

# Local Market Update for January 2026

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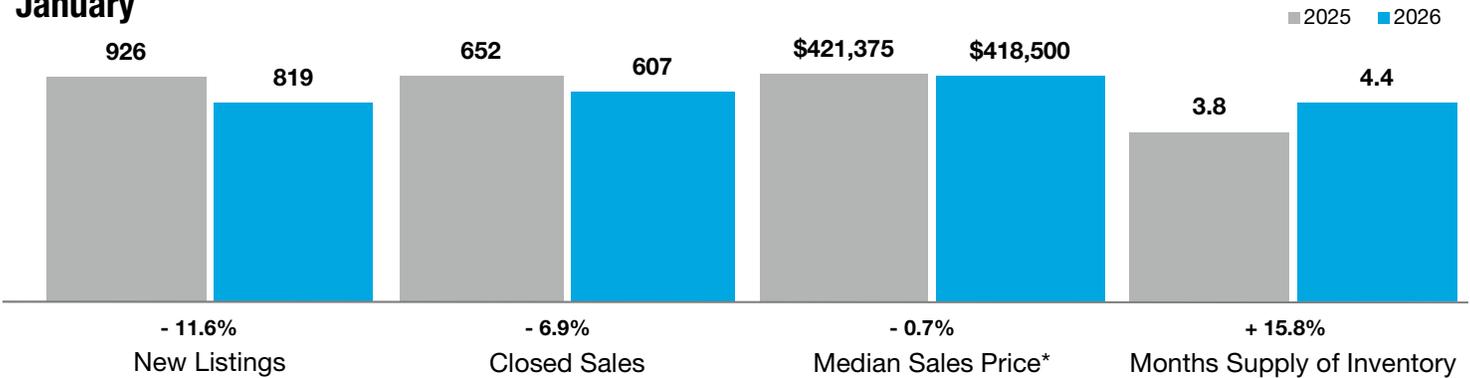
## Asheville Region

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

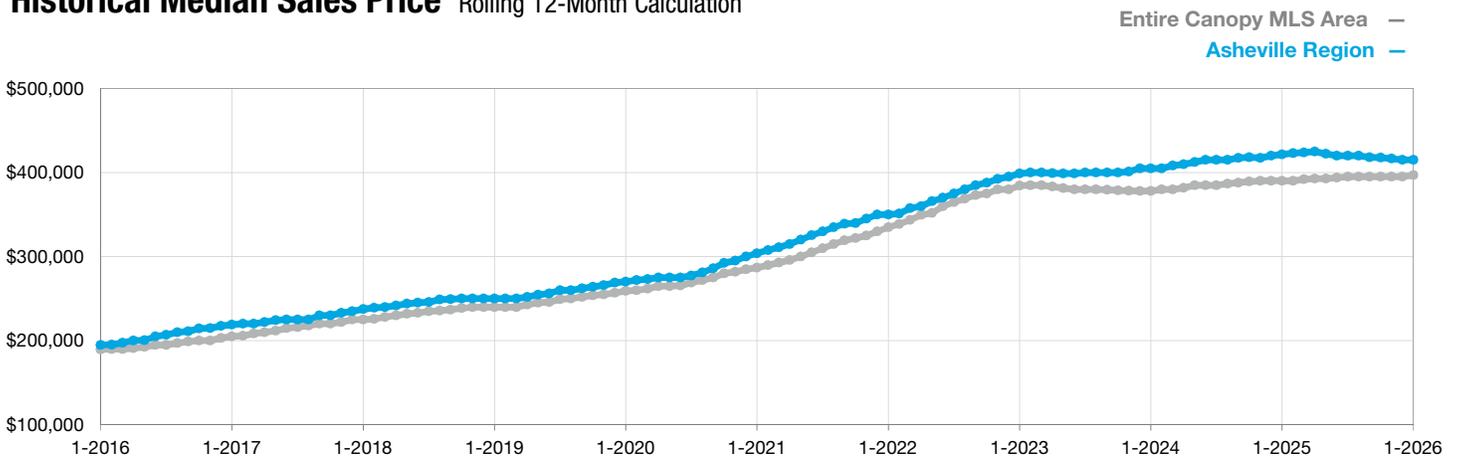
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	926	819	- 11.6%	926	819	- 11.6%
Pending Sales	700	733	+ 4.7%	700	733	+ 4.7%
Closed Sales	652	607	- 6.9%	652	607	- 6.9%
Median Sales Price*	\$421,375	\$418,500	- 0.7%	\$421,375	\$418,500	- 0.7%
Average Sales Price*	\$516,621	\$572,012	+ 10.7%	\$516,621	\$572,012	+ 10.7%
Percent of Original List Price Received*	93.9%	90.9%	- 3.2%	93.9%	90.9%	- 3.2%
List to Close	119	140	+ 17.6%	119	140	+ 17.6%
Days on Market Until Sale	67	90	+ 34.3%	67	90	+ 34.3%
Cumulative Days on Market Until Sale	75	103	+ 37.3%	75	103	+ 37.3%
Average List Price	\$581,758	\$549,584	- 5.5%	\$581,758	\$549,584	- 5.5%
Inventory of Homes for Sale	2,924	3,644	+ 24.6%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 15.8%	--	--	--

\* 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.

