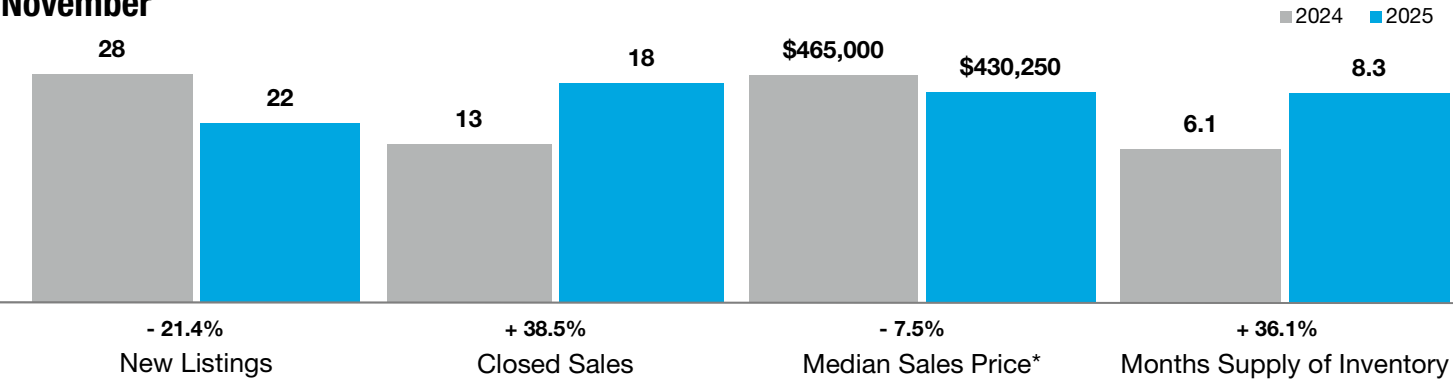
Madison County

North Carolina

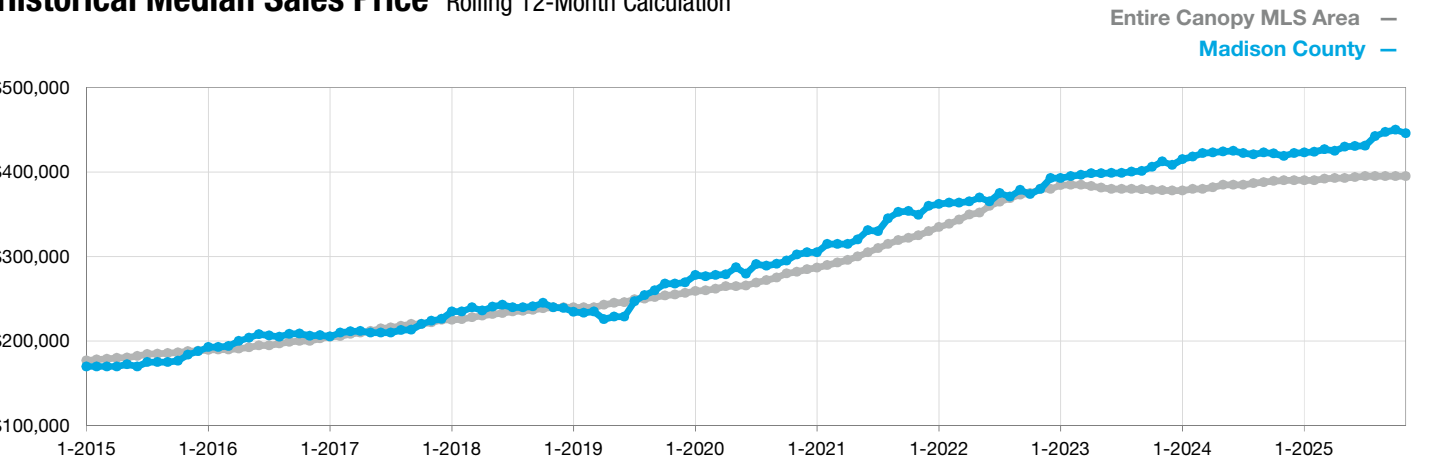
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	28	22	- 21.4%	312	354	+ 13.5%
Pending Sales	21	16	- 23.8%	207	202	- 2.4%
Closed Sales	13	18	+ 38.5%	215	198	- 7.9%
Median Sales Price*	\$465,000	\$430,250	- 7.5%	\$421,990	\$442,750	+ 4.9%
Average Sales Price*	\$520,362	\$457,883	- 12.0%	\$480,203	\$481,733	+ 0.3%
Percent of Original List Price Received*	93.7%	91.1%	- 2.8%	94.8%	92.5%	- 2.4%
List to Close	89	95	+ 6.7%	119	128	+ 7.6%
Days on Market Until Sale	46	66	+ 43.5%	63	83	+ 31.7%
Cumulative Days on Market Until Sale	43	97	+ 125.6%	76	98	+ 28.9%
Average List Price	\$598,846	\$517,182	- 13.6%	\$582,374	\$621,333	+ 6.7%
Inventory of Homes for Sale	110	148	+ 34.5%	--	--	--
Months Supply of Inventory	6.1	8.3	+ 36.1%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



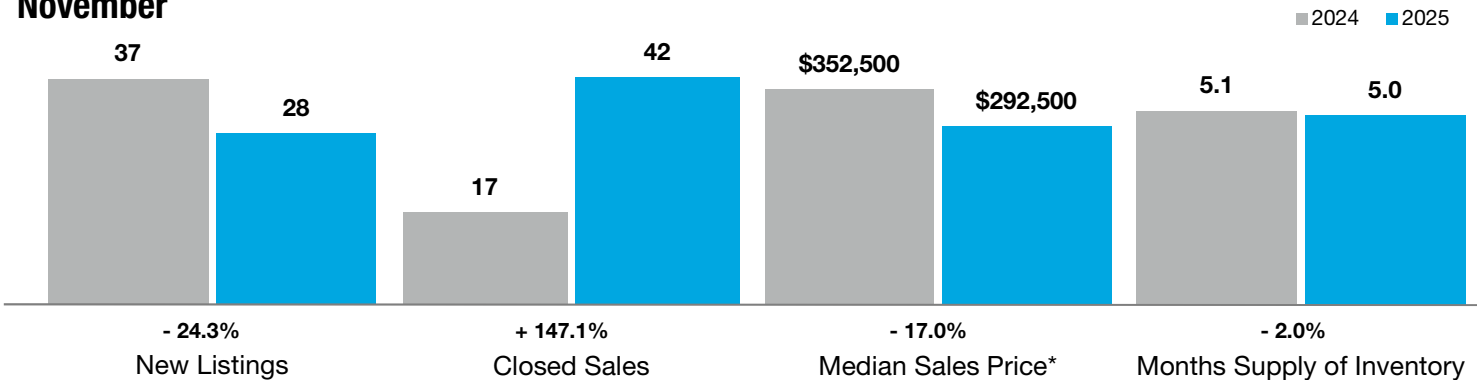
McDowell County

North Carolina

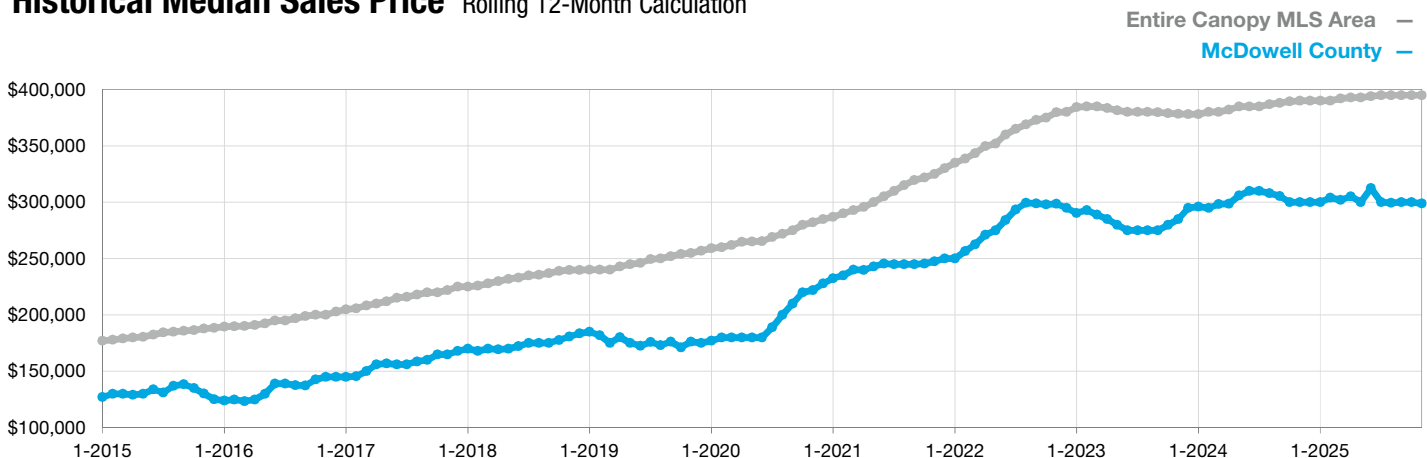
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	37	28	- 24.3%	530	641	+ 20.9%
Pending Sales	30	39	+ 30.0%	339	424	+ 25.1%
Closed Sales	17	42	+ 147.1%	348	407	+ 17.0%
Median Sales Price*	\$352,500	\$292,500	- 17.0%	\$300,000	\$299,000	- 0.3%
Average Sales Price*	\$467,035	\$430,526	- 7.8%	\$405,950	\$398,754	- 1.8%
Percent of Original List Price Received*	95.6%	88.3%	- 7.6%	92.6%	91.7%	- 1.0%
List to Close	77	120	+ 55.8%	104	111	+ 6.7%
Days on Market Until Sale	37	80	+ 116.2%	56	66	+ 17.9%
Cumulative Days on Market Until Sale	37	89	+ 140.5%	65	72	+ 10.8%
Average List Price	\$443,957	\$424,533	- 4.4%	\$445,103	\$507,559	+ 14.0%
Inventory of Homes for Sale	157	186	+ 18.5%	--	--	--
Months Supply of Inventory	5.1	5.0	- 2.0%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



