

Local Market Update for December 2025

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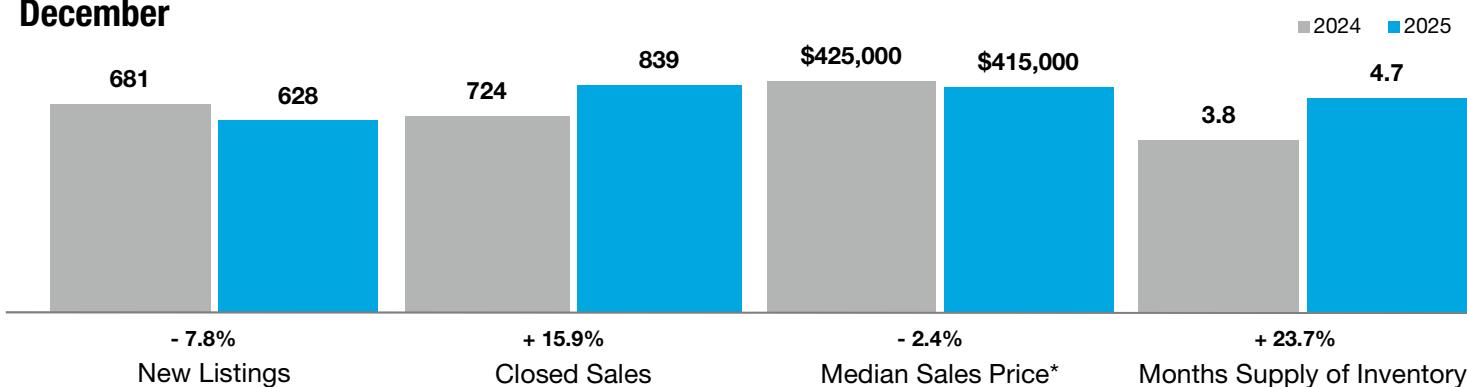
Asheville Region

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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	681	628	- 7.8%	13,340	15,504	+ 16.2%
Pending Sales	603	601	- 0.3%	9,364	9,939	+ 6.1%
Closed Sales	724	839	+ 15.9%	9,371	9,905	+ 5.7%
Median Sales Price*	\$425,000	\$415,000	- 2.4%	\$420,000	\$415,000	- 1.2%
Average Sales Price*	\$521,346	\$521,125	- 0.0%	\$526,595	\$521,214	- 1.0%
Percent of Original List Price Received*	93.4%	91.3%	- 2.2%	94.7%	93.1%	- 1.7%
List to Close	110	118	+ 7.3%	98	110	+ 12.2%
Days on Market Until Sale	62	75	+ 21.0%	50	65	+ 30.0%
Cumulative Days on Market Until Sale	70	91	+ 30.0%	56	74	+ 32.1%
Average List Price	\$557,823	\$549,948	- 1.4%	\$595,307	\$609,414	+ 2.4%
Inventory of Homes for Sale	2,958	3,909	+ 32.2%	--	--	--
Months Supply of Inventory	3.8	4.7	+ 23.7%	--	--	--

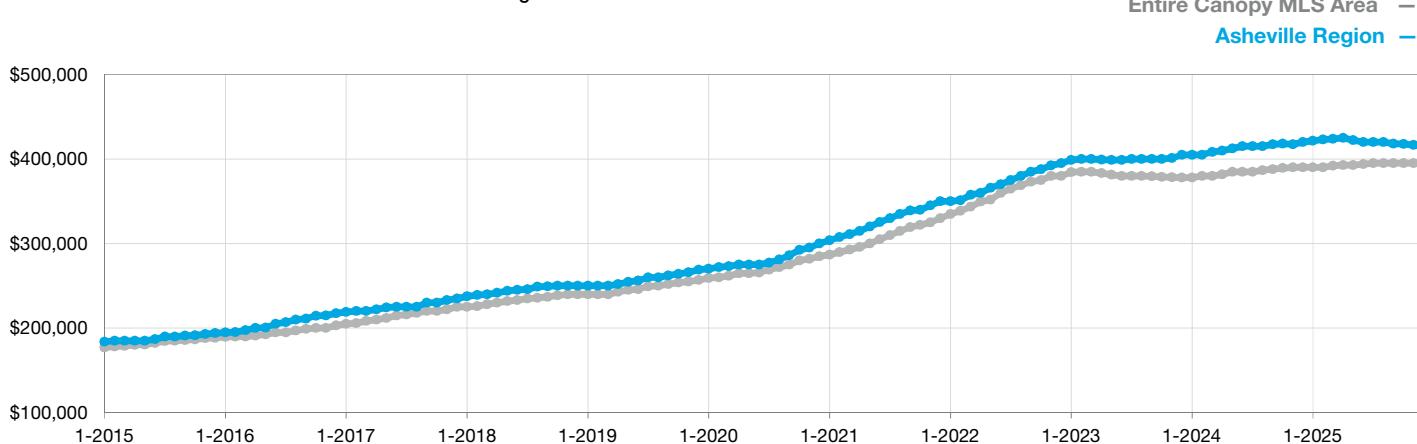
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December



Historical Median Sales Price

Rolling 12-Month Calculation



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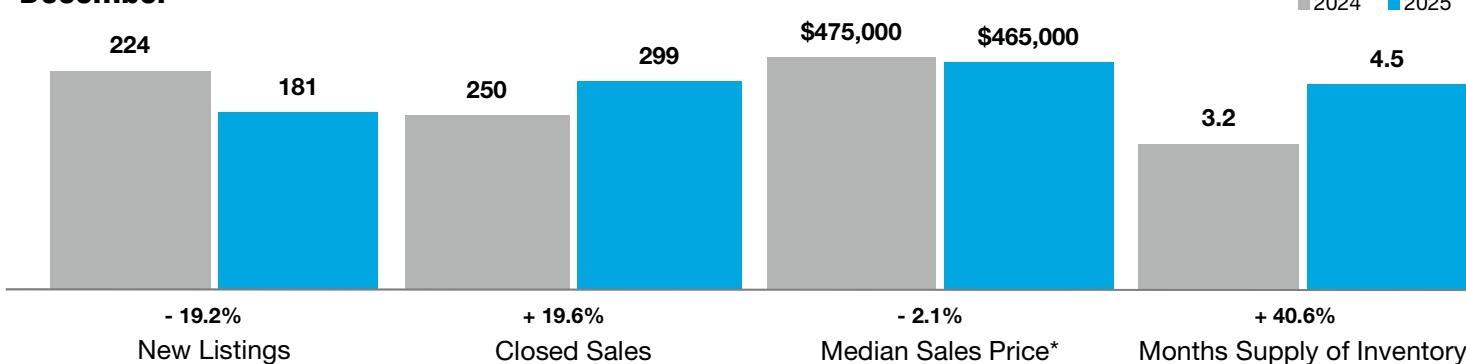
Buncombe County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	224	181	- 19.2%	4,405	5,462	+ 24.0%
Pending Sales	212	192	- 9.4%	3,180	3,395	+ 6.8%
Closed Sales	250	299	+ 19.6%	3,199	3,383	+ 5.8%
Median Sales Price*	\$475,000	\$465,000	- 2.1%	\$479,500	\$485,000	+ 1.1%
Average Sales Price*	\$596,447	\$612,207	+ 2.6%	\$636,353	\$612,027	- 3.8%
Percent of Original List Price Received*	93.0%	91.5%	- 1.6%	95.7%	93.6%	- 2.2%
List to Close	109	113	+ 3.7%	94	102	+ 8.5%
Days on Market Until Sale	60	74	+ 23.3%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	67	89	+ 32.8%	51	69	+ 35.3%
Average List Price	\$648,241	\$672,230	+ 3.7%	\$707,287	\$705,198	- 0.3%
Inventory of Homes for Sale	851	1,277	+ 50.1%	--	--	--
Months Supply of Inventory	3.2	4.5	+ 40.6%	--	--	--

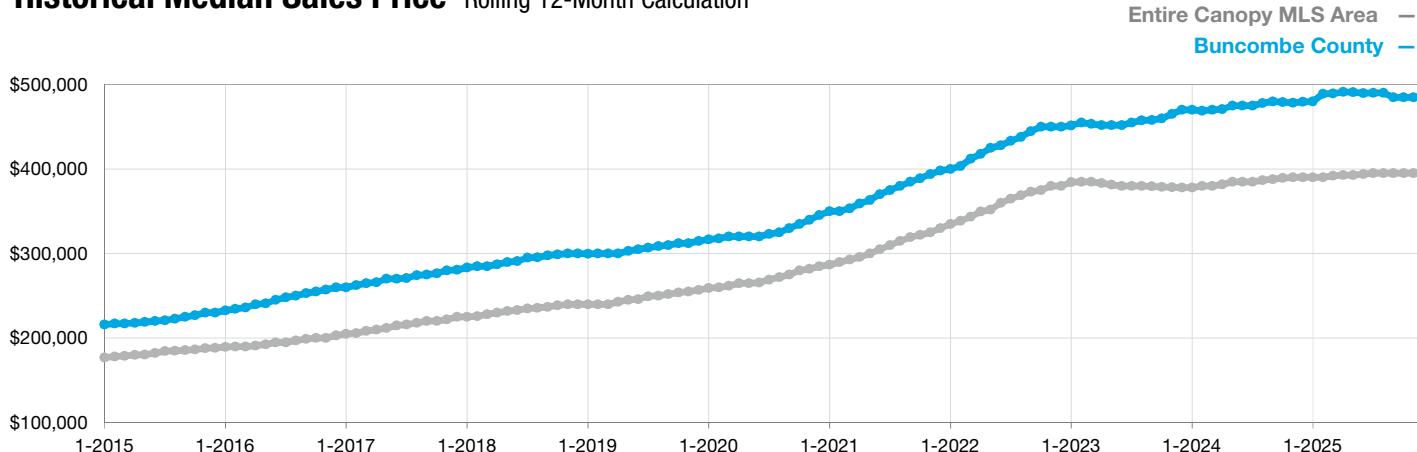
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December



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Burke County

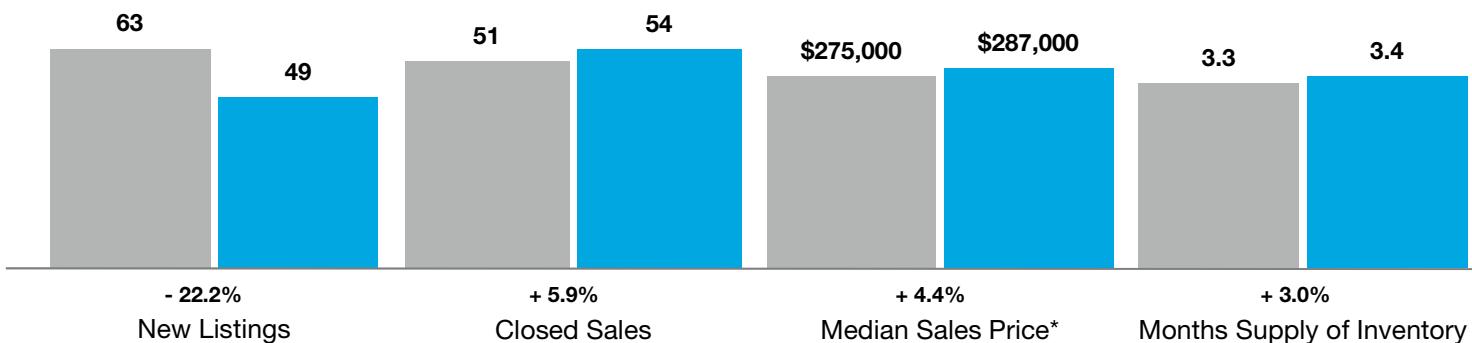
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	63	49	- 22.2%	1,087	1,018	- 6.3%
Pending Sales	48	43	- 10.4%	803	760	- 5.4%
Closed Sales	51	54	+ 5.9%	790	770	- 2.5%
Median Sales Price*	\$275,000	\$287,000	+ 4.4%	\$260,000	\$274,000	+ 5.4%
Average Sales Price*	\$423,099	\$329,550	- 22.1%	\$330,239	\$336,458	+ 1.9%
Percent of Original List Price Received*	92.1%	92.2%	+ 0.1%	94.2%	93.3%	- 1.0%
List to Close	103	106	+ 2.9%	83	99	+ 19.3%
Days on Market Until Sale	57	67	+ 17.5%	41	58	+ 41.5%
Cumulative Days on Market Until Sale	68	69	+ 1.5%	46	65	+ 41.3%
Average List Price	\$304,133	\$365,443	+ 20.2%	\$375,128	\$385,528	+ 2.8%
Inventory of Homes for Sale	218	214	- 1.8%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