### January



### Historical Median Sales Price Rolling 12-Month Calculation



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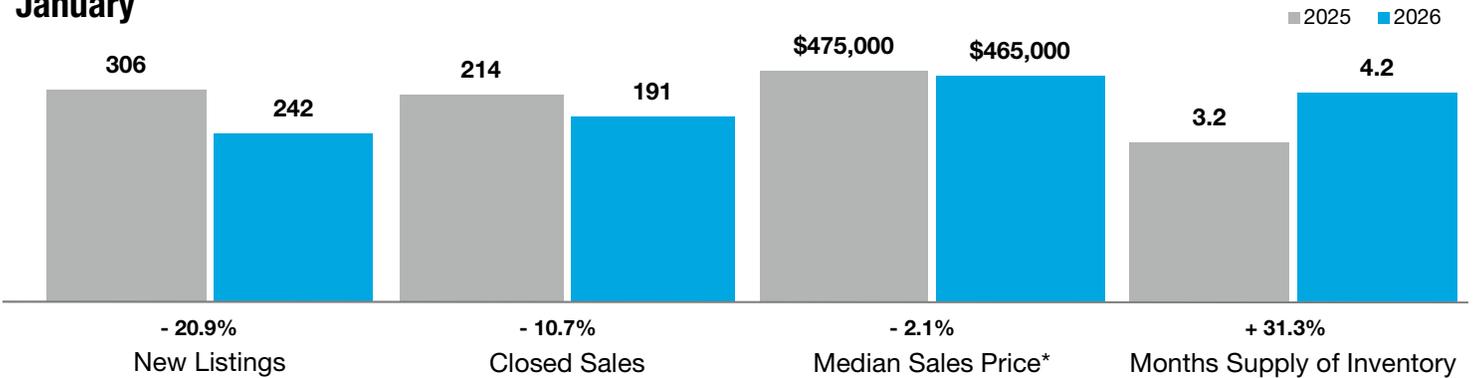
## Buncombe County

North Carolina

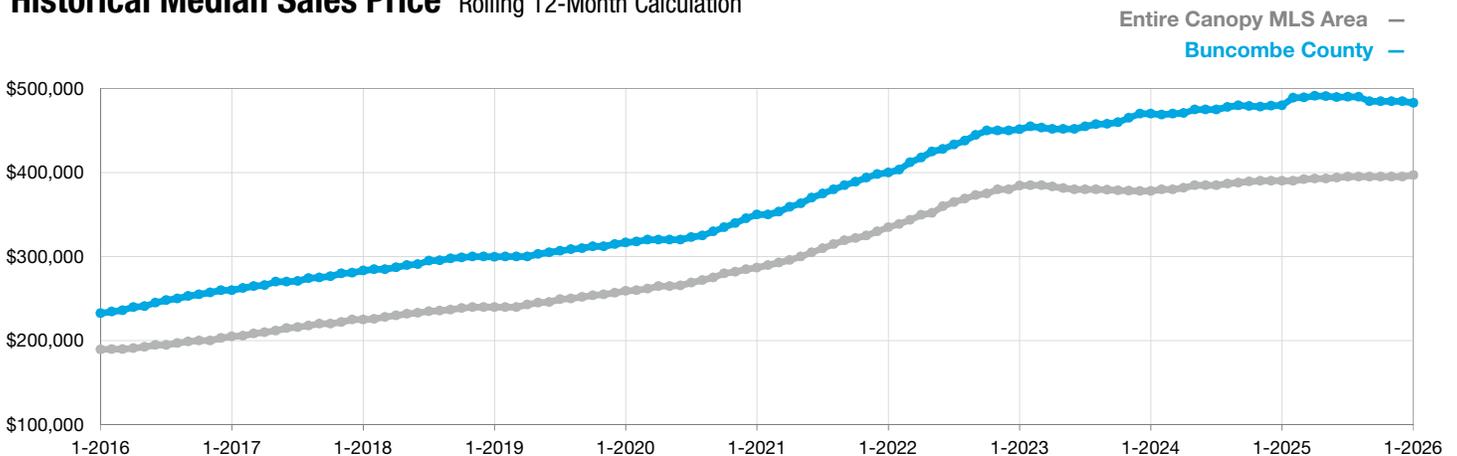
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	306	242	- 20.9%	306	242	- 20.9%
Pending Sales	246	242	- 1.6%	246	242	- 1.6%
Closed Sales	214	191	- 10.7%	214	191	- 10.7%
Median Sales Price*	\$475,000	\$465,000	- 2.1%	\$475,000	\$465,000	- 2.1%
Average Sales Price*	\$594,252	\$697,117	+ 17.3%	\$594,252	\$697,117	+ 17.3%
Percent of Original List Price Received*	94.8%	91.5%	- 3.5%	94.8%	91.5%	- 3.5%
List to Close	107	135	+ 26.2%	107	135	+ 26.2%
Days on Market Until Sale	60	86	+ 43.3%	60	86	+ 43.3%
Cumulative Days on Market Until Sale	69	97	+ 40.6%	69	97	+ 40.6%
Average List Price	\$676,459	\$668,353	- 1.2%	\$676,459	\$668,353	- 1.2%
Inventory of Homes for Sale	840	1,173	+ 39.6%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--