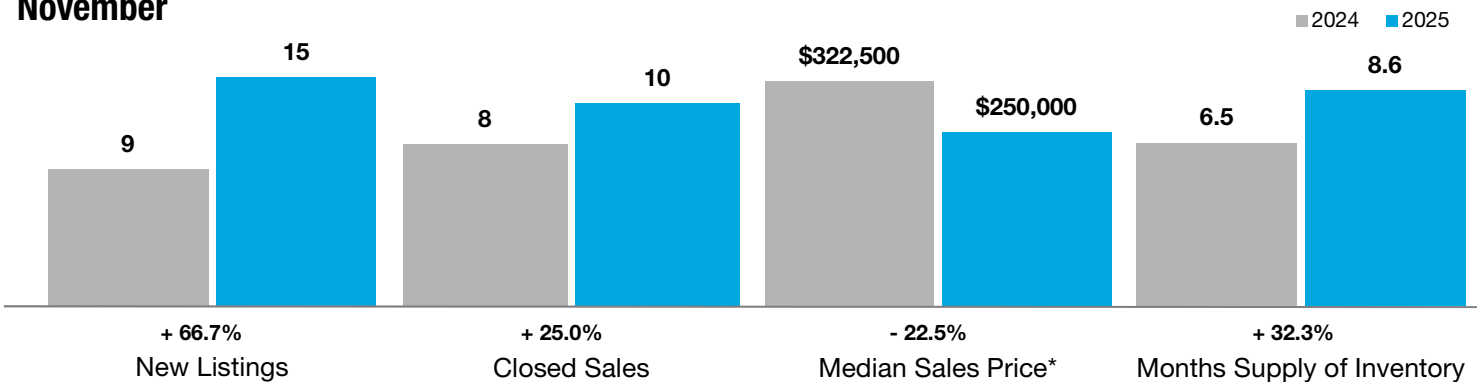
Mitchell County

North Carolina

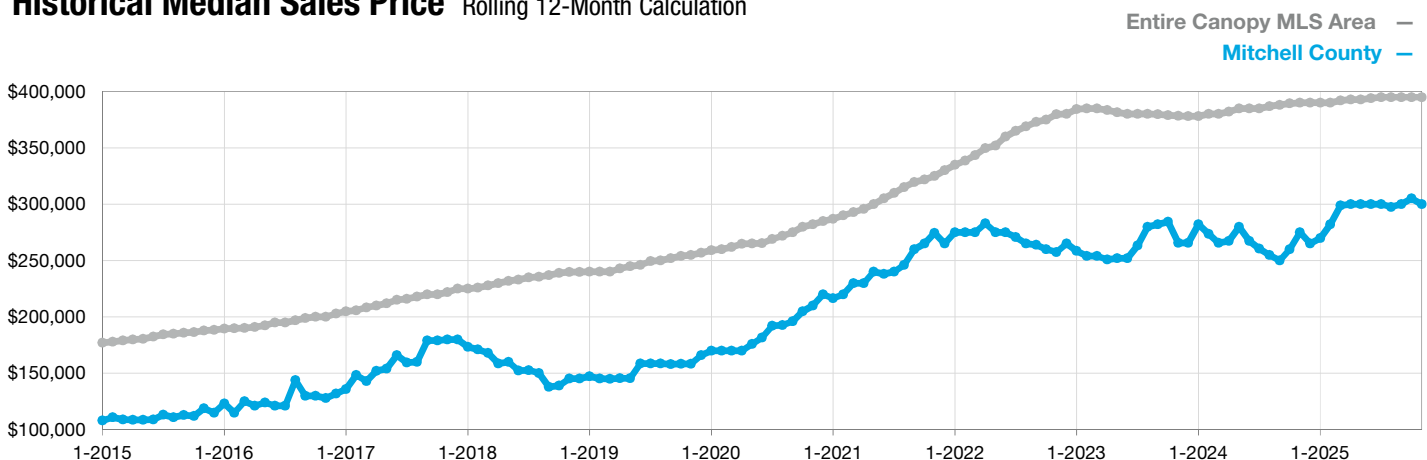
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	15	+ 66.7%	176	238	+ 35.2%
Pending Sales	8	7	- 12.5%	105	122	+ 16.2%
Closed Sales	8	10	+ 25.0%	103	121	+ 17.5%
Median Sales Price*	\$322,500	\$250,000	- 22.5%	\$265,000	\$300,000	+ 13.2%
Average Sales Price*	\$390,063	\$294,700	- 24.4%	\$351,078	\$321,383	- 8.5%
Percent of Original List Price Received*	87.3%	87.1%	- 0.2%	89.1%	90.3%	+ 1.3%
List to Close	109	120	+ 10.1%	131	129	- 1.5%
Days on Market Until Sale	46	77	+ 67.4%	78	78	0.0%
Cumulative Days on Market Until Sale	68	77	+ 13.2%	100	89	- 11.0%
Average List Price	\$317,257	\$453,560	+ 43.0%	\$413,227	\$448,890	+ 8.6%
Inventory of Homes for Sale	60	92	+ 53.3%	--	--	--
Months Supply of Inventory	6.5	8.6	+ 32.3%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