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December

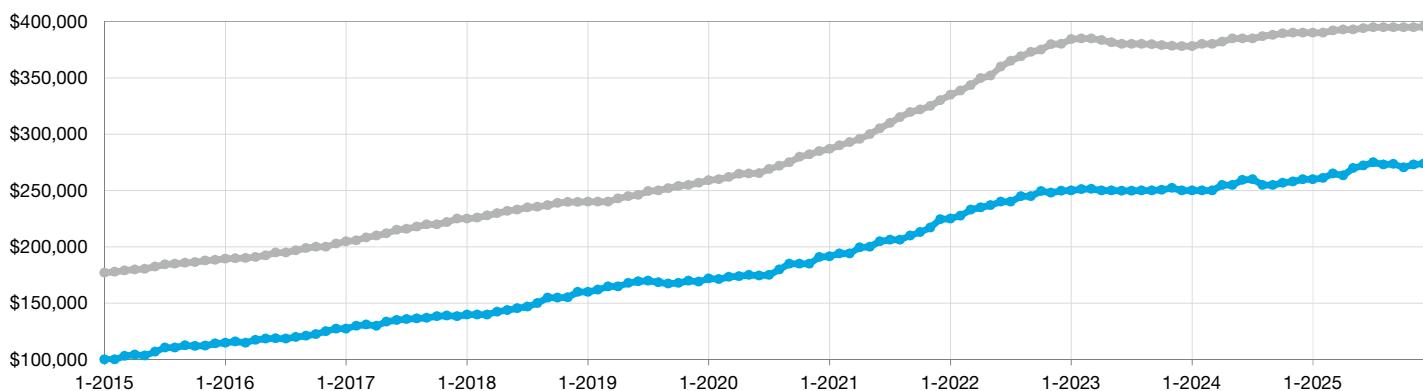
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Burke County —



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Haywood County

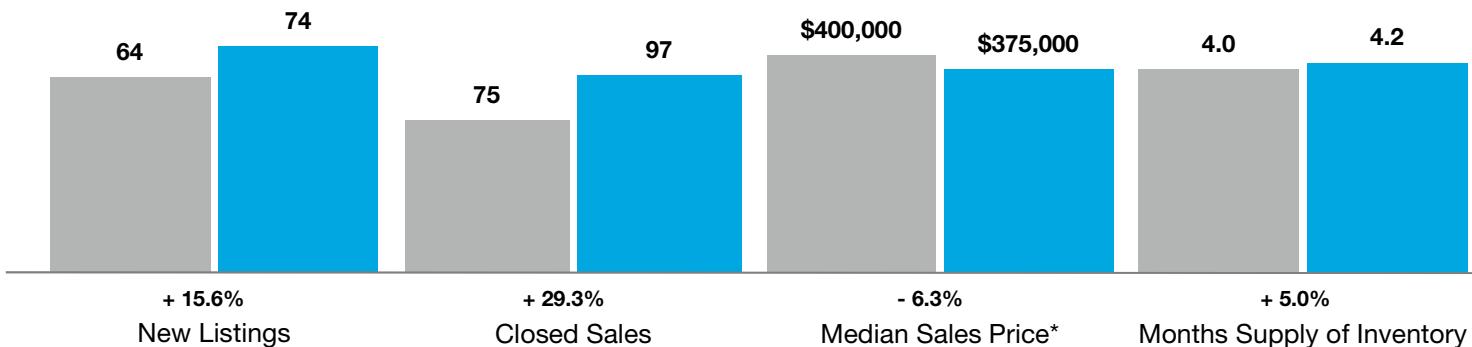
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	64	74	+ 15.6%	1,304	1,600	+ 22.7%
Pending Sales	53	75	+ 41.5%	924	1,068	+ 15.6%
Closed Sales	75	97	+ 29.3%	925	1,044	+ 12.9%
Median Sales Price*	\$400,000	\$375,000	- 6.3%	\$395,000	\$395,000	0.0%
Average Sales Price*	\$431,103	\$441,420	+ 2.4%	\$453,360	\$459,870	+ 1.4%
Percent of Original List Price Received*	93.3%	89.1%	- 4.5%	94.1%	92.6%	- 1.6%
List to Close	121	138	+ 14.0%	102	118	+ 15.7%
Days on Market Until Sale	71	89	+ 25.4%	52	71	+ 36.5%
Cumulative Days on Market Until Sale	78	110	+ 41.0%	58	82	+ 41.4%
Average List Price	\$460,611	\$508,988	+ 10.5%	\$500,141	\$501,946	+ 0.4%
Inventory of Homes for Sale	310	370	+ 19.4%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

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December

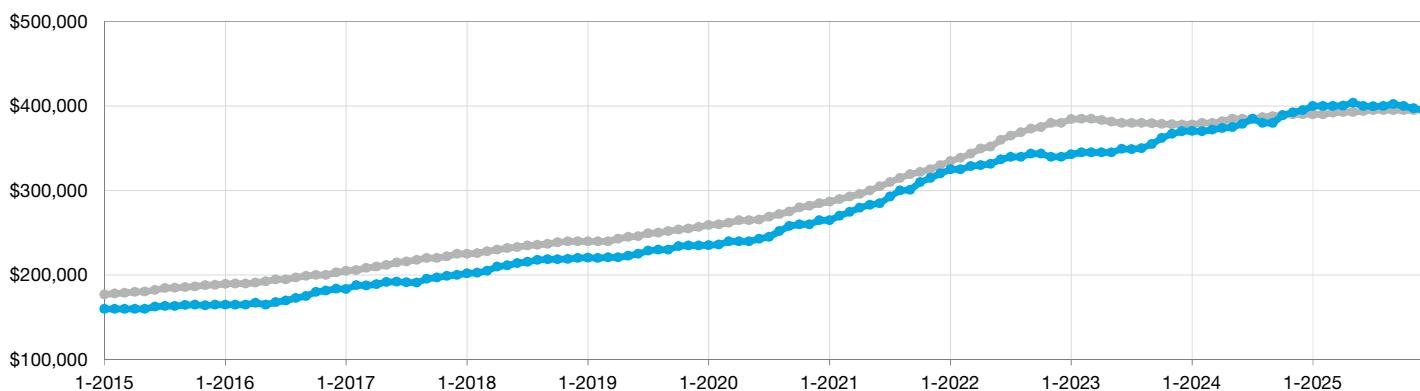
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Haywood County —



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Henderson County

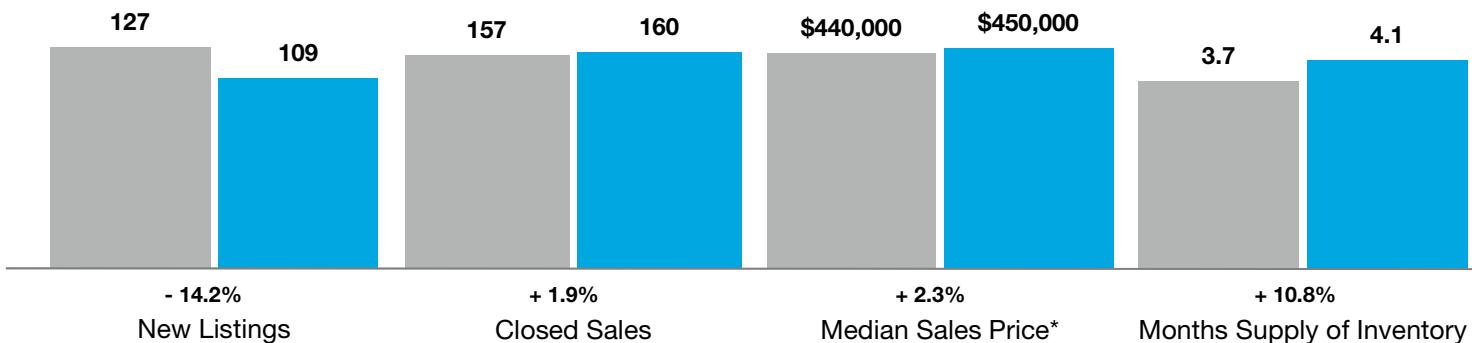
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	127	109	- 14.2%	2,431	2,706	+ 11.3%
Pending Sales	127	107	- 15.7%	1,770	1,886	+ 6.6%
Closed Sales	157	160	+ 1.9%	1,742	1,916	+ 10.0%
Median Sales Price*	\$440,000	\$450,000	+ 2.3%	\$453,125	\$445,500	- 1.7%
Average Sales Price*	\$506,008	\$536,478	+ 6.0%	\$518,507	\$518,585	+ 0.0%
Percent of Original List Price Received*	95.1%	92.9%	- 2.3%	96.0%	94.4%	- 1.7%
List to Close	116	110	- 5.2%	101	114	+ 12.9%
Days on Market Until Sale	60	61	+ 1.7%	48	64	+ 33.3%
Cumulative Days on Market Until Sale	64	70	+ 9.4%	52	71	+ 36.5%
Average List Price	\$517,155	\$538,404	+ 4.1%	\$578,036	\$588,619	+ 1.8%
Inventory of Homes for Sale	547	649	+ 18.6%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

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December

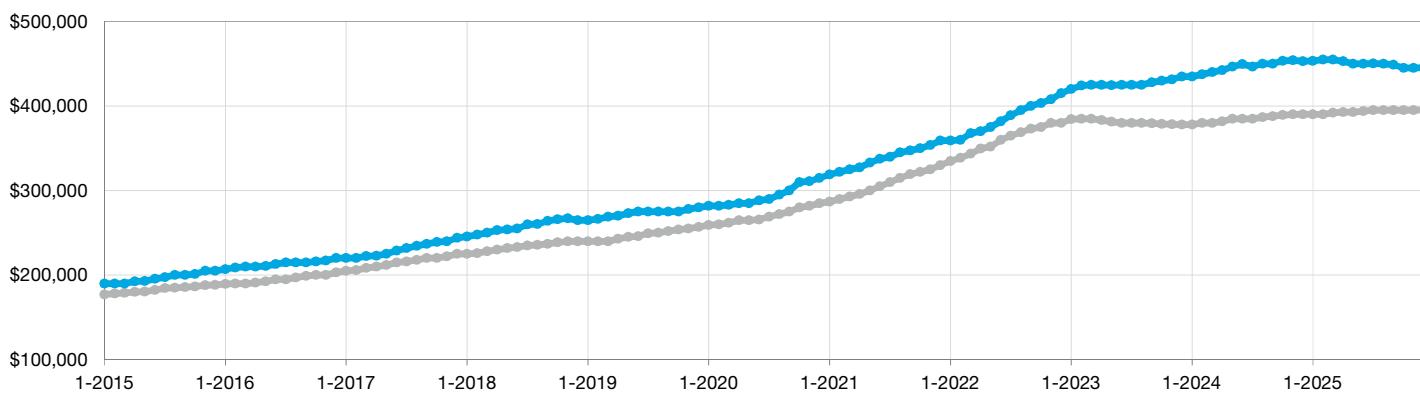
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Henderson County —