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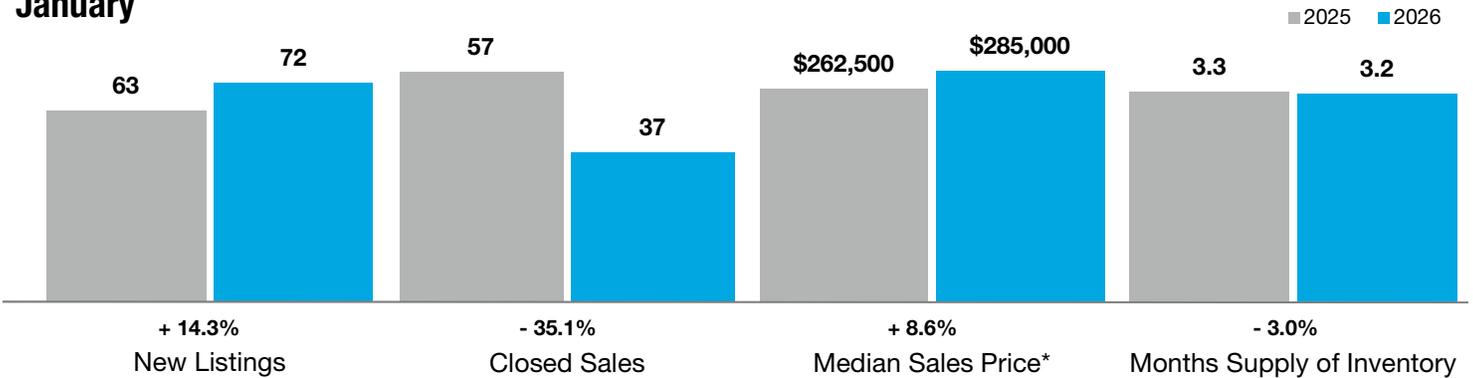
## Burke County

North Carolina

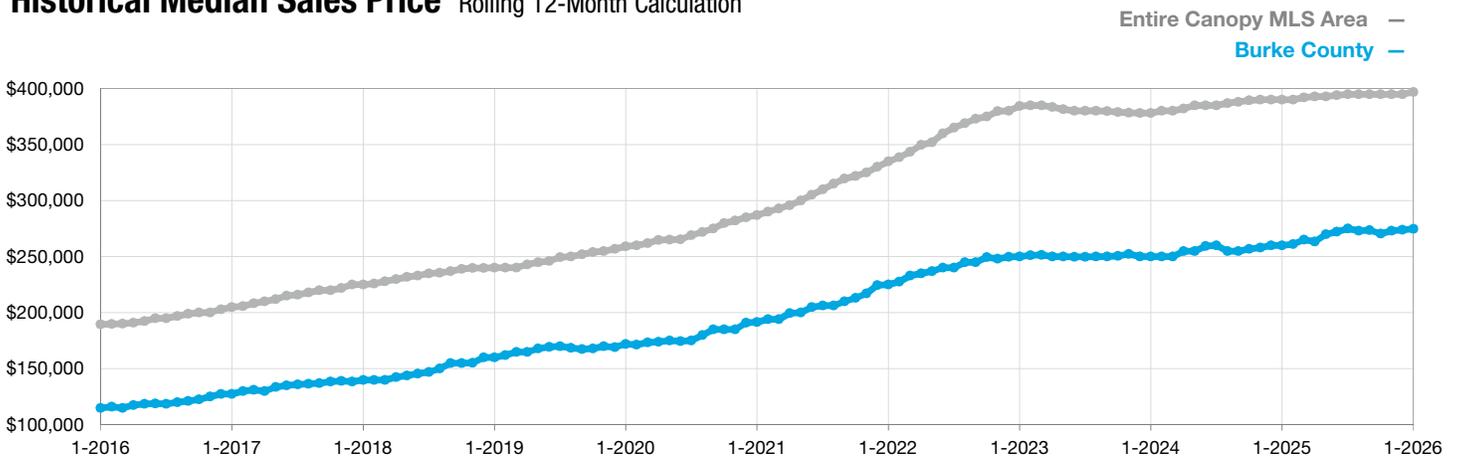
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	63	72	+ 14.3%	63	72	+ 14.3%
Pending Sales	48	61	+ 27.1%	48	61	+ 27.1%
Closed Sales	57	37	- 35.1%	57	37	- 35.1%
Median Sales Price*	\$262,500	<b>\$285,000</b>	+ 8.6%	\$262,500	<b>\$285,000</b>	+ 8.6%
Average Sales Price*	\$375,271	<b>\$351,091</b>	- 6.4%	\$375,271	<b>\$351,091</b>	- 6.4%
Percent of Original List Price Received*	91.7%	<b>92.5%</b>	+ 0.9%	91.7%	<b>92.5%</b>	+ 0.9%
List to Close	113	129	+ 14.2%	113	129	+ 14.2%
Days on Market Until Sale	79	83	+ 5.1%	79	83	+ 5.1%
Cumulative Days on Market Until Sale	87	95	+ 9.2%	87	95	+ 9.2%
Average List Price	\$313,943	<b>\$376,448</b>	+ 19.9%	\$313,943	<b>\$376,448</b>	+ 19.9%
Inventory of Homes for Sale	216	207	- 4.2%	--	--	--
Months Supply of Inventory	3.3	3.2	- 3.0%	--	--	--