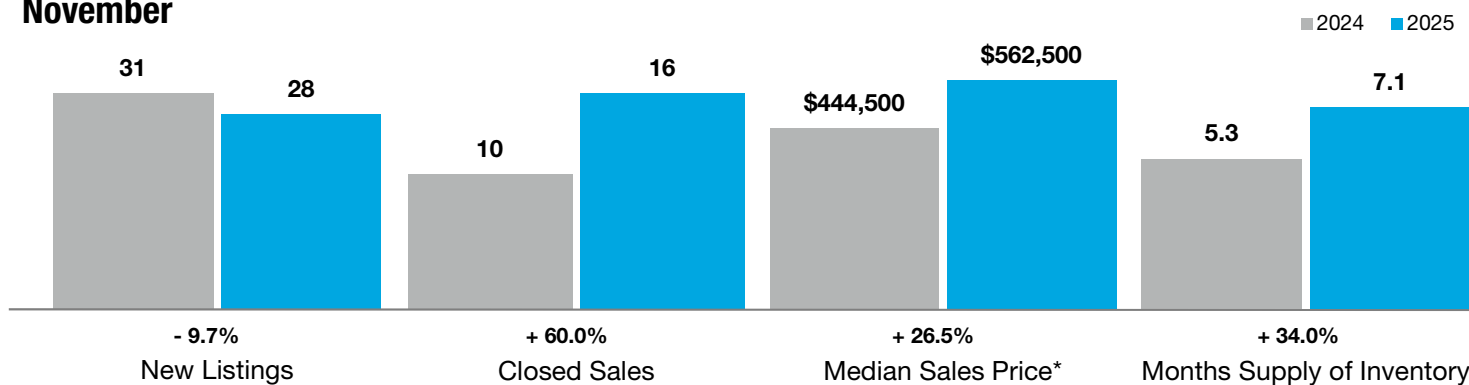
Polk County

North Carolina

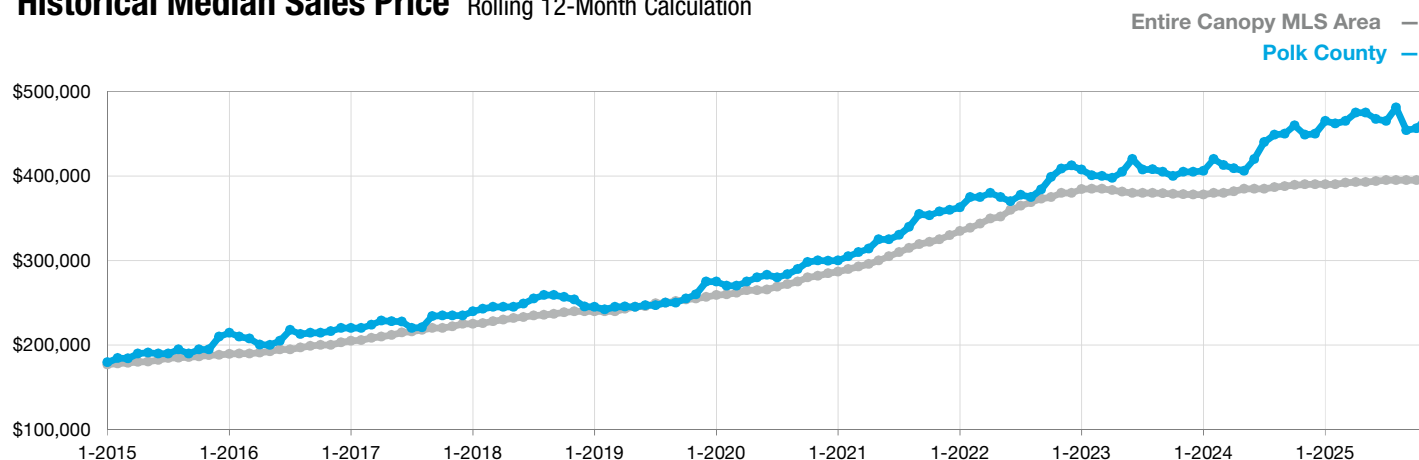
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	31	28	- 9.7%	368	481	+ 30.7%
Pending Sales	21	32	+ 52.4%	257	273	+ 6.2%
Closed Sales	10	16	+ 60.0%	253	248	- 2.0%
Median Sales Price*	\$444,500	\$562,500	+ 26.5%	\$450,000	\$456,500	+ 1.4%
Average Sales Price*	\$459,300	\$696,812	+ 51.7%	\$552,623	\$561,897	+ 1.7%
Percent of Original List Price Received*	90.6%	93.9%	+ 3.6%	92.6%	91.8%	- 0.9%
List to Close	135	67	- 50.4%	104	111	+ 6.7%
Days on Market Until Sale	81	25	- 69.1%	61	63	+ 3.3%
Cumulative Days on Market Until Sale	83	48	- 42.2%	74	77	+ 4.1%
Average List Price	\$705,747	\$773,500	+ 9.6%	\$706,476	\$716,842	+ 1.5%
Inventory of Homes for Sale	123	170	+ 38.2%	--	--	--
Months Supply of Inventory	5.3	7.1	+ 34.0%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



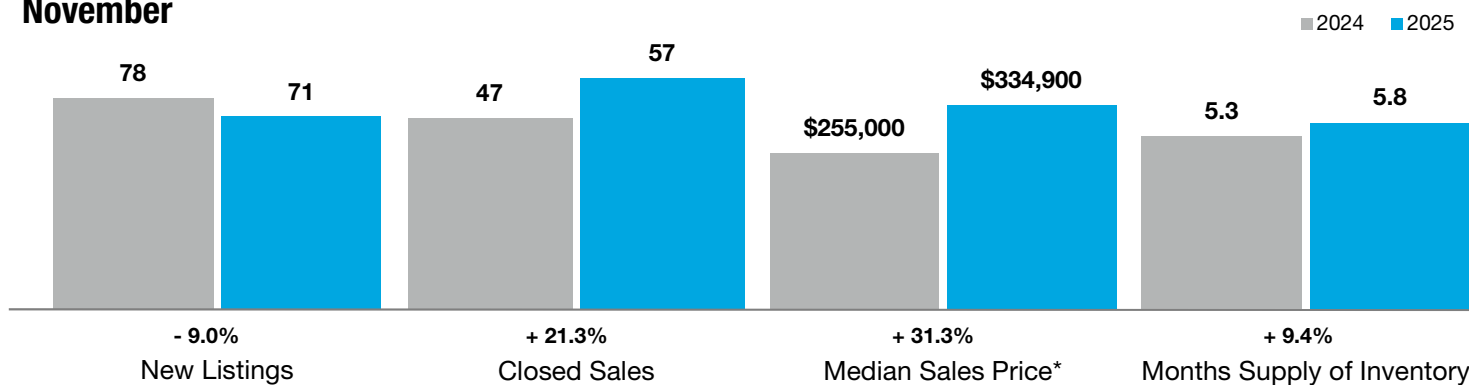
Rutherford County

North Carolina

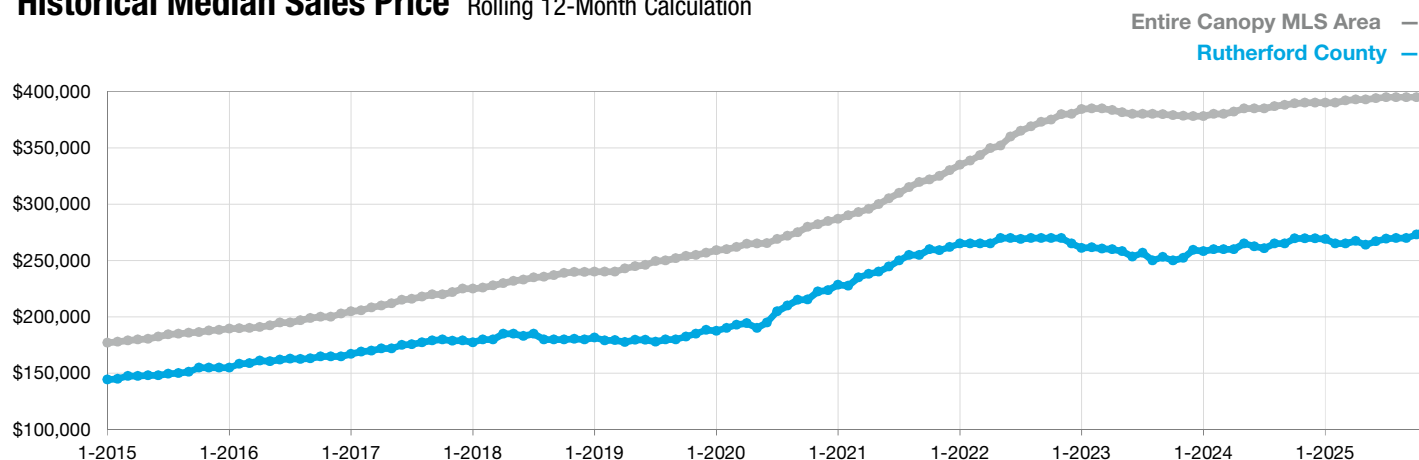
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	78	71	- 9.0%	1,065	1,040	- 2.3%
Pending Sales	51	49	- 3.9%	660	651	- 1.4%
Closed Sales	47	57	+ 21.3%	661	627	- 5.1%
Median Sales Price*	\$255,000	\$334,900	+ 31.3%	\$270,000	\$279,900	+ 3.7%
Average Sales Price*	\$324,748	\$411,174	+ 26.6%	\$360,395	\$348,568	- 3.3%
Percent of Original List Price Received*	91.2%	89.9%	- 1.4%	92.7%	92.0%	- 0.8%
List to Close	120	126	+ 5.0%	94	115	+ 22.3%
Days on Market Until Sale	71	78	+ 9.9%	49	69	+ 40.8%
Cumulative Days on Market Until Sale	86	96	+ 11.6%	59	81	+ 37.3%
Average List Price	\$389,097	\$402,018	+ 3.3%	\$412,659	\$419,562	+ 1.7%
Inventory of Homes for Sale	310	335	+ 8.1%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 9.4%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