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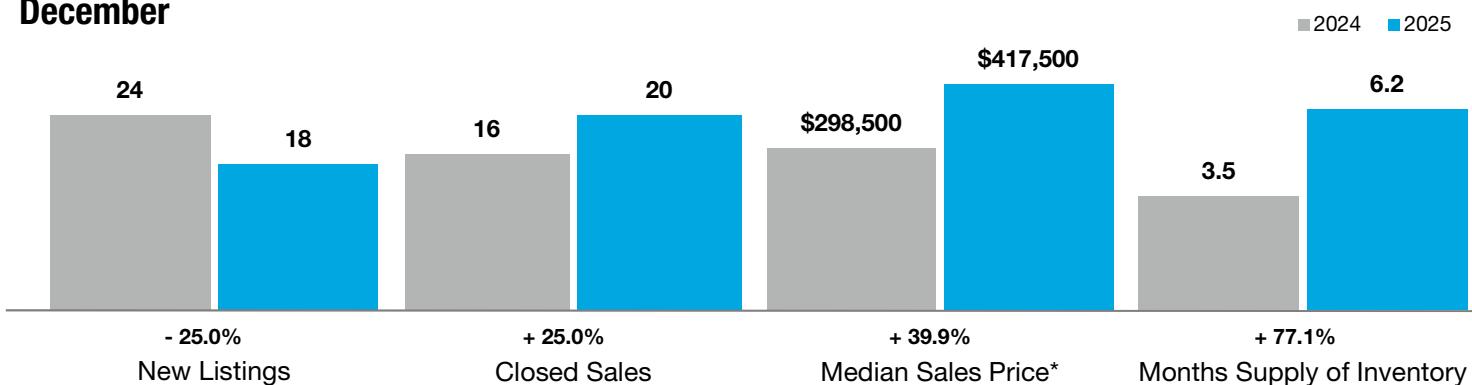
Jackson County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	24	18	- 25.0%	370	454	+ 22.7%
Pending Sales	14	19	+ 35.7%	252	256	+ 1.6%
Closed Sales	16	20	+ 25.0%	242	254	+ 5.0%
Median Sales Price*	\$298,500	\$417,500	+ 39.9%	\$390,000	\$384,500	- 1.4%
Average Sales Price*	\$409,593	\$442,675	+ 8.1%	\$529,918	\$569,665	+ 7.5%
Percent of Original List Price Received*	92.1%	92.9%	+ 0.9%	92.6%	93.2%	+ 0.6%
List to Close	134	102	- 23.9%	106	124	+ 17.0%
Days on Market Until Sale	85	62	- 27.1%	60	78	+ 30.0%
Cumulative Days on Market Until Sale	88	66	- 25.0%	68	76	+ 11.8%
Average List Price	\$851,325	\$872,333	+ 2.5%	\$748,588	\$672,988	- 10.1%
Inventory of Homes for Sale	74	132	+ 78.4%	--	--	--
Months Supply of Inventory	3.5	6.2	+ 77.1%	--	--	--

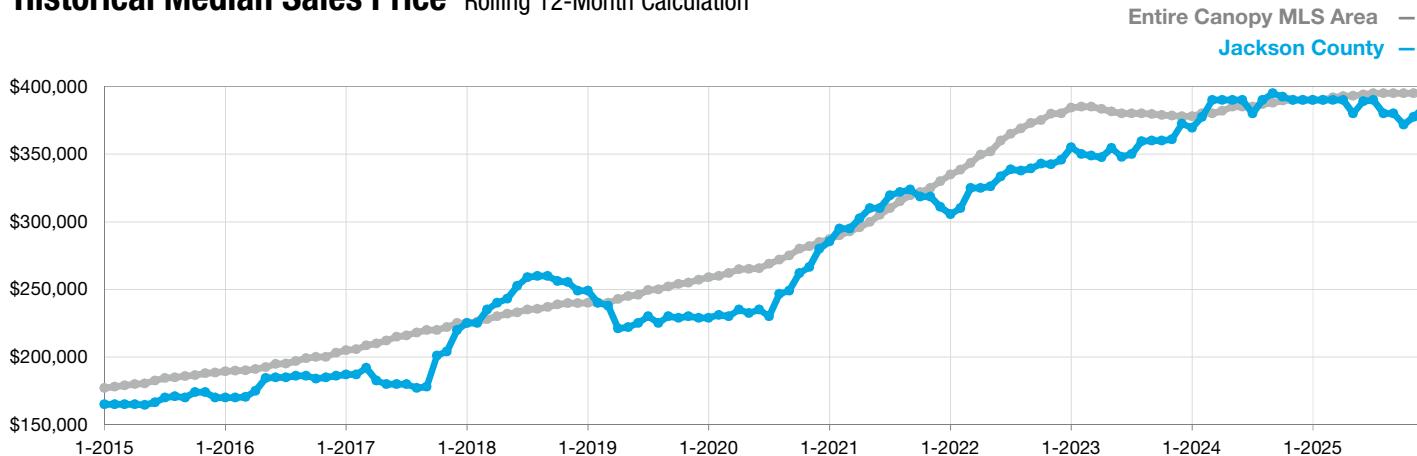
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Madison County

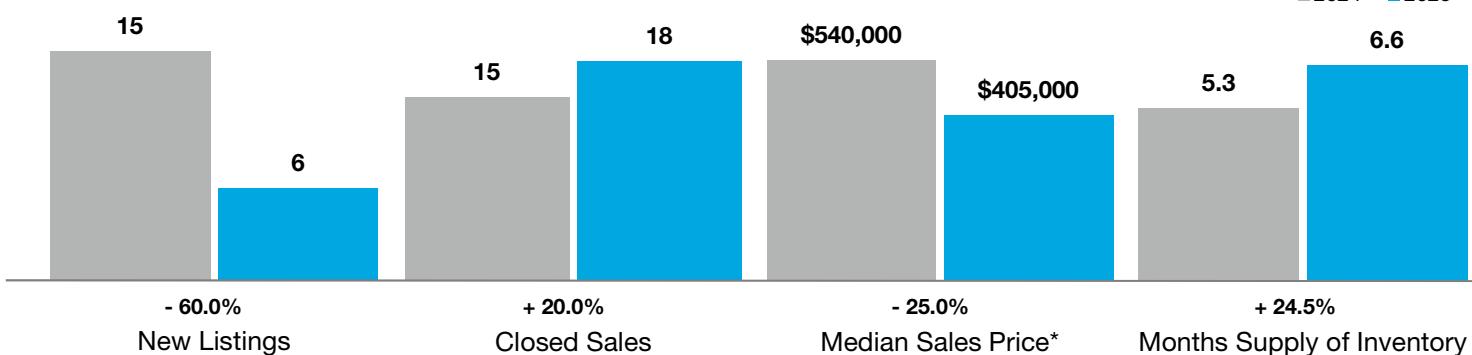
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	15	6	- 60.0%	327	360	+ 10.1%
Pending Sales	12	17	+ 41.7%	219	217	- 0.9%
Closed Sales	15	18	+ 20.0%	230	216	- 6.1%
Median Sales Price*	\$540,000	\$405,000	- 25.0%	\$422,445	\$440,250	+ 4.2%
Average Sales Price*	\$508,340	\$499,034	- 1.8%	\$482,038	\$483,175	+ 0.2%
Percent of Original List Price Received*	94.0%	84.5%	- 10.1%	94.8%	91.8%	- 3.2%
List to Close	88	161	+ 83.0%	117	130	+ 11.1%
Days on Market Until Sale	51	98	+ 92.2%	62	84	+ 35.5%
Cumulative Days on Market Until Sale	52	123	+ 136.5%	75	100	+ 33.3%
Average List Price	\$487,653	\$292,317	- 40.1%	\$577,975	\$614,246	+ 6.3%
Inventory of Homes for Sale	97	120	+ 23.7%	--	--	--
Months Supply of Inventory	5.3	6.6	+ 24.5%	--	--	--

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December

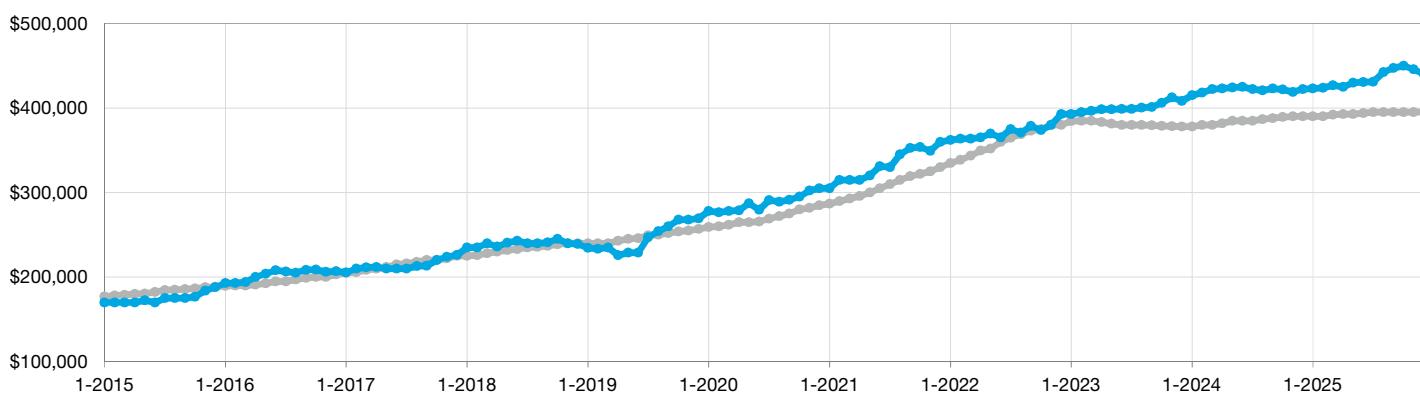
■ 2024 ■ 2025



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Entire Canopy MLS Area —
Madison County —



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McDowell County

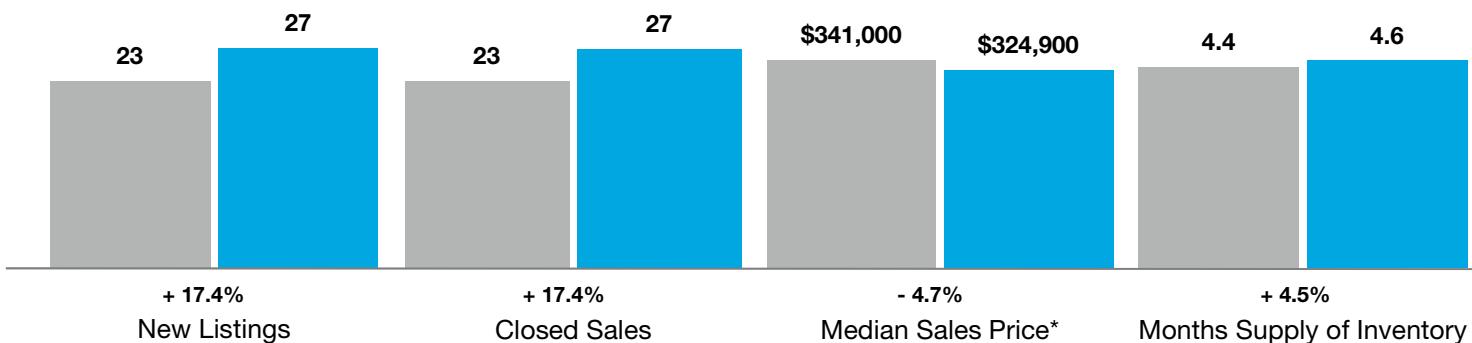
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	23	27	+ 17.4%	553	669	+ 21.0%
Pending Sales	22	25	+ 13.6%	361	446	+ 23.5%
Closed Sales	23	27	+ 17.4%	371	435	+ 17.3%
Median Sales Price*	\$341,000	\$324,900	- 4.7%	\$300,000	\$300,000	0.0%
Average Sales Price*	\$636,665	\$368,274	- 42.2%	\$420,253	\$396,651	- 5.6%
Percent of Original List Price Received*	93.3%	92.6%	- 0.8%	92.6%	91.7%	- 1.0%
List to Close	93	89	- 4.3%	104	110	+ 5.8%
Days on Market Until Sale	54	54	0.0%	56	65	+ 16.1%
Cumulative Days on Market Until Sale	69	61	- 11.6%	65	71	+ 9.2%
Average List Price	\$522,509	\$414,719	- 20.6%	\$448,211	\$503,271	+ 12.3%
Inventory of Homes for Sale	133	170	+ 27.8%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