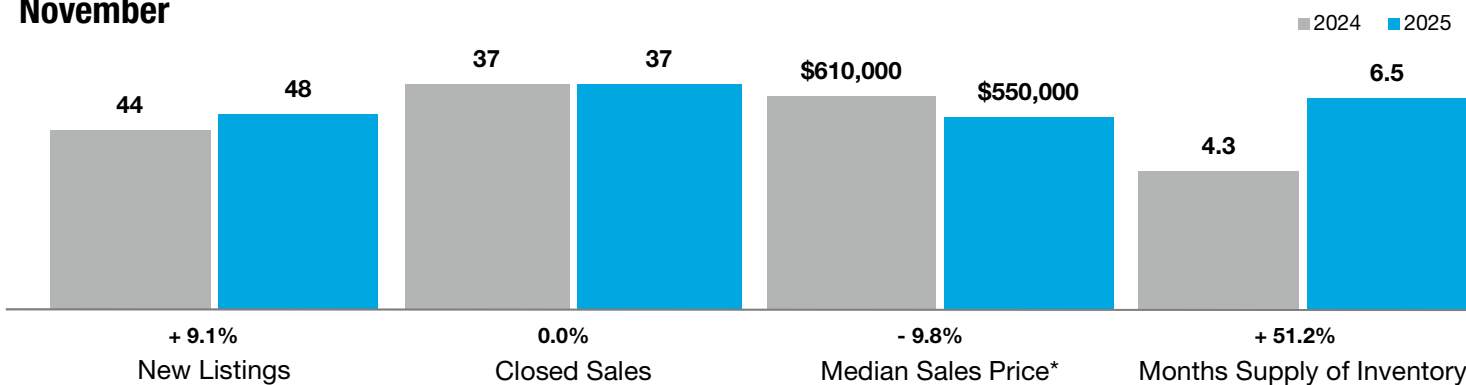
Transylvania County

North Carolina

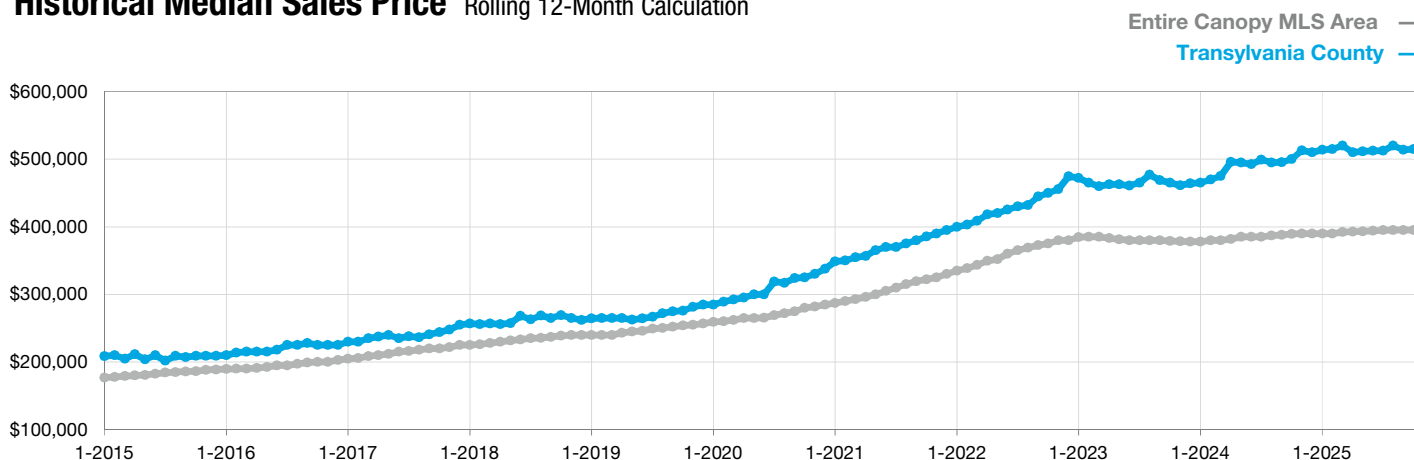
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	44	48	+ 9.1%	679	773	+ 13.8%
Pending Sales	31	38	+ 22.6%	463	473	+ 2.2%
Closed Sales	37	37	0.0%	468	462	- 1.3%
Median Sales Price*	\$610,000	\$550,000	- 9.8%	\$510,000	\$507,500	- 0.5%
Average Sales Price*	\$836,347	\$673,794	- 19.4%	\$695,038	\$741,183	+ 6.6%
Percent of Original List Price Received*	91.5%	89.2%	- 2.5%	93.9%	92.3%	- 1.7%
List to Close	116	104	- 10.3%	95	112	+ 17.9%
Days on Market Until Sale	74	69	- 6.8%	53	69	+ 30.2%
Cumulative Days on Market Until Sale	82	88	+ 7.3%	58	80	+ 37.9%
Average List Price	\$785,357	\$880,346	+ 12.1%	\$829,733	\$866,073	+ 4.4%
Inventory of Homes for Sale	174	275	+ 58.0%	--	--	--
Months Supply of Inventory	4.3	6.5	+ 51.2%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



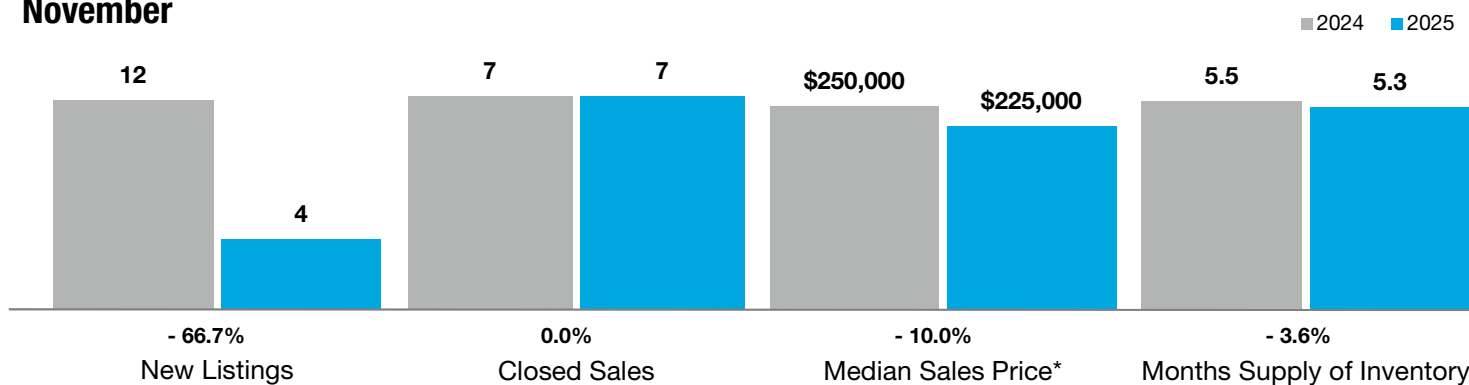
Swain County

North Carolina

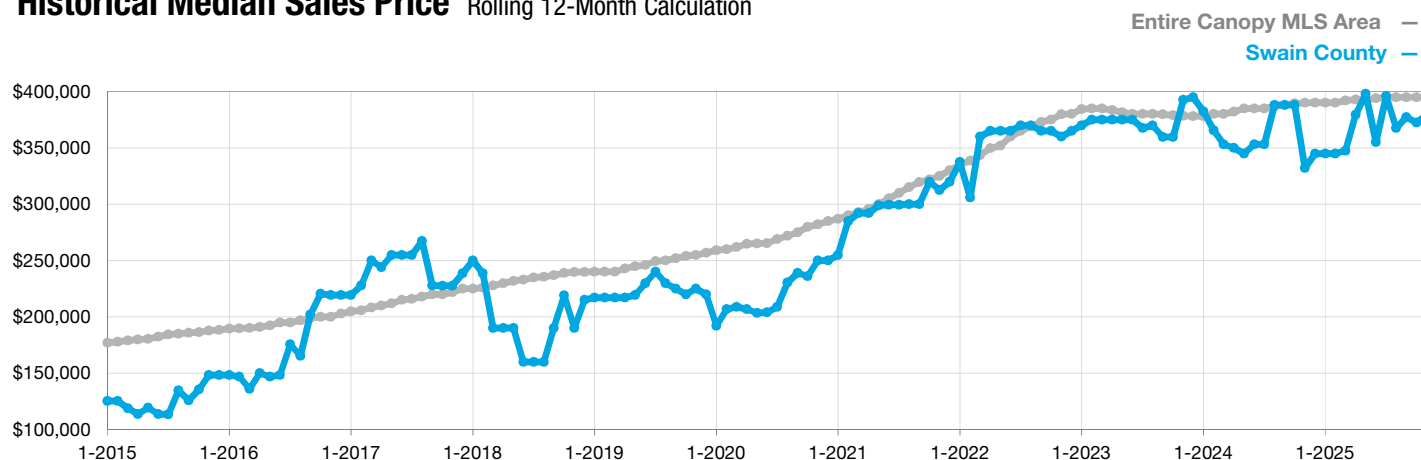
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	12	4	- 66.7%	123	142	+ 15.4%
Pending Sales	11	8	- 27.3%	78	86	+ 10.3%
Closed Sales	7	7	0.0%	71	83	+ 16.9%
Median Sales Price*	\$250,000	\$225,000	- 10.0%	\$327,500	\$372,500	+ 13.7%
Average Sales Price*	\$262,071	\$345,357	+ 31.8%	\$453,790	\$419,671	- 7.5%
Percent of Original List Price Received*	84.4%	92.6%	+ 9.7%	92.5%	92.2%	- 0.3%
List to Close	104	108	+ 3.8%	95	106	+ 11.6%
Days on Market Until Sale	59	68	+ 15.3%	51	58	+ 13.7%
Cumulative Days on Market Until Sale	66	69	+ 4.5%	63	63	0.0%
Average List Price	\$419,825	\$754,998	+ 79.8%	\$453,782	\$544,241	+ 19.9%
Inventory of Homes for Sale	38	41	+ 7.9%	--	--	--
Months Supply of Inventory	5.5	5.3	- 3.6%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



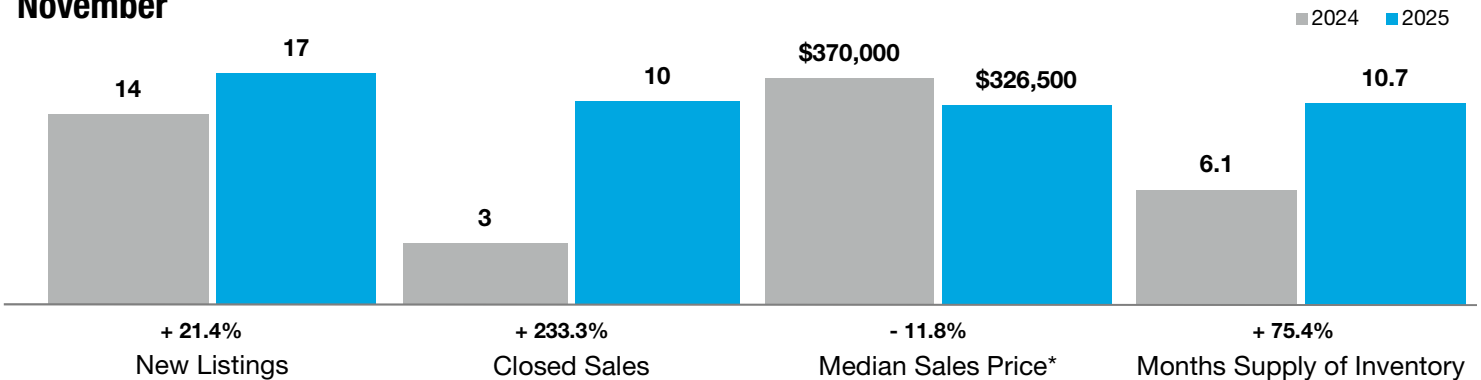
Yancey County

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	14	17	+ 21.4%	311	396	+ 27.3%
Pending Sales	14	18	+ 28.6%	177	196	+ 10.7%
Closed Sales	3	10	+ 233.3%	179	178	- 0.6%
Median Sales Price*	\$370,000	\$326,500	- 11.8%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$368,667	\$444,222	+ 20.5%	\$458,986	\$461,316	+ 0.5%
Percent of Original List Price Received*	94.9%	92.4%	- 2.6%	93.6%	91.5%	- 2.2%
List to Close	154	95	- 38.3%	113	122	+ 8.0%
Days on Market Until Sale	77	47	- 39.0%	65	72	+ 10.8%
Cumulative Days on Market Until Sale	79	50	- 36.7%	75	80	+ 6.7%
Average List Price	\$421,957	\$488,453	+ 15.8%	\$587,672	\$596,513	+ 1.5%
Inventory of Homes for Sale	94	182	+ 93.6%	--	--	--
Months Supply of Inventory	6.1	10.7	+ 75.4%	--	--	--

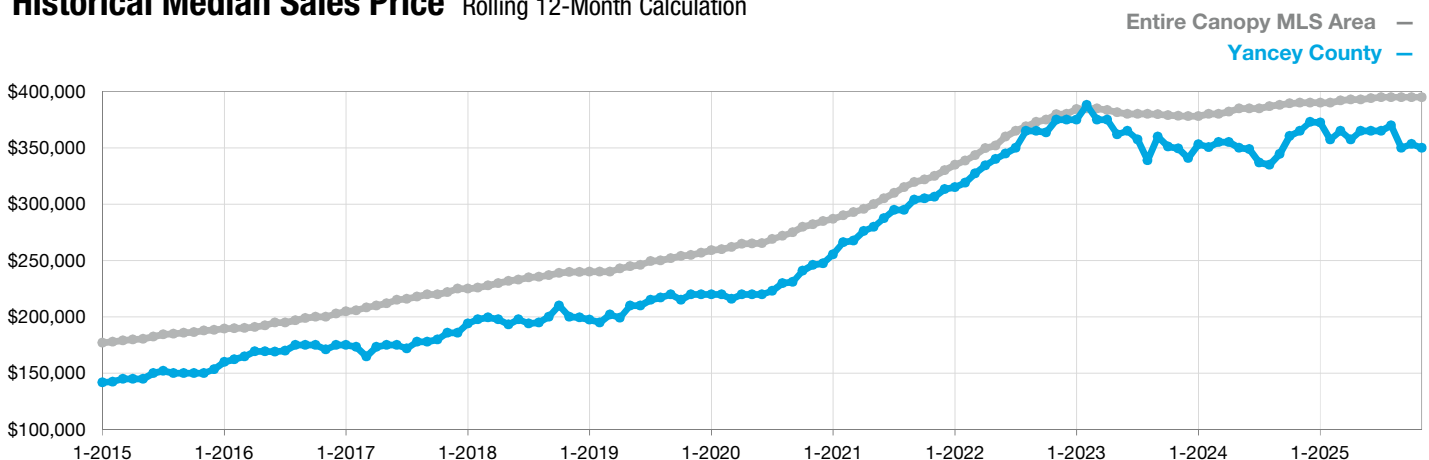
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

November



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for November 2025

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



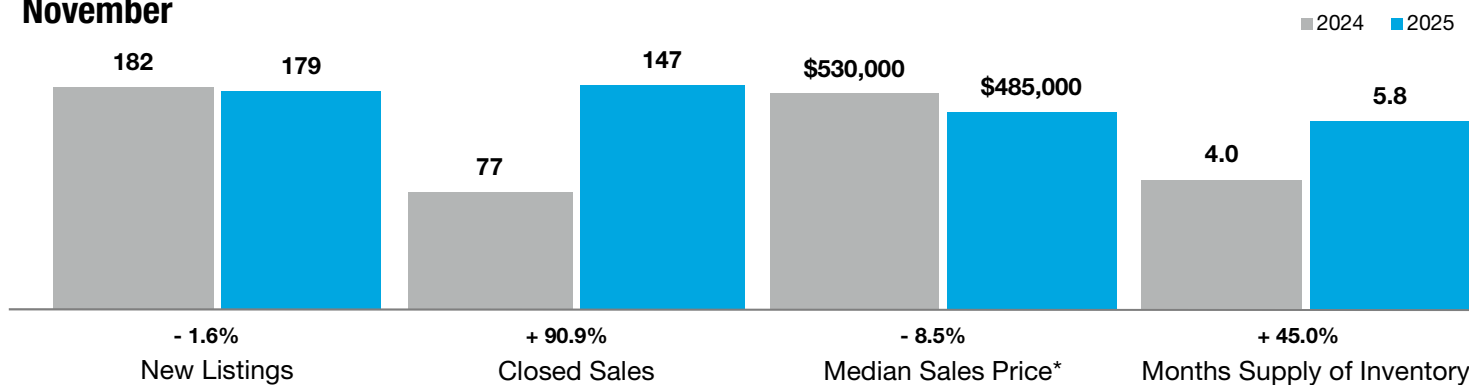
City of Asheville

North Carolina

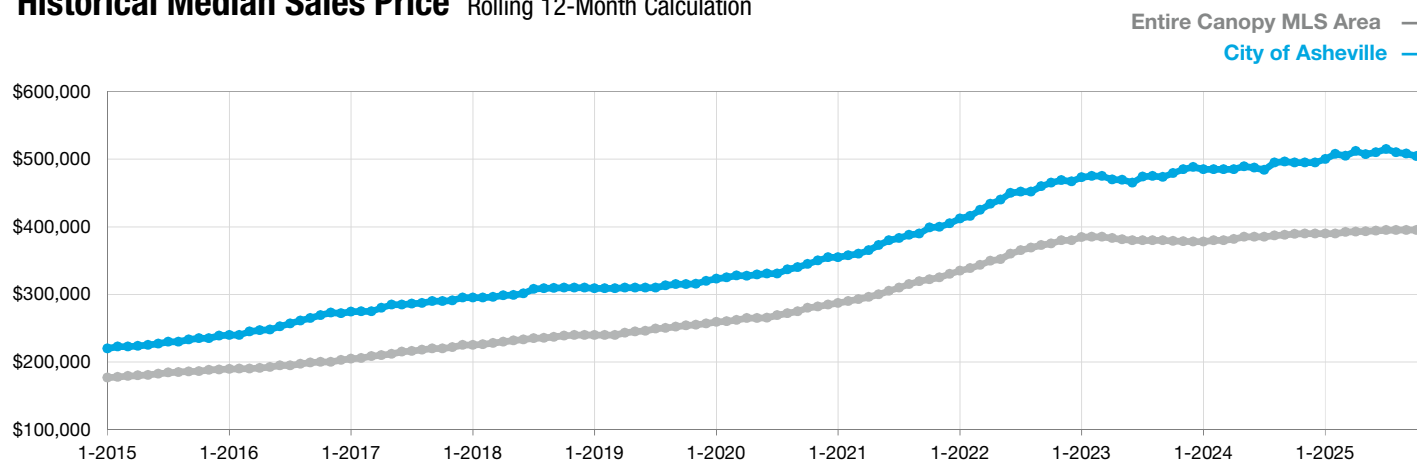
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	182	179	- 1.6%	2,190	2,851	+ 30.2%
Pending Sales	127	148	+ 16.5%	1,491	1,689	+ 13.3%
Closed Sales	77	147	+ 90.9%	1,480	1,616	+ 9.2%
Median Sales Price*	\$530,000	\$485,000	- 8.5%	\$500,000	\$505,000	+ 1.0%
Average Sales Price*	\$655,832	\$620,766	- 5.3%	\$668,844	\$631,692	- 5.6%
Percent of Original List Price Received*	93.9%	92.1%	- 1.9%	95.8%	93.6%	- 2.3%
List to Close	106	107	+ 0.9%	90	99	+ 10.0%
Days on Market Until Sale	52	69	+ 32.7%	43	57	+ 32.6%
Cumulative Days on Market Until Sale	60	92	+ 53.3%	48	67	+ 39.6%
Average List Price	\$673,213	\$662,221	- 1.6%	\$747,440	\$726,582	- 2.8%
Inventory of Homes for Sale	531	872	+ 64.2%	--	--	--
Months Supply of Inventory	4.0	5.8	+ 45.0%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