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December

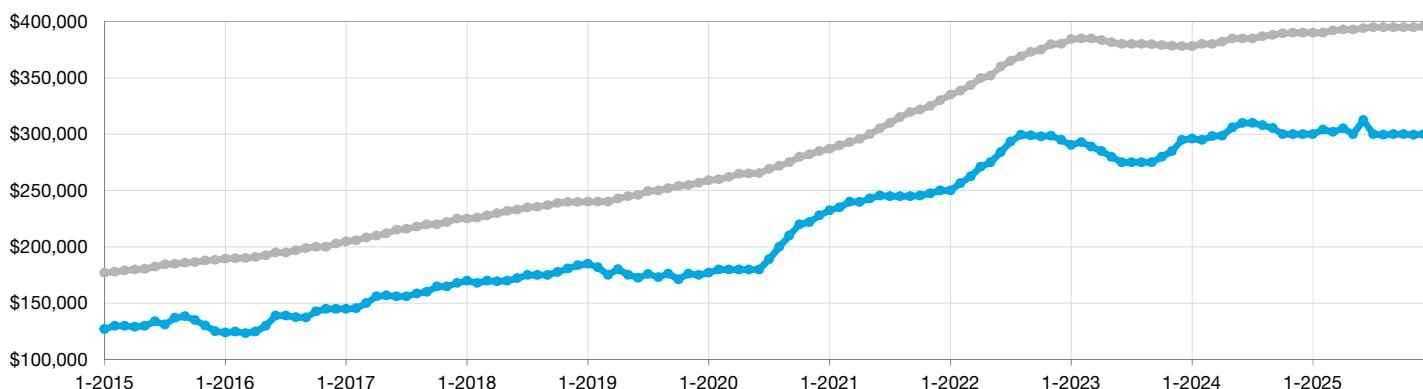
■ 2024 ■ 2025



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McDowell County —



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Mitchell County

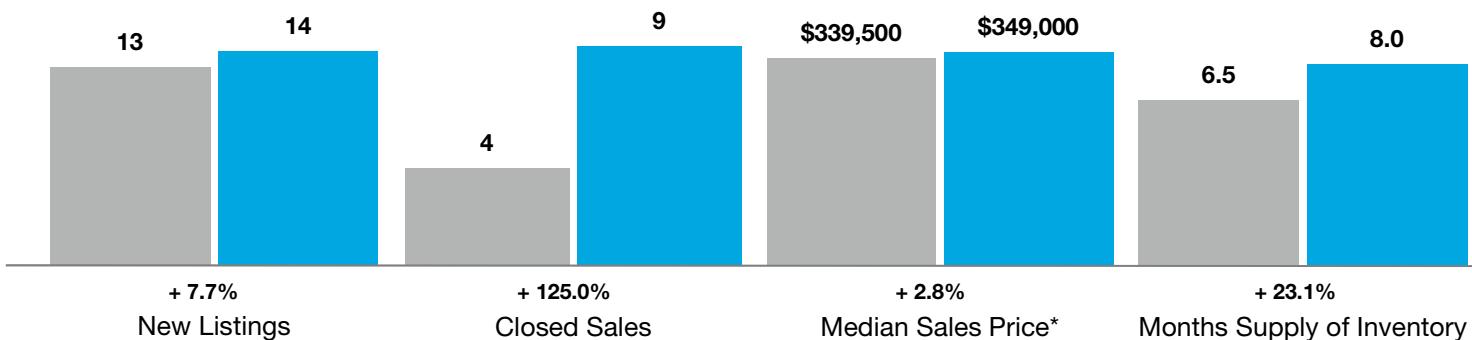
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	13	14	+ 7.7%	189	252	+ 33.3%
Pending Sales	7	10	+ 42.9%	112	131	+ 17.0%
Closed Sales	4	9	+ 125.0%	107	130	+ 21.5%
Median Sales Price*	\$339,500	\$349,000	+ 2.8%	\$265,000	\$300,000	+ 13.2%
Average Sales Price*	\$392,250	\$387,333	- 1.3%	\$352,617	\$325,949	- 7.6%
Percent of Original List Price Received*	83.7%	89.3%	+ 6.7%	89.0%	90.3%	+ 1.5%
List to Close	111	104	- 6.3%	131	127	- 3.1%
Days on Market Until Sale	97	69	- 28.9%	79	78	- 1.3%
Cumulative Days on Market Until Sale	113	94	- 16.8%	100	89	- 11.0%
Average List Price	\$362,333	\$296,654	- 18.1%	\$409,601	\$440,753	+ 7.6%
Inventory of Homes for Sale	61	87	+ 42.6%	--	--	--
Months Supply of Inventory	6.5	8.0	+ 23.1%	--	--	--

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December

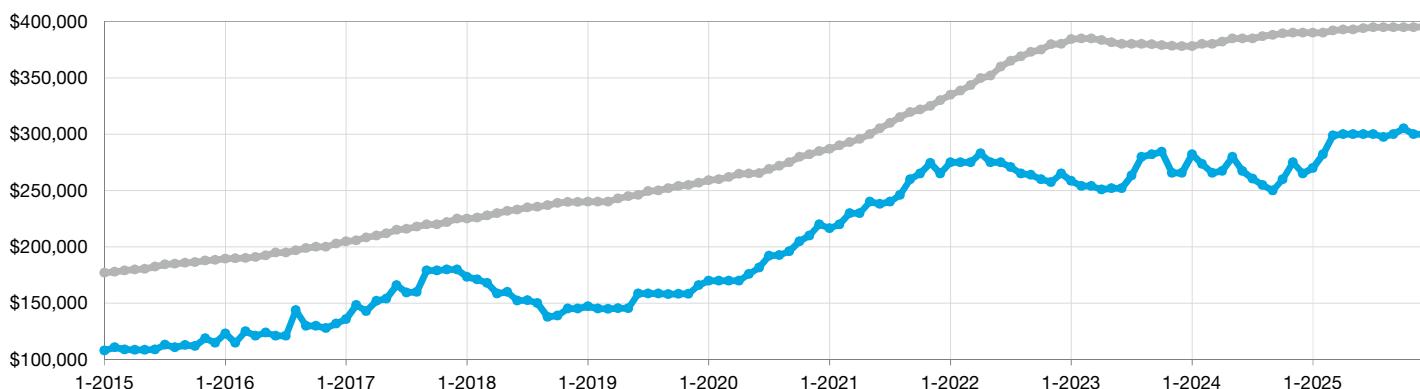
■ 2024 ■ 2025



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Mitchell County —



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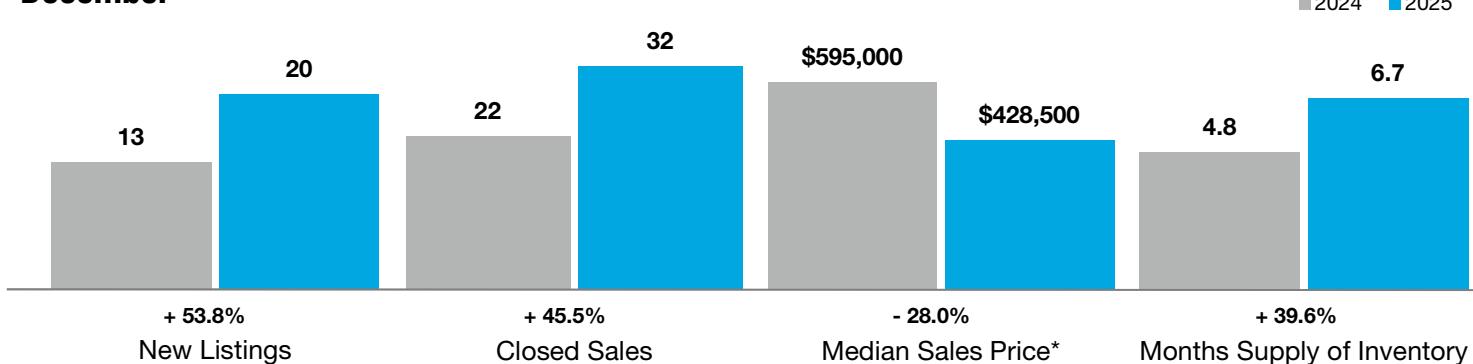
Polk County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	13	20	+ 53.8%	381	501	+ 31.5%
Pending Sales	13	11	- 15.4%	270	282	+ 4.4%
Closed Sales	22	32	+ 45.5%	275	280	+ 1.8%
Median Sales Price*	\$595,000	\$428,500	- 28.0%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$643,691	\$514,205	- 20.1%	\$559,908	\$556,427	- 0.6%
Percent of Original List Price Received*	92.9%	89.8%	- 3.3%	92.6%	91.6%	- 1.1%
List to Close	114	150	+ 31.6%	105	115	+ 9.5%
Days on Market Until Sale	67	100	+ 49.3%	61	67	+ 9.8%
Cumulative Days on Market Until Sale	80	114	+ 42.5%	74	81	+ 9.5%
Average List Price	\$613,268	\$402,779	- 34.3%	\$703,262	\$702,921	- 0.0%
Inventory of Homes for Sale	109	158	+ 45.0%	--	--	--
Months Supply of Inventory	4.8	6.7	+ 39.6%	--	--	--

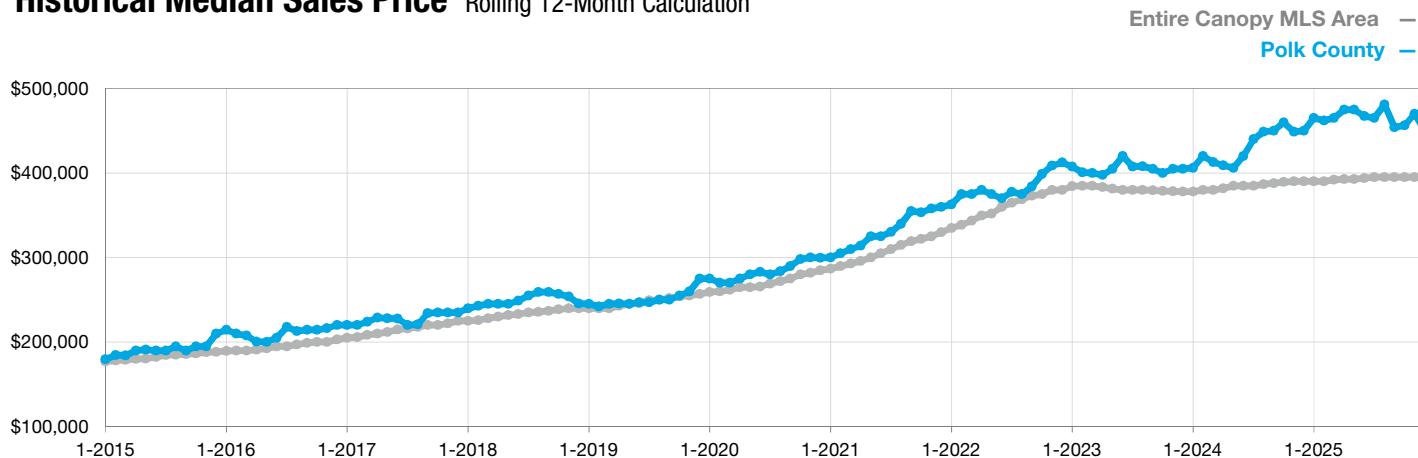
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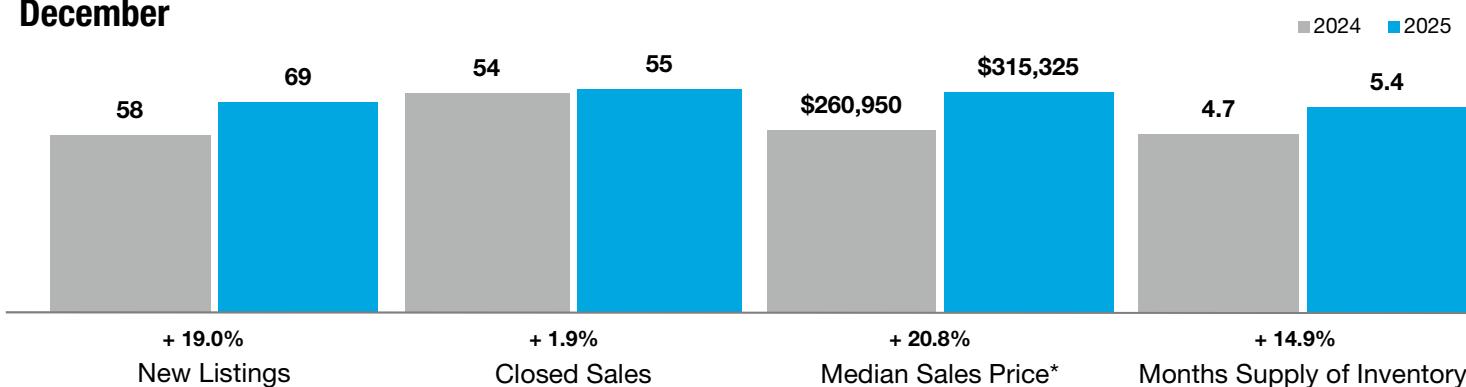
Rutherford County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	58	69	+ 19.0%	1,123	1,110	- 1.2%
Pending Sales	47	46	- 2.1%	707	690	- 2.4%
Closed Sales	54	55	+ 1.9%	715	684	- 4.3%
Median Sales Price*	\$260,950	\$315,325	+ 20.8%	\$269,500	\$280,000	+ 3.9%
Average Sales Price*	\$314,557	\$422,102	+ 34.2%	\$356,923	\$354,009	- 0.8%
Percent of Original List Price Received*	93.0%	89.8%	- 3.4%	92.8%	91.8%	- 1.1%
List to Close	101	147	+ 45.5%	95	118	+ 24.2%
Days on Market Until Sale	56	100	+ 78.6%	50	72	+ 44.0%
Cumulative Days on Market Until Sale	66	142	+ 115.2%	59	86	+ 45.8%
Average List Price	\$388,805	\$497,417	+ 27.9%	\$411,408	\$423,058	+ 2.8%
Inventory of Homes for Sale	278	312	+ 12.2%	--	--	--
Months Supply of Inventory	4.7	5.4	+ 14.9%	--	--	--