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

Local Market Update for November 2025

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



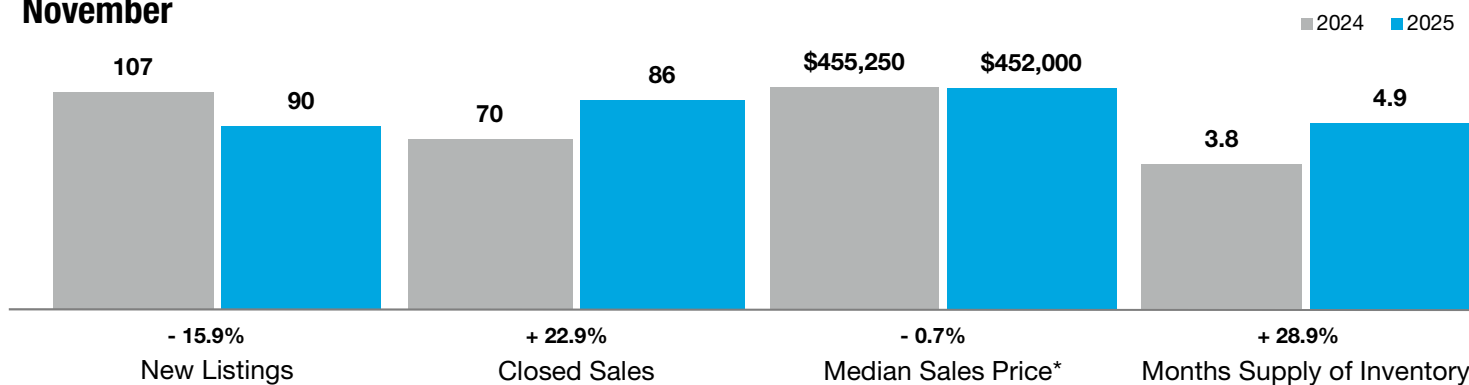
City of Hendersonville

North Carolina

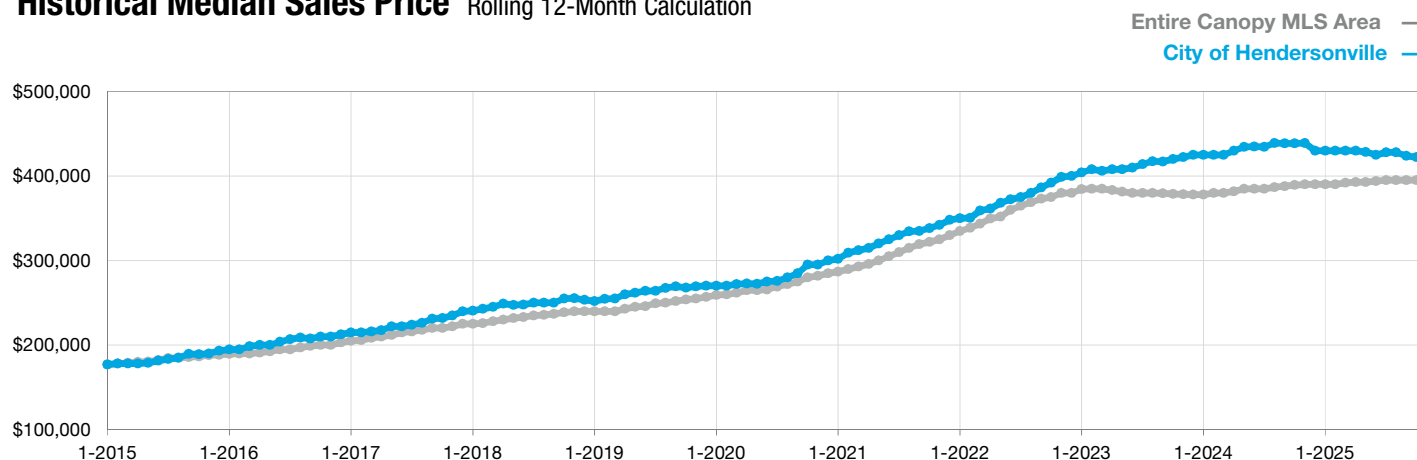
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	107	90	- 15.9%	1,319	1,515	+ 14.9%
Pending Sales	84	80	- 4.8%	964	1,031	+ 7.0%
Closed Sales	70	86	+ 22.9%	952	1,011	+ 6.2%
Median Sales Price*	\$455,250	\$452,000	- 0.7%	\$439,250	\$425,000	- 3.2%
Average Sales Price*	\$508,138	\$540,395	+ 6.3%	\$499,462	\$506,513	+ 1.4%
Percent of Original List Price Received*	94.2%	92.9%	- 1.4%	96.1%	94.3%	- 1.9%
List to Close	121	106	- 12.4%	100	110	+ 10.0%
Days on Market Until Sale	61	60	- 1.6%	46	63	+ 37.0%
Cumulative Days on Market Until Sale	64	70	+ 9.4%	53	71	+ 34.0%
Average List Price	\$554,598	\$467,498	- 15.7%	\$559,275	\$562,646	+ 0.6%
Inventory of Homes for Sale	327	451	+ 37.9%	--	--	--
Months Supply of Inventory	3.8	4.9	+ 28.9%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



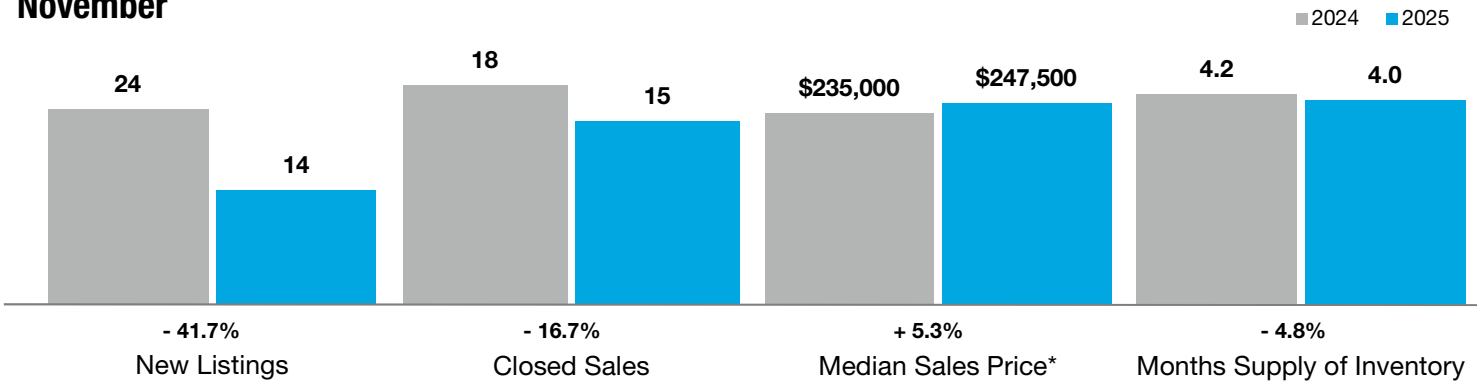
Forest City

North Carolina

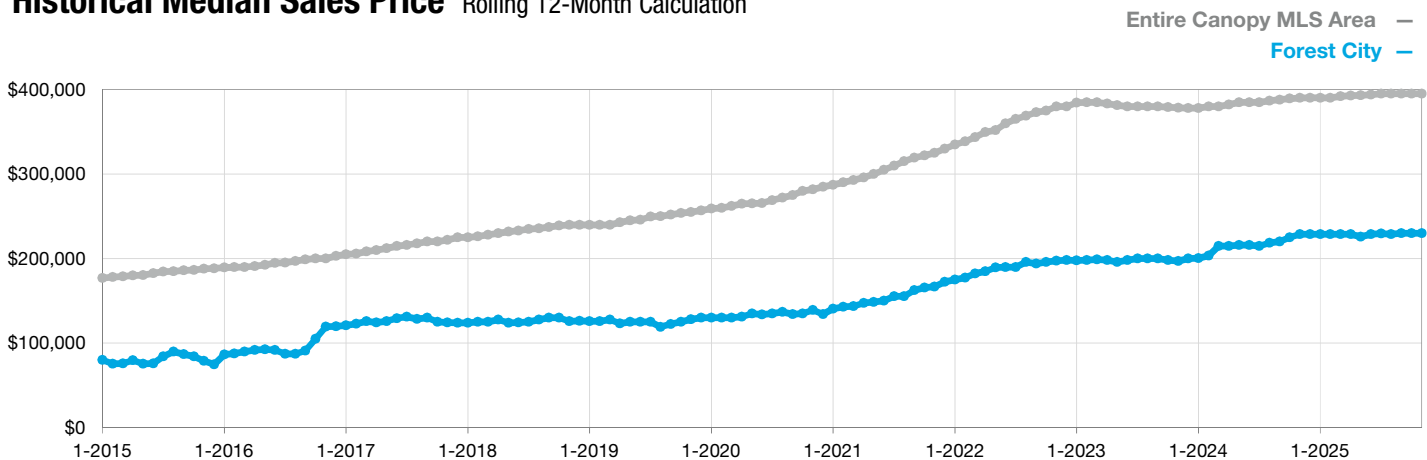
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	24	14	- 41.7%	235	212	- 9.8%
Pending Sales	17	10	- 41.2%	152	153	+ 0.7%
Closed Sales	18	15	- 16.7%	151	152	+ 0.7%
Median Sales Price*	\$235,000	\$247,500	+ 5.3%	\$230,000	\$231,000	+ 0.4%
Average Sales Price*	\$211,798	\$273,155	+ 29.0%	\$240,808	\$244,735	+ 1.6%
Percent of Original List Price Received*	89.2%	91.0%	+ 2.0%	92.9%	91.9%	- 1.1%
List to Close	114	110	- 3.5%	93	112	+ 20.4%
Days on Market Until Sale	74	68	- 8.1%	49	66	+ 34.7%
Cumulative Days on Market Until Sale	92	91	- 1.1%	57	70	+ 22.8%
Average List Price	\$243,758	\$306,700	+ 25.8%	\$258,895	\$275,603	+ 6.5%
Inventory of Homes for Sale	57	55	- 3.5%	--	--	--
Months Supply of Inventory	4.2	4.0	- 4.8%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