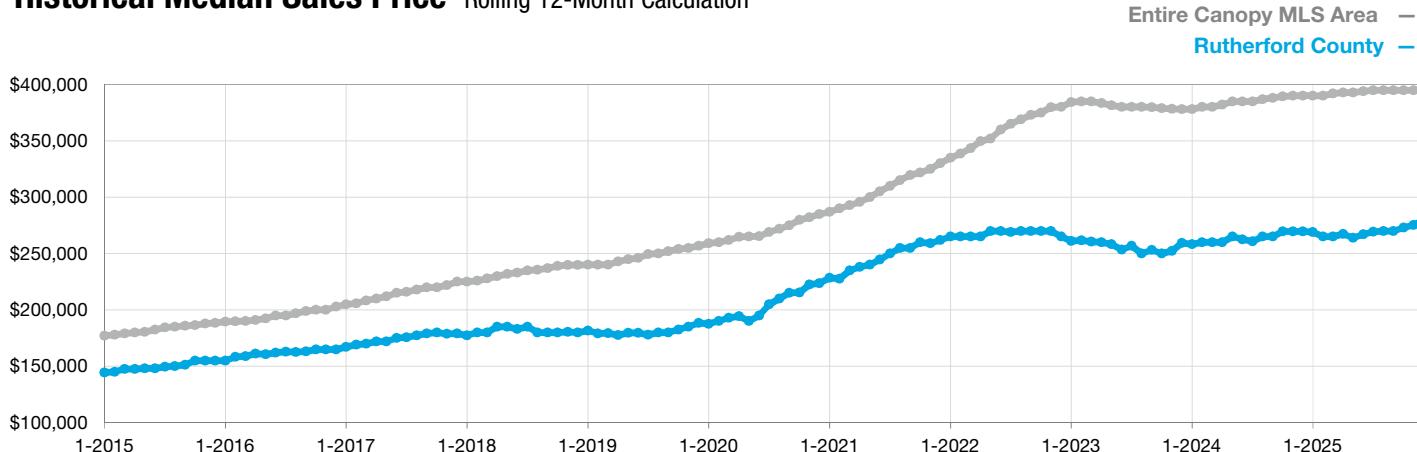
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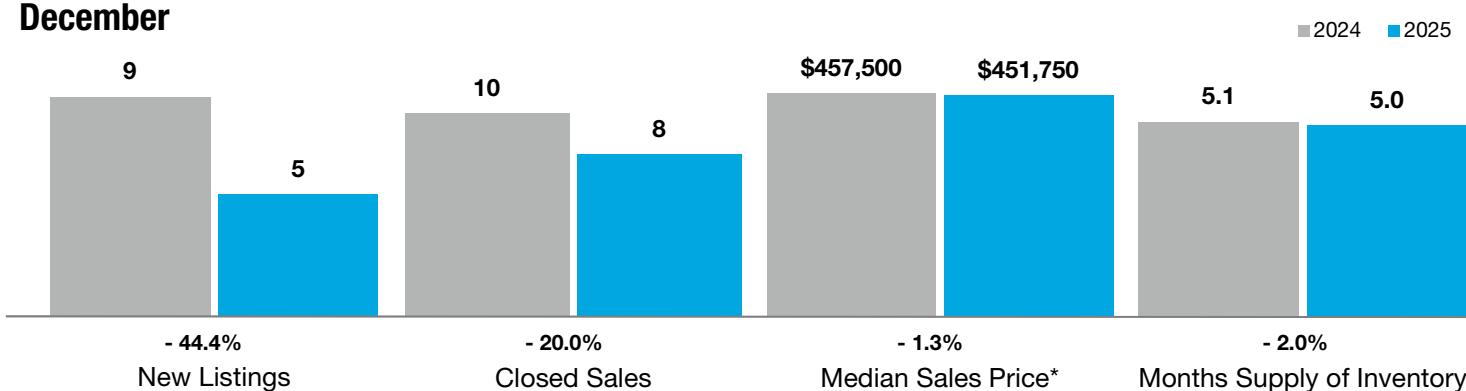
Swain County

North Carolina

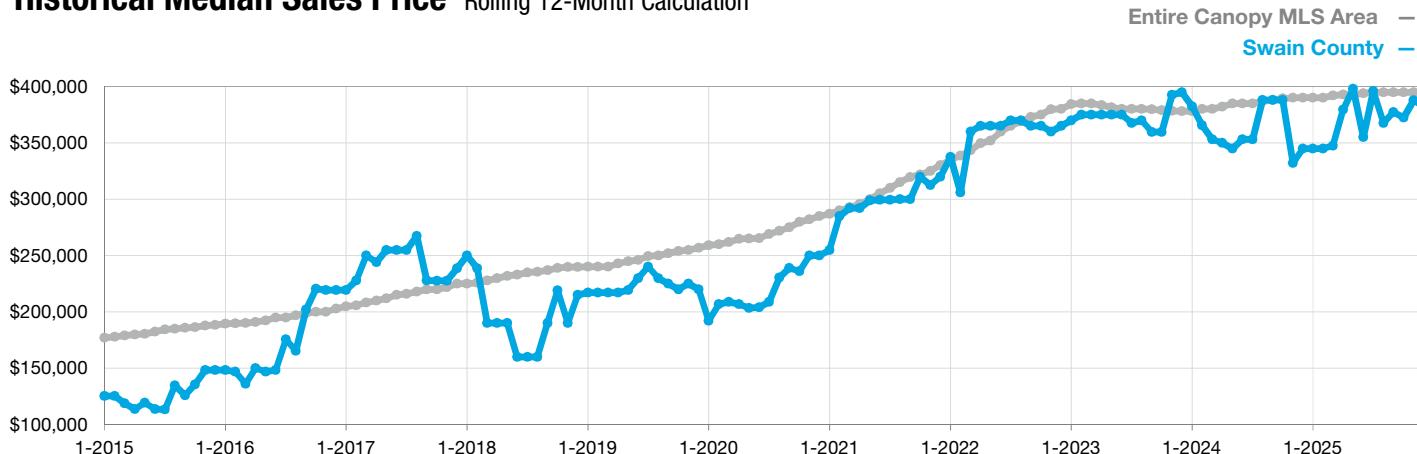
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	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	9	5	- 44.4%	132	147	+ 11.4%
Pending Sales	6	2	- 66.7%	84	88	+ 4.8%
Closed Sales	10	8	- 20.0%	81	92	+ 13.6%
Median Sales Price*	\$457,500	\$451,750	- 1.3%	\$345,000	\$382,200	+ 10.8%
Average Sales Price*	\$481,050	\$440,881	- 8.4%	\$457,156	\$425,214	- 7.0%
Percent of Original List Price Received*	94.9%	91.5%	- 3.6%	92.8%	92.1%	- 0.8%
List to Close	140	124	- 11.4%	101	108	+ 6.9%
Days on Market Until Sale	102	80	- 21.6%	58	60	+ 3.4%
Cumulative Days on Market Until Sale	119	104	- 12.6%	70	68	- 2.9%
Average List Price	\$306,544	\$565,580	+ 84.5%	\$443,666	\$544,355	+ 22.7%
Inventory of Homes for Sale	36	37	+ 2.8%	--	--	--
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.

December



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for December 2025

A research tool provided by the Canopy Realtor® Association
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Transylvania County

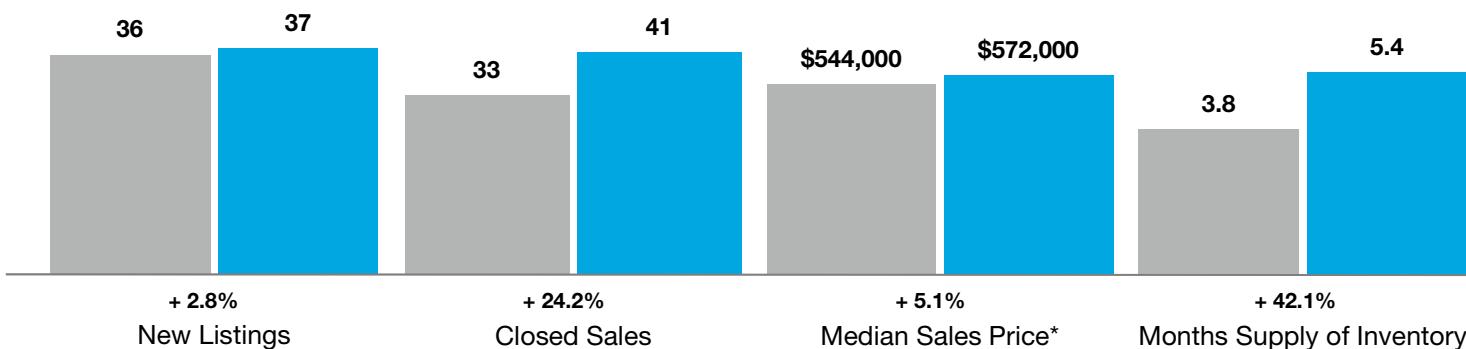
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	36	37	+ 2.8%	715	810	+ 13.3%
Pending Sales	33	38	+ 15.2%	496	509	+ 2.6%
Closed Sales	33	41	+ 24.2%	501	503	+ 0.4%
Median Sales Price*	\$544,000	\$572,000	+ 5.1%	\$510,000	\$513,000	+ 0.6%
Average Sales Price*	\$626,665	\$608,183	- 2.9%	\$690,534	\$730,342	+ 5.8%
Percent of Original List Price Received*	91.2%	91.3%	+ 0.1%	93.7%	92.2%	- 1.6%
List to Close	96	112	+ 16.7%	95	112	+ 17.9%
Days on Market Until Sale	64	76	+ 18.8%	54	70	+ 29.6%
Cumulative Days on Market Until Sale	92	99	+ 7.6%	60	81	+ 35.0%
Average List Price	\$1,034,046	\$614,419	- 40.6%	\$840,053	\$853,947	+ 1.7%
Inventory of Homes for Sale	159	227	+ 42.8%	--	--	--
Months Supply of Inventory	3.8	5.4	+ 42.1%	--	--	--

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December

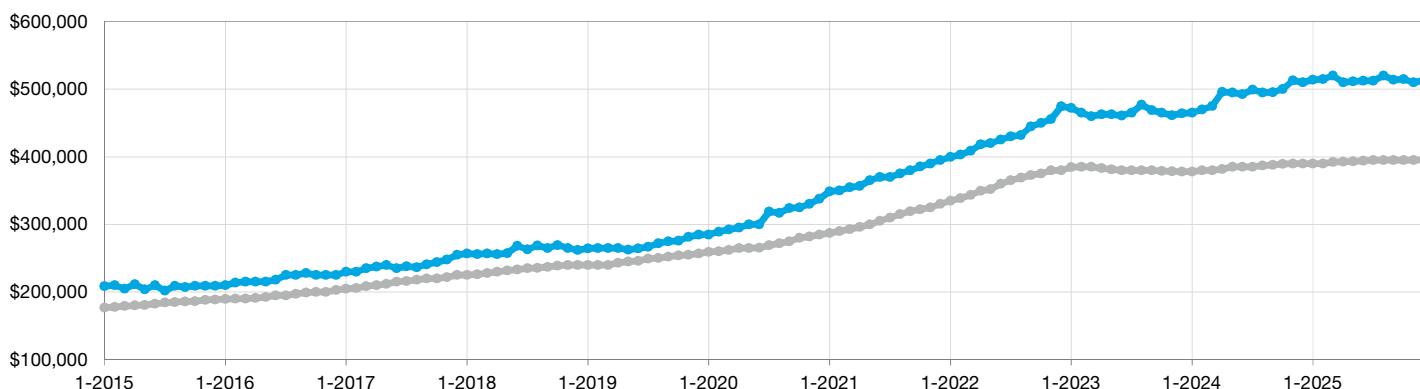
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Transylvania County —



Local Market Update for December 2025

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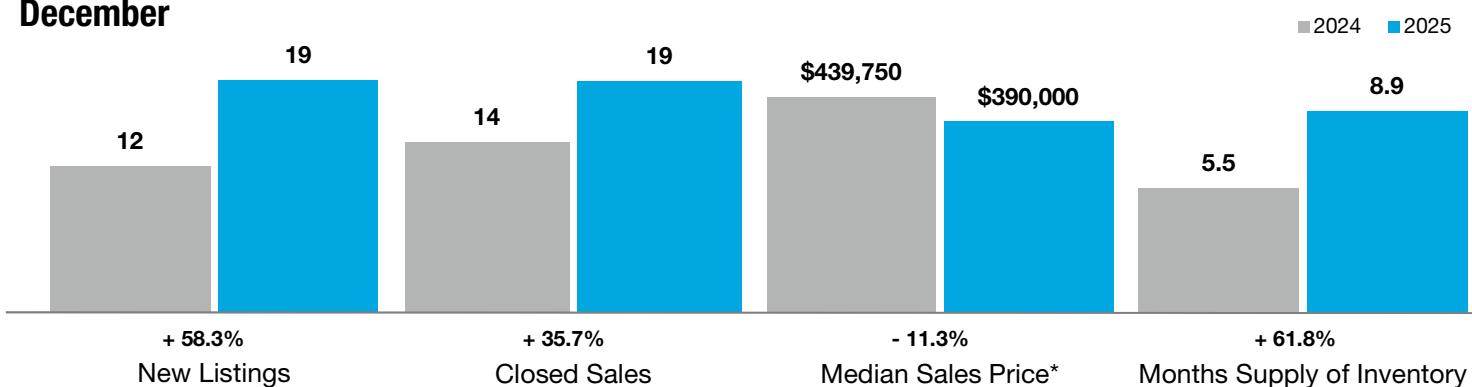
Yancey County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	19	+ 58.3%	323	415	+ 28.5%
Pending Sales	9	16	+ 77.8%	186	211	+ 13.4%
Closed Sales	14	19	+ 35.7%	193	198	+ 2.6%
Median Sales Price*	\$439,750	\$390,000	- 11.3%	\$373,000	\$354,167	- 5.0%
Average Sales Price*	\$568,607	\$432,962	- 23.9%	\$466,938	\$457,118	- 2.1%
Percent of Original List Price Received*	94.3%	93.2%	- 1.2%	93.7%	91.5%	- 2.3%
List to Close	114	119	+ 4.4%	113	121	+ 7.1%
Days on Market Until Sale	72	74	+ 2.8%	66	72	+ 9.1%
Cumulative Days on Market Until Sale	73	77	+ 5.5%	75	80	+ 6.7%
Average List Price	\$413,333	\$450,258	+ 8.9%	\$581,073	\$589,809	+ 1.5%
Inventory of Homes for Sale	85	156	+ 83.5%	--	--	--
Months Supply of Inventory	5.5	8.9	+ 61.8%	--	--	--

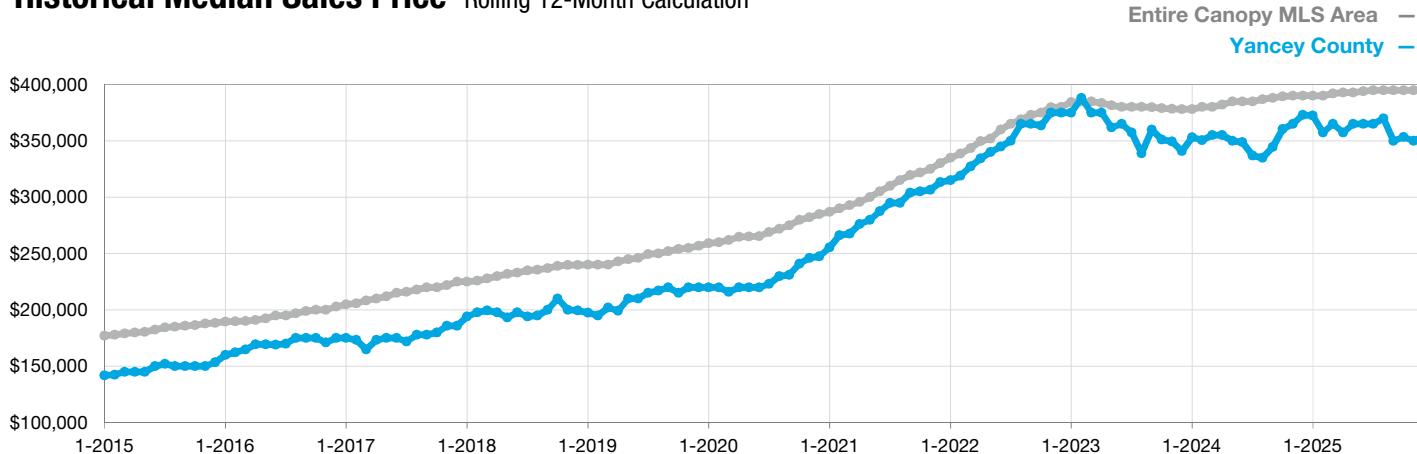
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December



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for December 2025

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City of Asheville

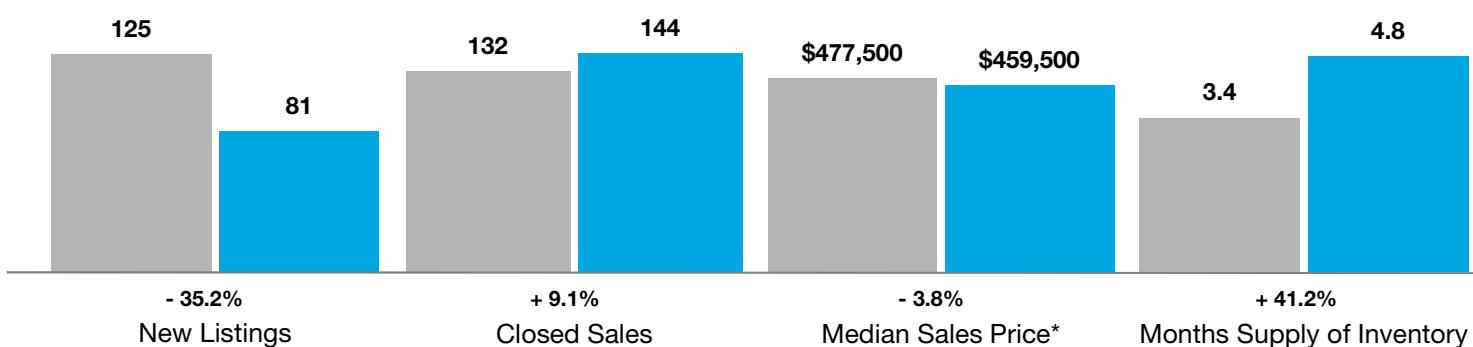
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	125	81	- 35.2%	2,315	2,933	+ 26.7%
Pending Sales	115	96	- 16.5%	1,606	1,770	+ 10.2%
Closed Sales	132	144	+ 9.1%	1,612	1,764	+ 9.4%
Median Sales Price*	\$477,500	\$459,500	- 3.8%	\$495,000	\$500,000	+ 1.0%
Average Sales Price*	\$599,195	\$575,223	- 4.0%	\$663,141	\$626,829	- 5.5%
Percent of Original List Price Received*	92.6%	92.2%	- 0.4%	95.6%	93.5%	- 2.2%
List to Close	106	104	- 1.9%	91	99	+ 8.8%
Days on Market Until Sale	57	63	+ 10.5%	44	58	+ 31.8%
Cumulative Days on Market Until Sale	66	78	+ 18.2%	49	68	+ 38.8%
Average List Price	\$728,018	\$809,245	+ 11.2%	\$746,337	\$727,816	- 2.5%
Inventory of Homes for Sale	456	701	+ 53.7%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 41.2%	--	--	--

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December

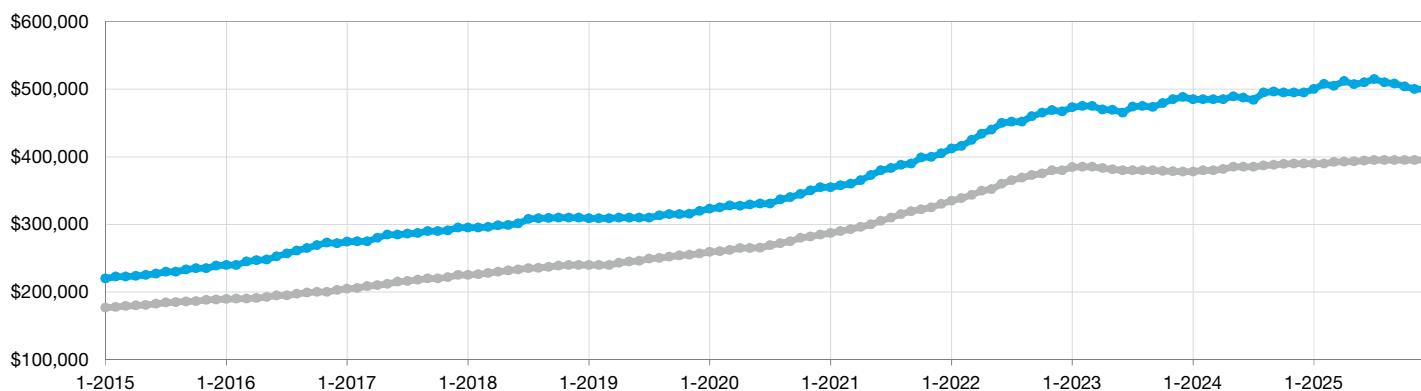
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
City of Asheville —



Local Market Update for December 2025

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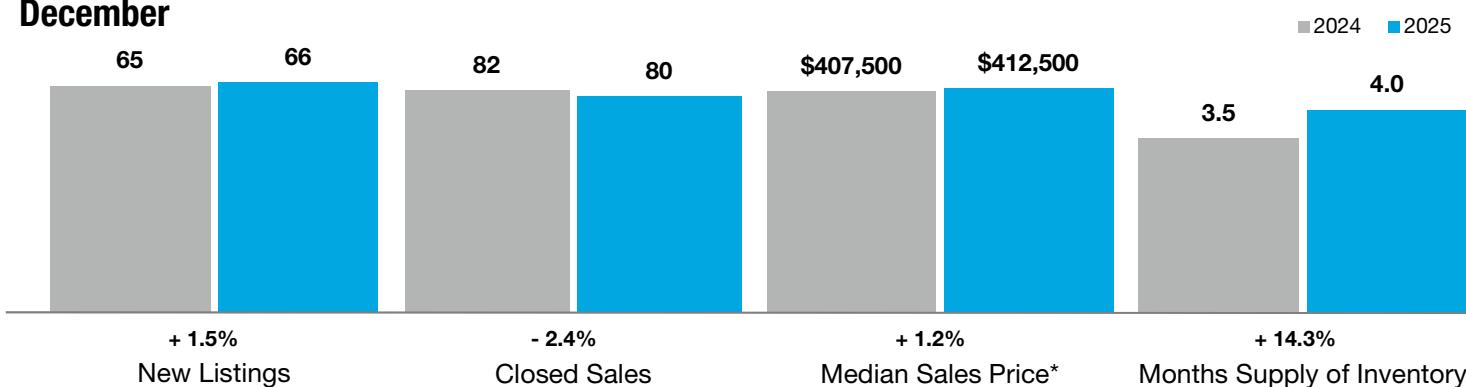
City of Hendersonville

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	65	66	+ 1.5%	1,384	1,583	+ 14.4%
Pending Sales	68	69	+ 1.5%	1,032	1,096	+ 6.2%
Closed Sales	82	80	- 2.4%	1,034	1,091	+ 5.5%
Median Sales Price*	\$407,500	\$412,500	+ 1.2%	\$430,000	\$425,000	- 1.2%
Average Sales Price*	\$437,168	\$522,419	+ 19.5%	\$494,521	\$507,388	+ 2.6%
Percent of Original List Price Received*	94.1%	91.4%	- 2.9%	96.0%	94.1%	- 2.0%
List to Close	111	110	- 0.9%	101	110	+ 8.9%
Days on Market Until Sale	60	69	+ 15.0%	47	63	+ 34.0%
Cumulative Days on Market Until Sale	68	75	+ 10.3%	54	72	+ 33.3%
Average List Price	\$482,659	\$498,312	+ 3.2%	\$555,612	\$559,343	+ 0.7%
Inventory of Homes for Sale	297	367	+ 23.6%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--