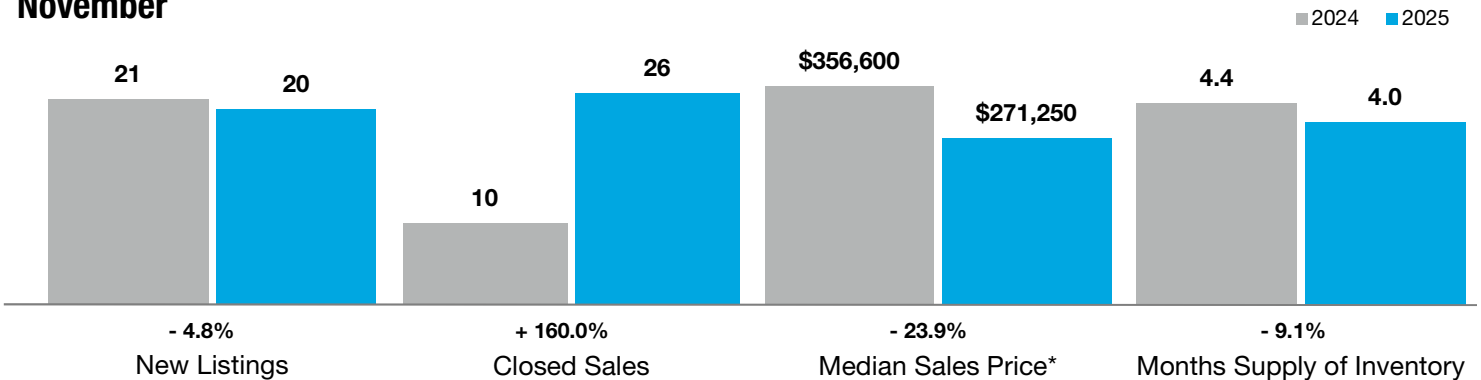
Marion

North Carolina

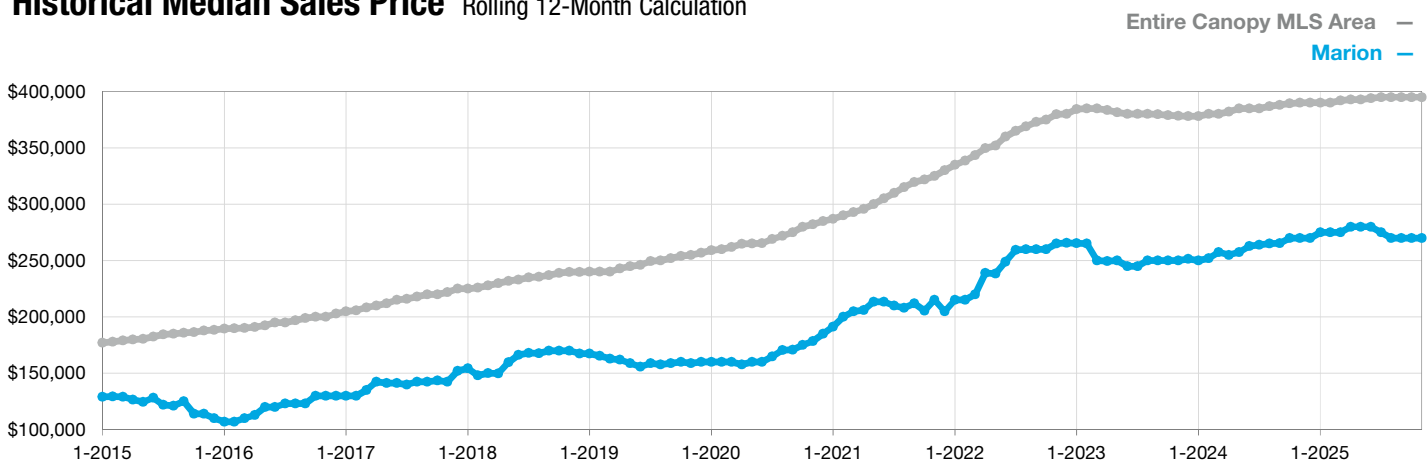
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	21	20	- 4.8%	292	357	+ 22.3%
Pending Sales	19	26	+ 36.8%	210	263	+ 25.2%
Closed Sales	10	26	+ 160.0%	214	247	+ 15.4%
Median Sales Price*	\$356,600	\$271,250	- 23.9%	\$267,700	\$265,000	- 1.0%
Average Sales Price*	\$386,010	\$275,835	- 28.5%	\$319,280	\$304,139	- 4.7%
Percent of Original List Price Received*	97.2%	88.6%	- 8.8%	92.1%	91.6%	- 0.5%
List to Close	63	132	+ 109.5%	113	109	- 3.5%
Days on Market Until Sale	23	89	+ 287.0%	64	64	0.0%
Cumulative Days on Market Until Sale	24	102	+ 325.0%	70	69	- 1.4%
Average List Price	\$382,481	\$349,825	- 8.5%	\$354,277	\$376,692	+ 6.3%
Inventory of Homes for Sale	84	92	+ 9.5%	--	--	--
Months Supply of Inventory	4.4	4.0	- 9.1%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



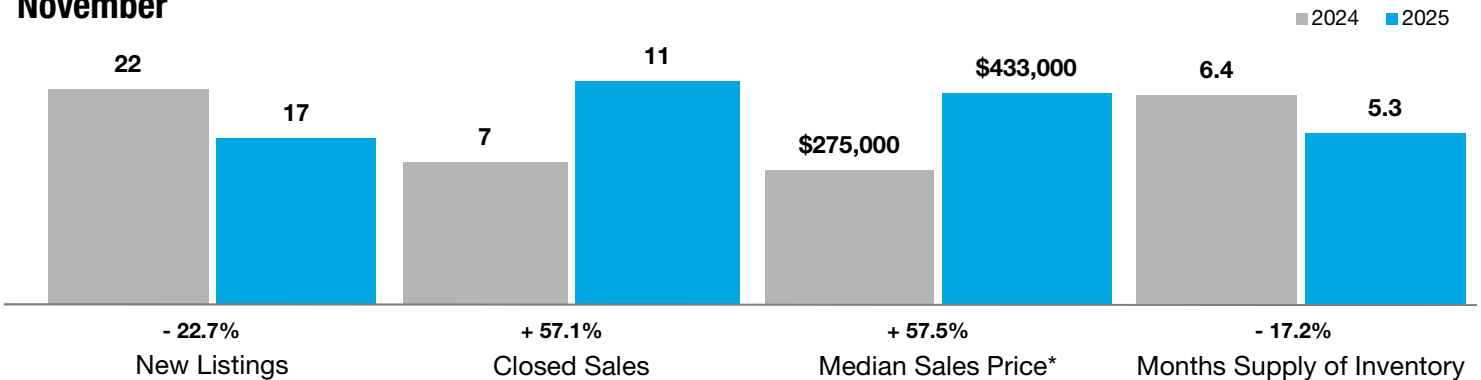
Rutherfordton

North Carolina

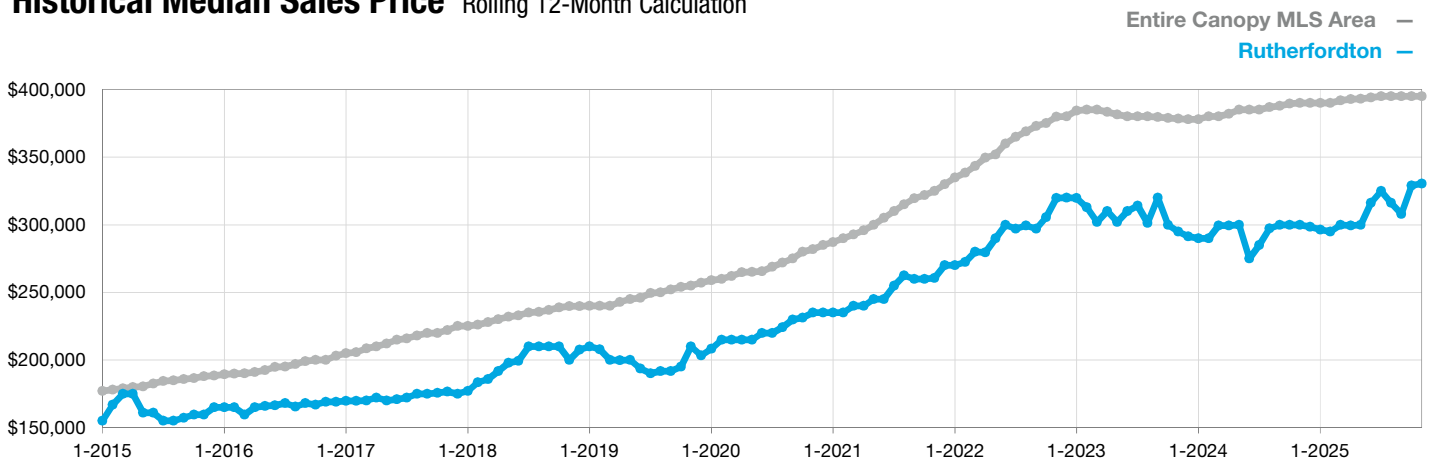
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	22	17	- 22.7%	276	314	+ 13.8%
Pending Sales	10	16	+ 60.0%	161	192	+ 19.3%
Closed Sales	7	11	+ 57.1%	162	181	+ 11.7%
Median Sales Price*	\$275,000	\$433,000	+ 57.5%	\$300,000	\$338,000	+ 12.7%
Average Sales Price*	\$332,219	\$472,173	+ 42.1%	\$332,797	\$385,382	+ 15.8%
Percent of Original List Price Received*	96.4%	88.4%	- 8.3%	93.4%	92.1%	- 1.4%
List to Close	71	110	+ 54.9%	87	103	+ 18.4%
Days on Market Until Sale	11	69	+ 527.3%	43	58	+ 34.9%
Cumulative Days on Market Until Sale	11	84	+ 663.6%	57	76	+ 33.3%
Average List Price	\$362,432	\$522,871	+ 44.3%	\$412,162	\$449,484	+ 9.1%
Inventory of Homes for Sale	89	91	+ 2.2%	--	--	--
Months Supply of Inventory	6.4	5.3	- 17.2%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