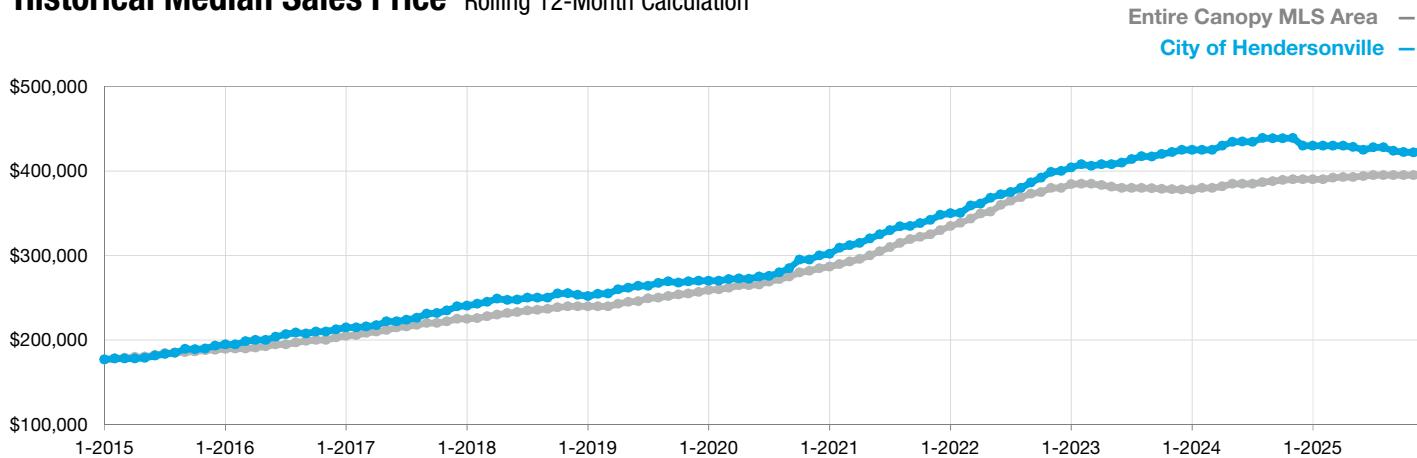
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December



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for December 2025

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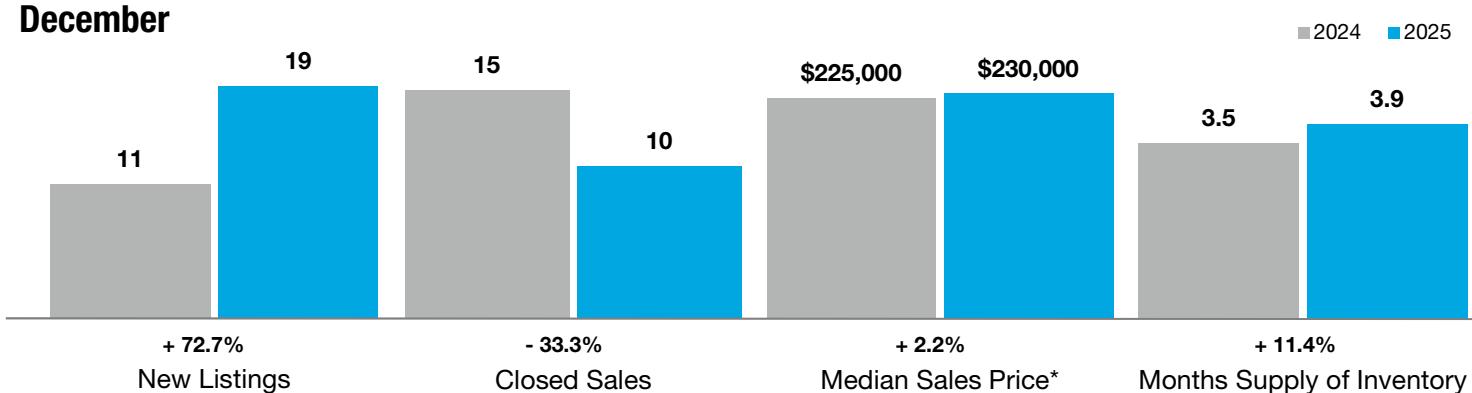
Forest City

North Carolina

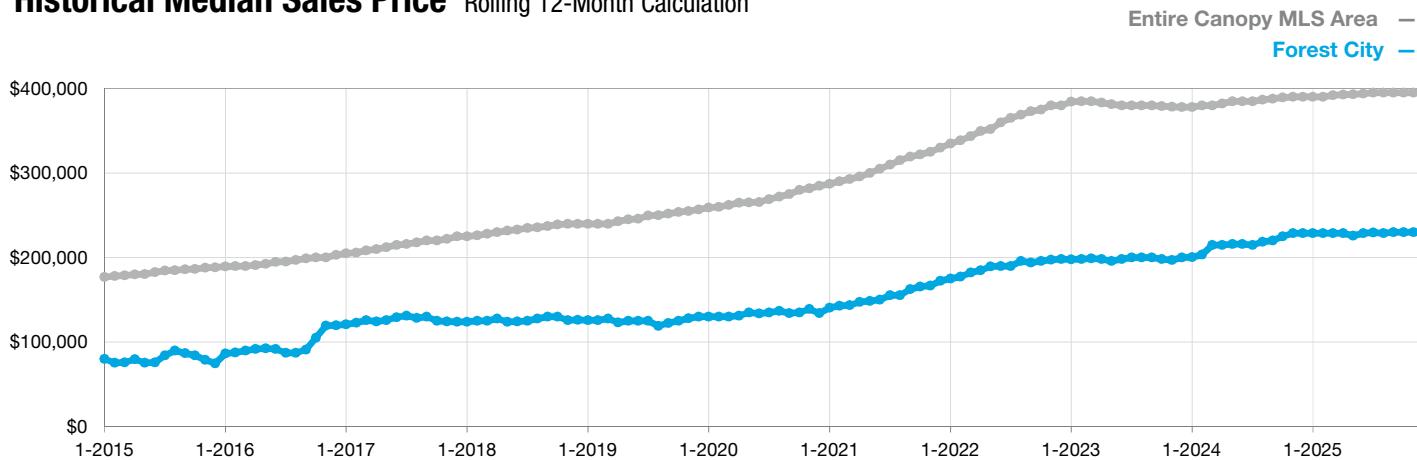
Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	19	+ 72.7%	246	232	- 5.7%
Pending Sales	10	13	+ 30.0%	162	165	+ 1.9%
Closed Sales	15	10	- 33.3%	166	162	- 2.4%
Median Sales Price*	\$225,000	\$230,000	+ 2.2%	\$229,000	\$230,000	+ 0.4%
Average Sales Price*	\$232,887	\$217,194	- 6.7%	\$240,093	\$243,196	+ 1.3%
Percent of Original List Price Received*	97.6%	88.4%	- 9.4%	93.3%	91.7%	- 1.7%
List to Close	89	138	+ 55.1%	92	114	+ 23.9%
Days on Market Until Sale	48	93	+ 93.8%	49	67	+ 36.7%
Cumulative Days on Market Until Sale	56	101	+ 80.4%	57	72	+ 26.3%
Average List Price	\$259,400	\$219,095	- 15.5%	\$258,918	\$270,206	+ 4.4%
Inventory of Homes for Sale	47	53	+ 12.8%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

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December



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for December 2025

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Marion

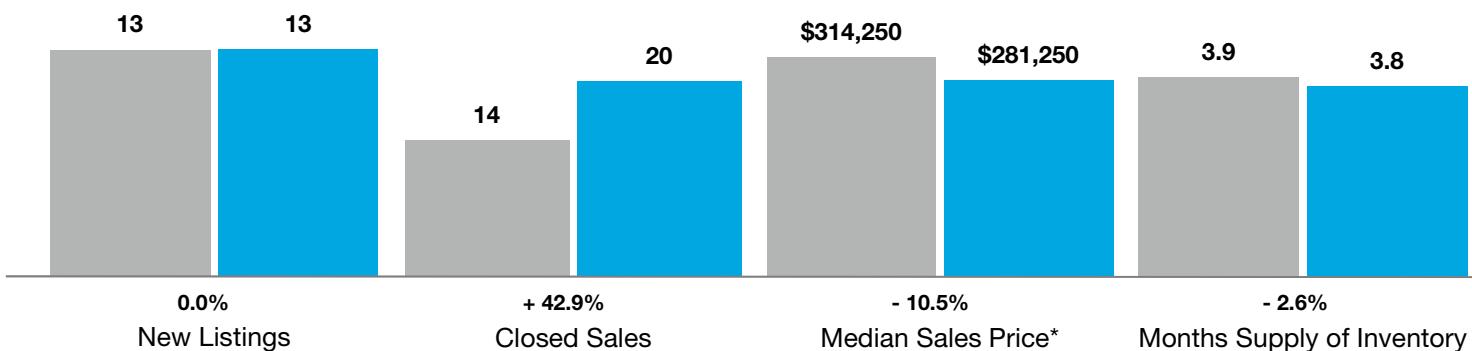
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	13	13	0.0%	305	371	+ 21.6%
Pending Sales	12	13	+ 8.3%	222	274	+ 23.4%
Closed Sales	14	20	+ 42.9%	228	268	+ 17.5%
Median Sales Price*	\$314,250	\$281,250	- 10.5%	\$270,000	\$265,000	- 1.9%
Average Sales Price*	\$530,379	\$328,895	- 38.0%	\$332,242	\$306,018	- 7.9%
Percent of Original List Price Received*	94.9%	92.5%	- 2.5%	92.2%	91.7%	- 0.5%
List to Close	80	83	+ 3.8%	111	107	- 3.6%
Days on Market Until Sale	43	47	+ 9.3%	63	63	0.0%
Cumulative Days on Market Until Sale	53	56	+ 5.7%	69	68	- 1.4%
Average List Price	\$357,058	\$405,900	+ 13.7%	\$354,386	\$377,013	+ 6.4%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--

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December

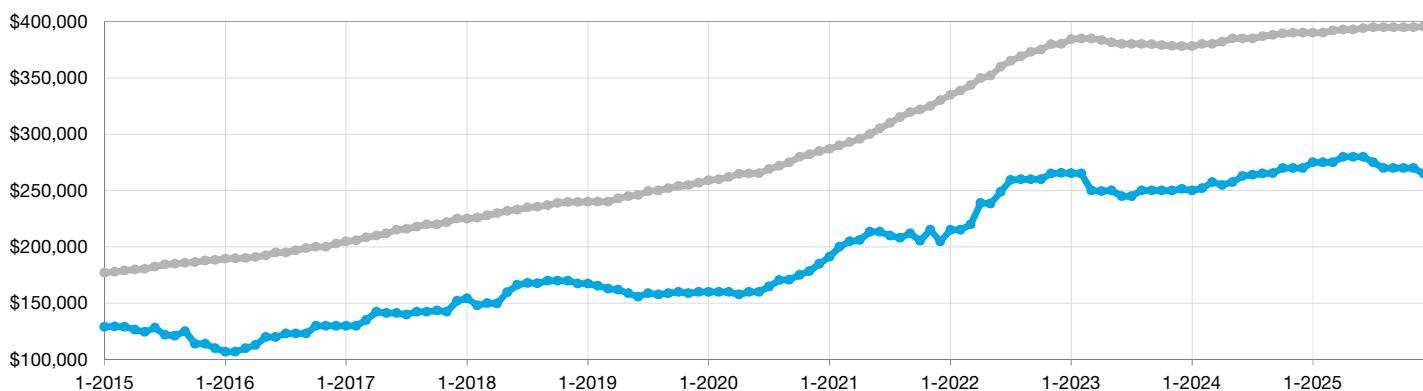
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Marion —



Local Market Update for December 2025

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Rutherfordton

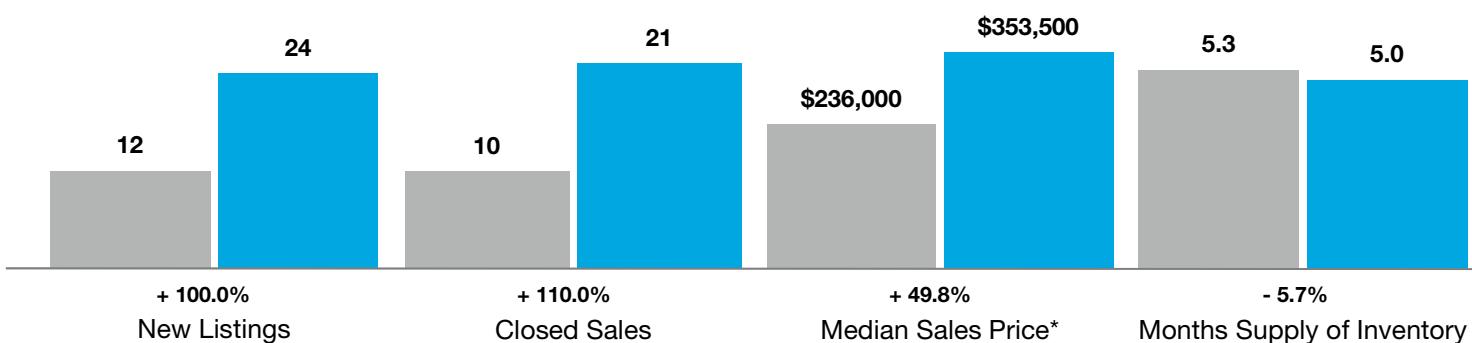
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	24	+ 100.0%	288	338	+ 17.4%
Pending Sales	15	16	+ 6.7%	176	207	+ 17.6%
Closed Sales	10	21	+ 110.0%	172	203	+ 18.0%
Median Sales Price*	\$236,000	\$353,500	+ 49.8%	\$298,500	\$338,000	+ 13.2%
Average Sales Price*	\$305,950	\$446,800	+ 46.0%	\$331,236	\$390,892	+ 18.0%
Percent of Original List Price Received*	92.3%	90.8%	- 1.6%	93.3%	91.9%	- 1.5%
List to Close	109	126	+ 15.6%	88	106	+ 20.5%
Days on Market Until Sale	54	82	+ 51.9%	43	61	+ 41.9%
Cumulative Days on Market Until Sale	55	110	+ 100.0%	56	80	+ 42.9%
Average List Price	\$472,398	\$463,246	- 1.9%	\$414,680	\$449,347	+ 8.4%
Inventory of Homes for Sale	77	86	+ 11.7%	--	--	--
Months Supply of Inventory	5.3	5.0	- 5.7%	--	--	--

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December

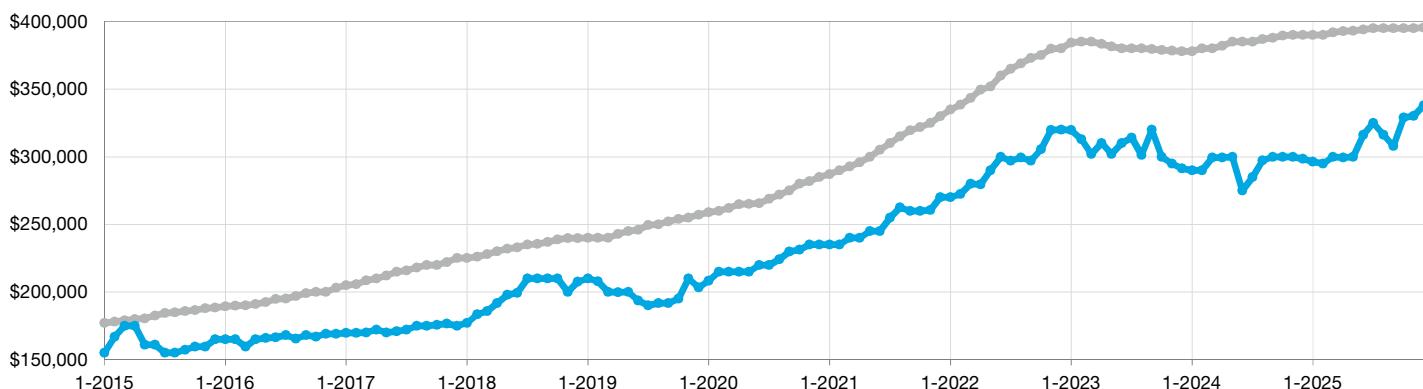
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Rutherfordton —



Local Market Update for December 2025

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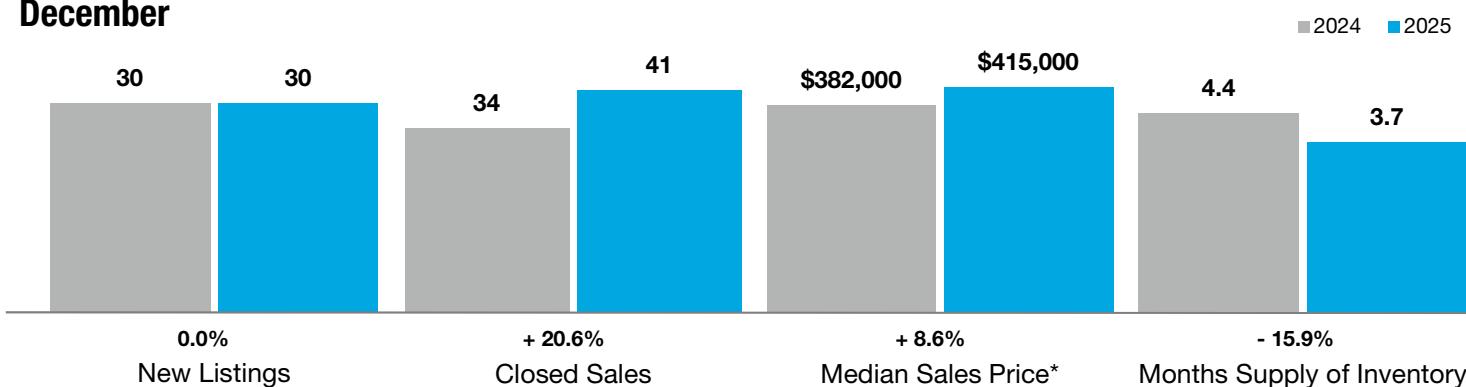
Waynesville

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	30	30	0.0%	649	767	+ 18.2%
Pending Sales	29	37	+ 27.6%	440	535	+ 21.6%
Closed Sales	34	41	+ 20.6%	432	527	+ 22.0%
Median Sales Price*	\$382,000	\$415,000	+ 8.6%	\$420,000	\$413,490	- 1.6%
Average Sales Price*	\$415,062	\$449,358	+ 8.3%	\$489,620	\$492,122	+ 0.5%
Percent of Original List Price Received*	93.2%	88.0%	- 5.6%	94.3%	92.6%	- 1.8%
List to Close	123	144	+ 17.1%	103	126	+ 22.3%
Days on Market Until Sale	62	92	+ 48.4%	49	77	+ 57.1%
Cumulative Days on Market Until Sale	65	112	+ 72.3%	54	87	+ 61.1%
Average List Price	\$481,517	\$547,922	+ 13.8%	\$532,229	\$530,331	- 0.4%
Inventory of Homes for Sale	161	167	+ 3.7%	--	--	--
Months Supply of Inventory	4.4	3.7	- 15.9%	--	--	--

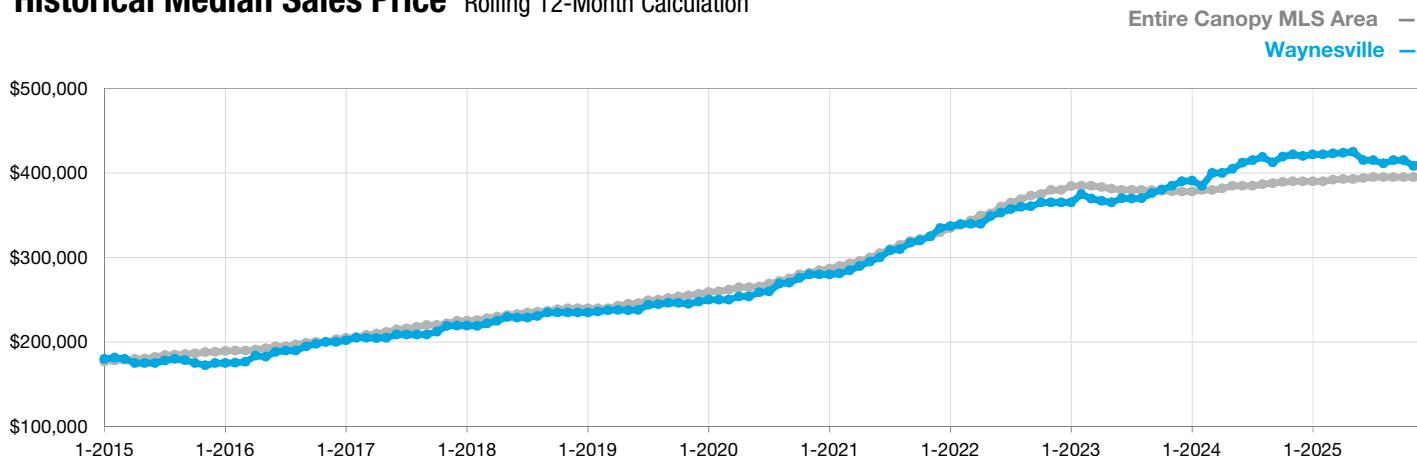
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December



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for December 2025

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Asheville MSA

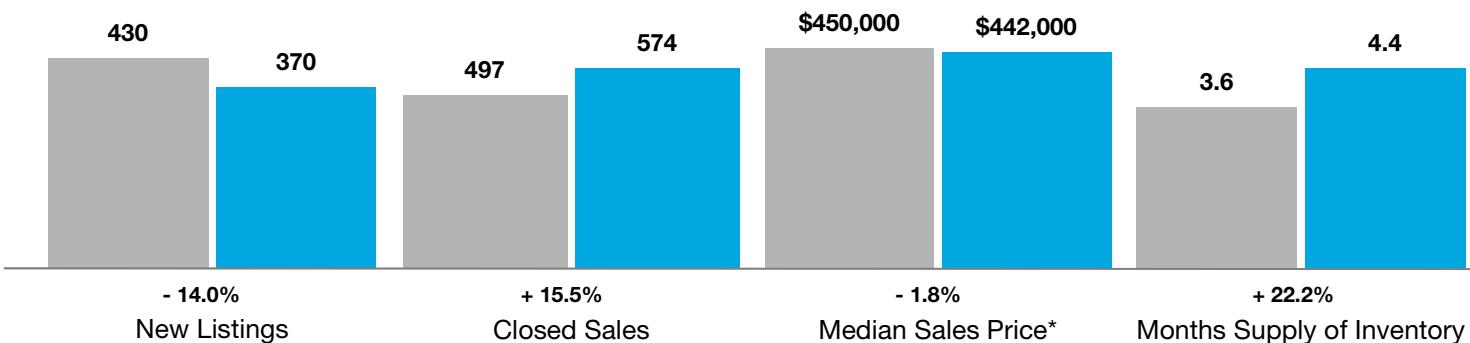
Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	430	370	- 14.0%	8,467	10,128	+ 19.6%
Pending Sales	404	391	- 3.2%	6,093	6,566	+ 7.8%
Closed Sales	497	574	+ 15.5%	6,096	6,559	+ 7.6%
Median Sales Price*	\$450,000	\$442,000	- 1.8%	\$451,528	\$450,000	- 0.3%
Average Sales Price*	\$540,267	\$558,688	+ 3.4%	\$569,066	\$556,296	- 2.2%
Percent of Original List Price Received*	93.7%	91.2%	- 2.7%	95.5%	93.6%	- 2.0%
List to Close	112	118	+ 5.4%	98	109	+ 11.2%
Days on Market Until Sale	61	74	+ 21.3%	48	63	+ 31.3%
Cumulative Days on Market Until Sale	67	89	+ 32.8%	53	73	+ 37.7%
Average List Price	\$575,693	\$594,147	+ 3.2%	\$633,161	\$638,602	+ 0.9%
Inventory of Homes for Sale	1,805	2,416	+ 33.9%	--	--	--
Months Supply of Inventory	3.6	4.4	+ 22.2%	--	--	--

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December

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Asheville MSA —