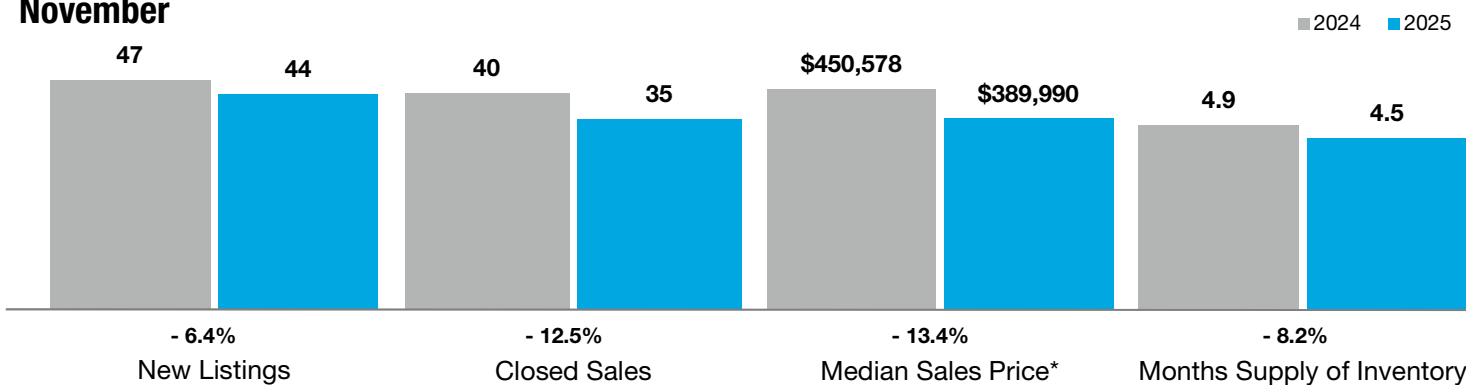
Waynesville

North Carolina

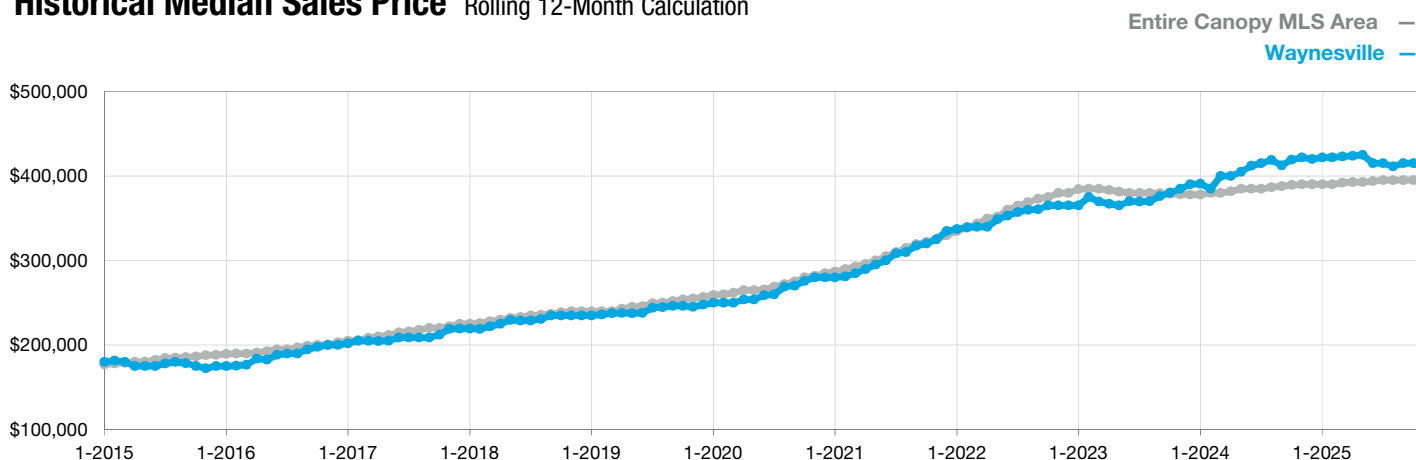
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	47	44	- 6.4%	619	732	+ 18.3%
Pending Sales	38	41	+ 7.9%	411	498	+ 21.2%
Closed Sales	40	35	- 12.5%	398	484	+ 21.6%
Median Sales Price*	\$450,578	\$389,990	- 13.4%	\$422,445	\$411,990	- 2.5%
Average Sales Price*	\$516,568	\$475,415	- 8.0%	\$495,989	\$496,418	+ 0.1%
Percent of Original List Price Received*	92.7%	91.1%	- 1.7%	94.4%	93.0%	- 1.5%
List to Close	133	133	0.0%	101	124	+ 22.8%
Days on Market Until Sale	73	85	+ 16.4%	48	76	+ 58.3%
Cumulative Days on Market Until Sale	76	91	+ 19.7%	53	85	+ 60.4%
Average List Price	\$467,751	\$587,598	+ 25.6%	\$534,715	\$531,179	- 0.7%
Inventory of Homes for Sale	179	199	+ 11.2%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for November 2025

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



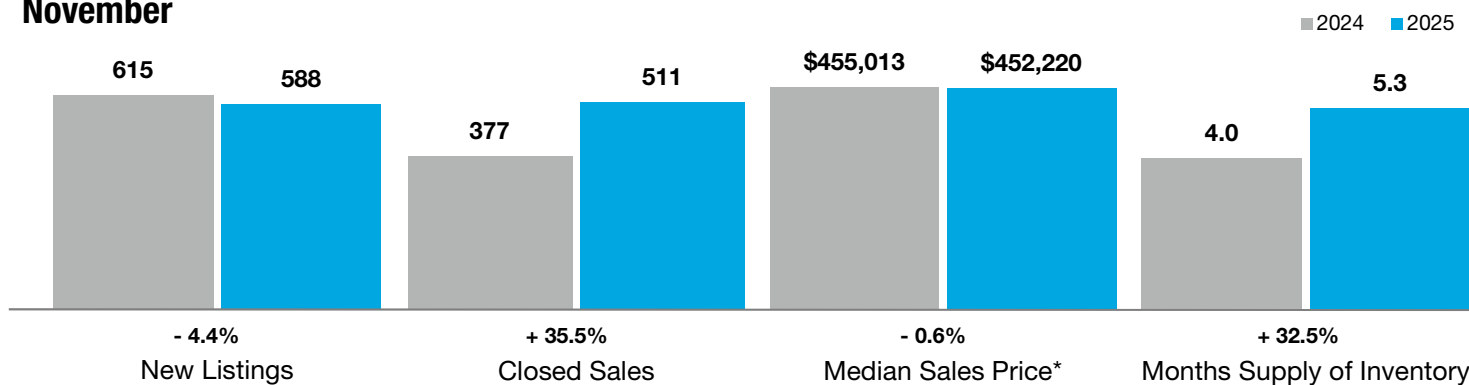
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	615	588	- 4.4%	8,037	9,746	+ 21.3%
Pending Sales	480	547	+ 14.0%	5,689	6,217	+ 9.3%
Closed Sales	377	511	+ 35.5%	5,599	5,977	+ 6.8%
Median Sales Price*	\$455,013	\$452,220	- 0.6%	\$452,990	\$450,000	- 0.7%
Average Sales Price*	\$553,116	\$579,099	+ 4.7%	\$571,623	\$556,310	- 2.7%
Percent of Original List Price Received*	94.3%	92.1%	- 2.3%	95.6%	93.8%	- 1.9%
List to Close	115	111	- 3.5%	97	108	+ 11.3%
Days on Market Until Sale	60	70	+ 16.7%	47	63	+ 34.0%
Cumulative Days on Market Until Sale	63	84	+ 33.3%	52	71	+ 36.5%
Average List Price	\$588,724	\$624,716	+ 6.1%	\$636,269	\$641,468	+ 0.8%
Inventory of Homes for Sale	2,022	2,939	+ 45.4%	--	--	--
Months Supply of Inventory	4.0	5.3	+ 32.5%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation