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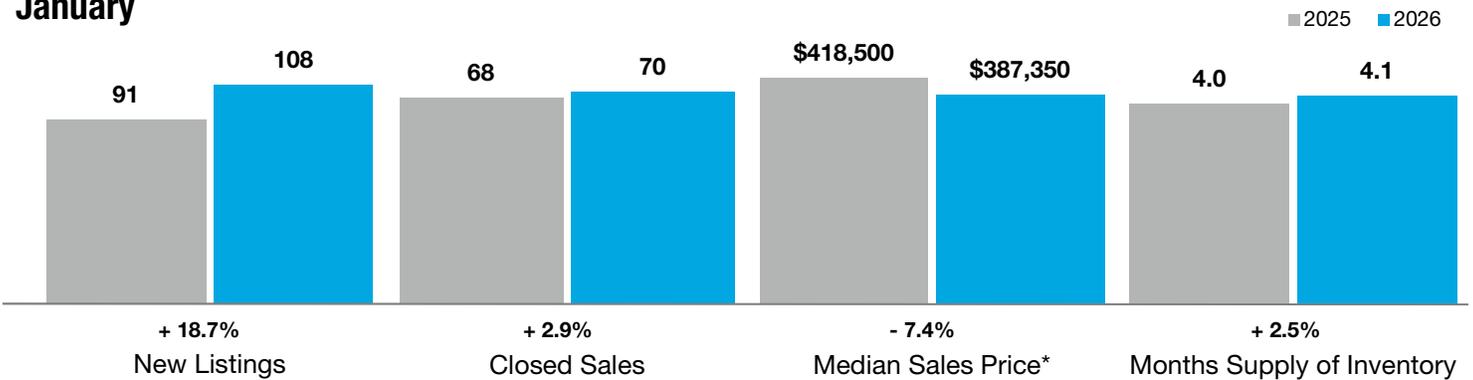
## Haywood County

North Carolina

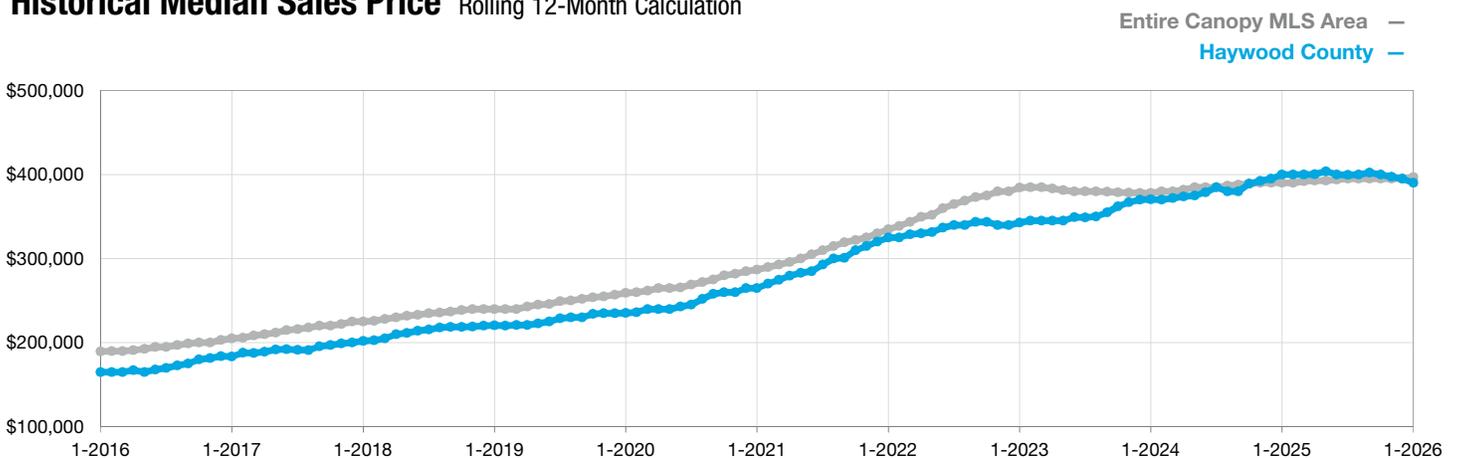
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	91	108	+ 18.7%	91	108	+ 18.7%
Pending Sales	65	78	+ 20.0%	65	78	+ 20.0%
Closed Sales	68	70	+ 2.9%	68	70	+ 2.9%
Median Sales Price*	\$418,500	\$387,350	- 7.4%	\$418,500	\$387,350	- 7.4%
Average Sales Price*	\$445,846	\$424,536	- 4.8%	\$445,846	\$424,536	- 4.8%
Percent of Original List Price Received*	94.6%	90.2%	- 4.7%	94.6%	90.2%	- 4.7%
List to Close	122	137	+ 12.3%	122	137	+ 12.3%
Days on Market Until Sale	62	83	+ 33.9%	62	83	+ 33.9%
Cumulative Days on Market Until Sale	66	98	+ 48.5%	66	98	+ 48.5%
Average List Price	\$445,386	\$457,222	+ 2.7%	\$445,386	\$457,222	+ 2.7%
Inventory of Homes for Sale	309	370	+ 19.7%	--	--	--
Months Supply of Inventory	4.0	4.1	+ 2.5%	--	--	--

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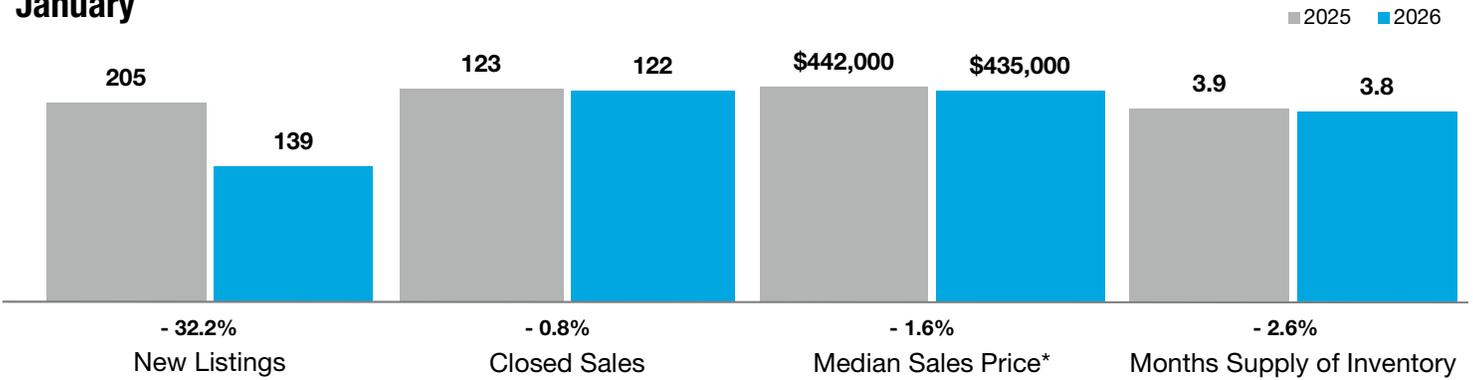
## Henderson County

North Carolina

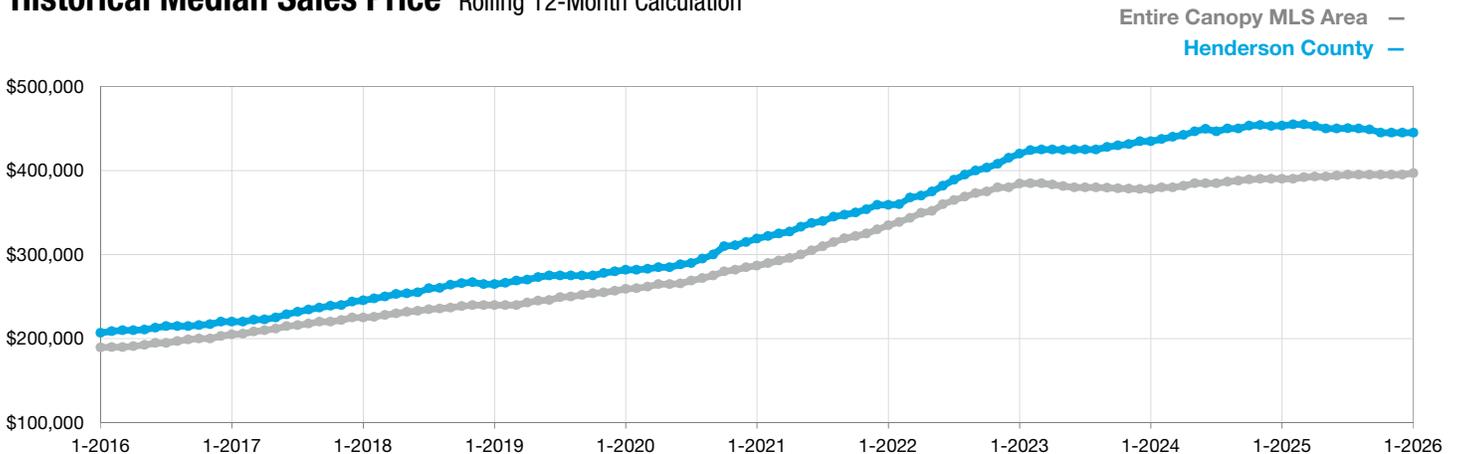
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	205	139	- 32.2%	205	139	- 32.2%
Pending Sales	141	140	- 0.7%	141	140	- 0.7%
Closed Sales	123	122	- 0.8%	123	122	- 0.8%
Median Sales Price*	\$442,000	\$435,000	- 1.6%	\$442,000	\$435,000	- 1.6%
Average Sales Price*	\$514,566	\$517,998	+ 0.7%	\$514,566	\$517,998	+ 0.7%
Percent of Original List Price Received*	95.0%	91.4%	- 3.8%	95.0%	91.4%	- 3.8%
List to Close	118	133	+ 12.7%	118	133	+ 12.7%
Days on Market Until Sale	59	83	+ 40.7%	59	83	+ 40.7%
Cumulative Days on Market Until Sale	60	97	+ 61.7%	60	97	+ 61.7%
Average List Price	\$600,956	\$534,198	- 11.1%	\$600,956	\$534,198	- 11.1%
Inventory of Homes for Sale	562	594	+ 5.7%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--

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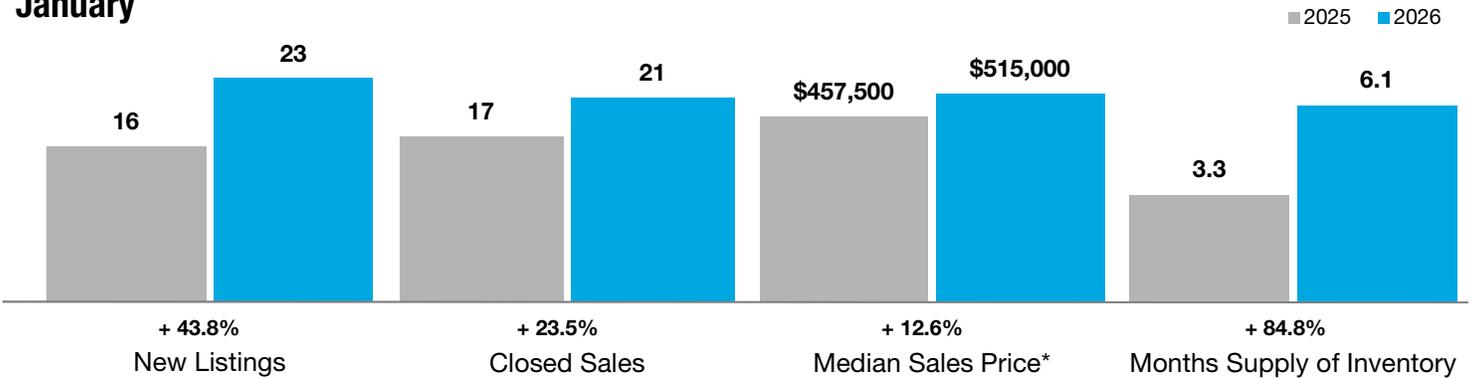
## Jackson County

North Carolina

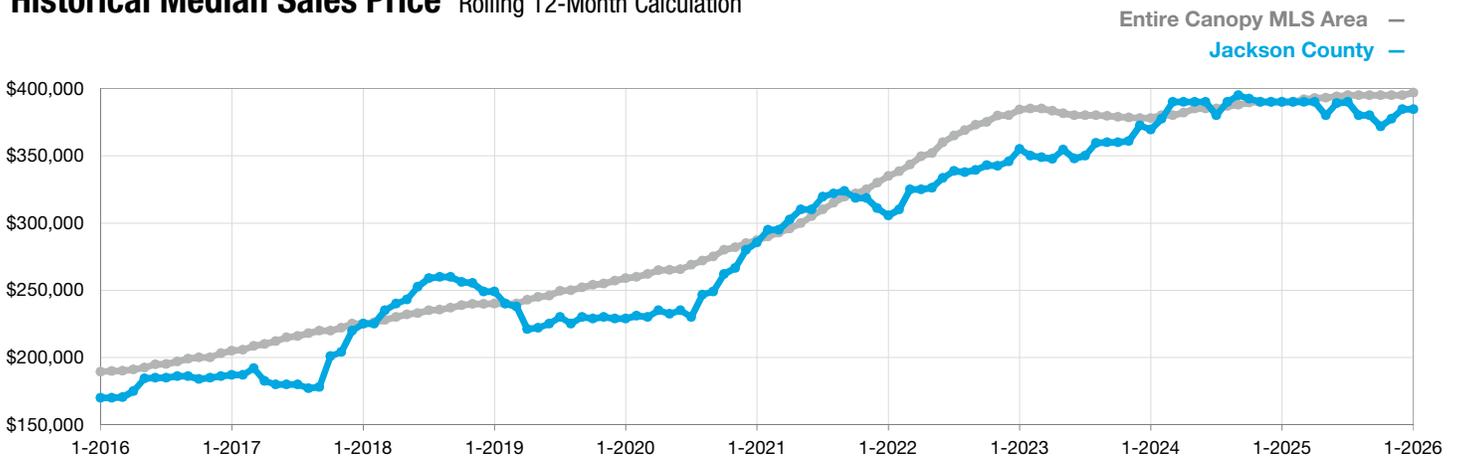
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	16	23	+ 43.8%	16	23	+ 43.8%
Pending Sales	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	17	21	+ 23.5%	17	21	+ 23.5%
Median Sales Price*	\$457,500	\$515,000	+ 12.6%	\$457,500	\$515,000	+ 12.6%
Average Sales Price*	\$702,247	\$1,082,851	+ 54.2%	\$702,247	\$1,082,851	+ 54.2%
Percent of Original List Price Received*	94.8%	90.5%	- 4.5%	94.8%	90.5%	- 4.5%
List to Close	125	189	+ 51.2%	125	189	+ 51.2%
Days on Market Until Sale	67	132	+ 97.0%	67	132	+ 97.0%
Cumulative Days on Market Until Sale	88	120	+ 36.4%	88	120	+ 36.4%
Average List Price	\$499,180	\$534,704	+ 7.1%	\$499,180	\$534,704	+ 7.1%
Inventory of Homes for Sale	70	129	+ 84.3%	--	--	--
Months Supply of Inventory	3.3	6.1	+ 84.8%	--	--	--

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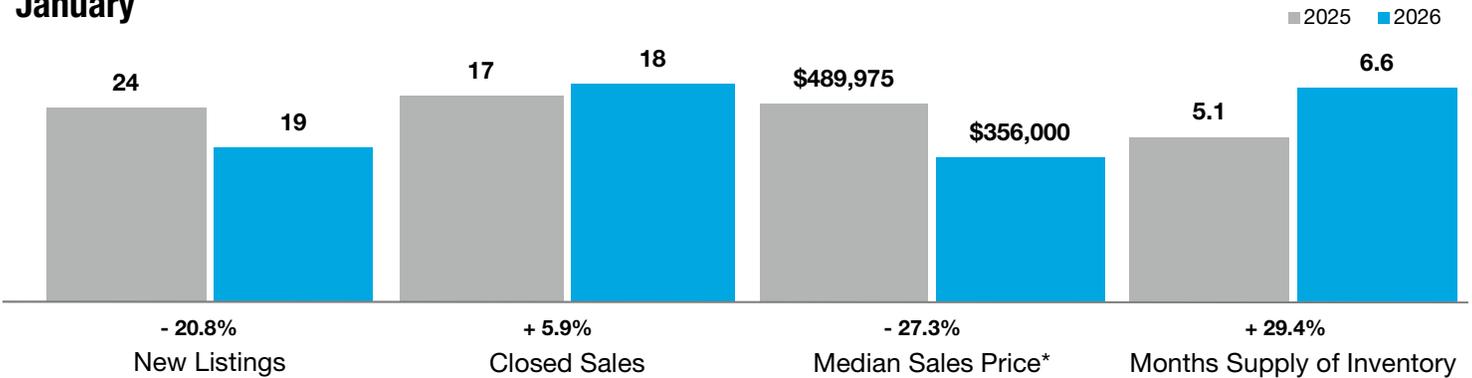
## Madison County

North Carolina

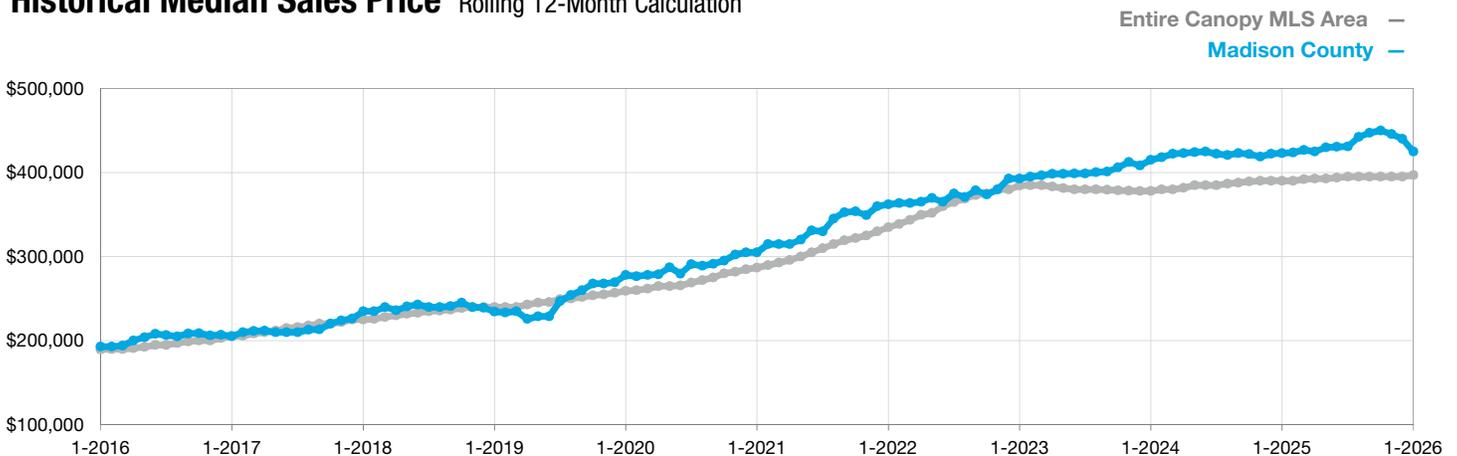
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	24	19	- 20.8%	24	19	- 20.8%
Pending Sales	20	13	- 35.0%	20	13	- 35.0%
Closed Sales	17	18	+ 5.9%	17	18	+ 5.9%
Median Sales Price*	\$489,975	<b>\$356,000</b>	- 27.3%	\$489,975	<b>\$356,000</b>	- 27.3%
Average Sales Price*	\$518,666	<b>\$456,889</b>	- 11.9%	\$518,666	<b>\$456,889</b>	- 11.9%
Percent of Original List Price Received*	92.0%	<b>90.1%</b>	- 2.1%	92.0%	<b>90.1%</b>	- 2.1%
List to Close	190	130	- 31.6%	190	130	- 31.6%
Days on Market Until Sale	126	82	- 34.9%	126	82	- 34.9%
Cumulative Days on Market Until Sale	171	95	- 44.4%	171	95	- 44.4%
Average List Price	\$643,329	<b>\$727,195</b>	+ 13.0%	\$643,329	<b>\$727,195</b>	+ 13.0%
Inventory of Homes for Sale	94	116	+ 23.4%	--	--	--
Months Supply of Inventory	5.1	6.6	+ 29.4%	--	--	--

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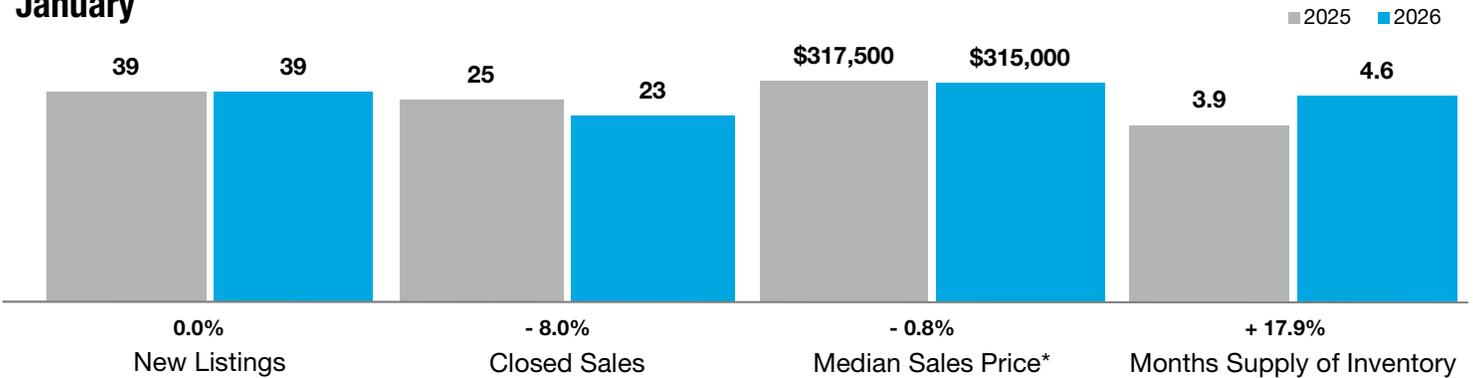
## McDowell County

North Carolina

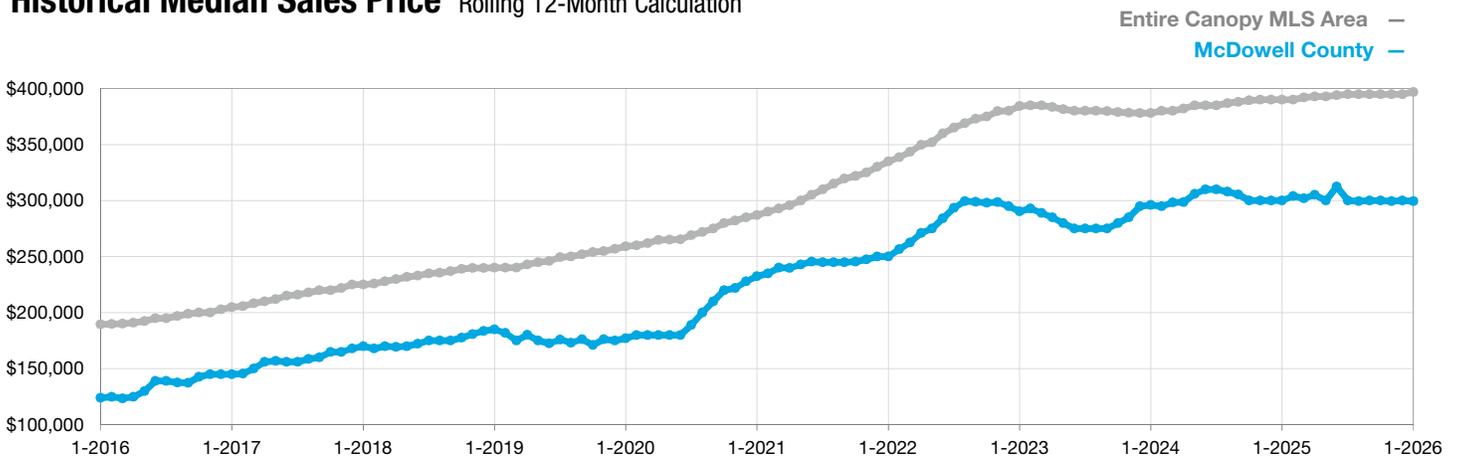
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	39	39	0.0%	39	39	0.0%
Pending Sales	41	25	- 39.0%	41	25	- 39.0%
Closed Sales	25	23	- 8.0%	25	23	- 8.0%
Median Sales Price*	\$317,500	<b>\$315,000</b>	- 0.8%	\$317,500	<b>\$315,000</b>	- 0.8%
Average Sales Price*	\$358,219	<b>\$586,874</b>	+ 63.8%	\$358,219	<b>\$586,874</b>	+ 63.8%
Percent of Original List Price Received*	91.8%	<b>89.8%</b>	- 2.2%	91.8%	<b>89.8%</b>	- 2.2%
List to Close	127	<b>148</b>	+ 16.5%	127	<b>148</b>	+ 16.5%
Days on Market Until Sale	66	<b>103</b>	+ 56.1%	66	<b>103</b>	+ 56.1%
Cumulative Days on Market Until Sale	69	<b>134</b>	+ 94.2%	69	<b>134</b>	+ 94.2%
Average List Price	\$492,336	<b>\$473,917</b>	- 3.7%	\$492,336	<b>\$473,917</b>	- 3.7%
Inventory of Homes for Sale	119	<b>162</b>	+ 36.1%	--	--	--
Months Supply of Inventory	3.9	<b>4.6</b>	+ 17.9%	--	--	--

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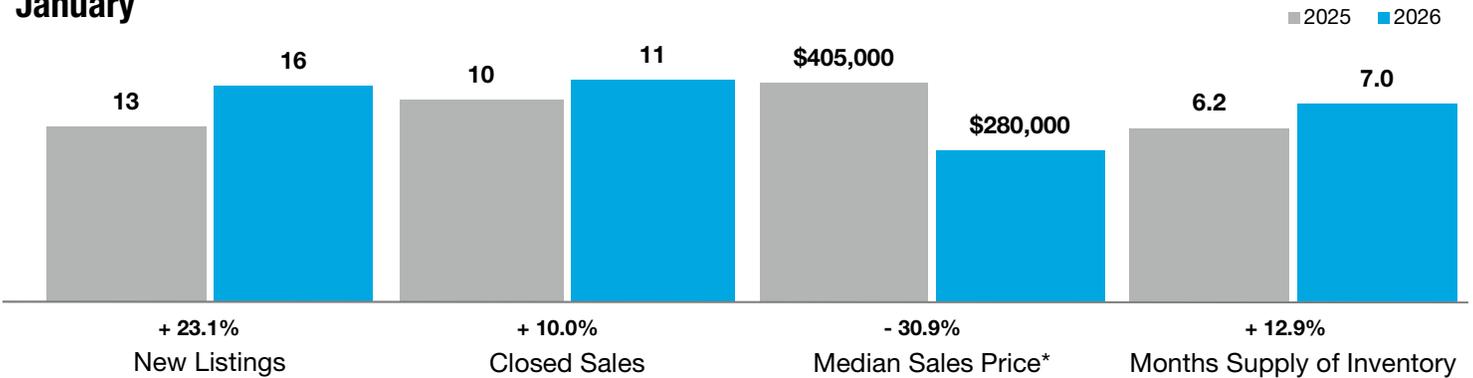
## Mitchell County

North Carolina

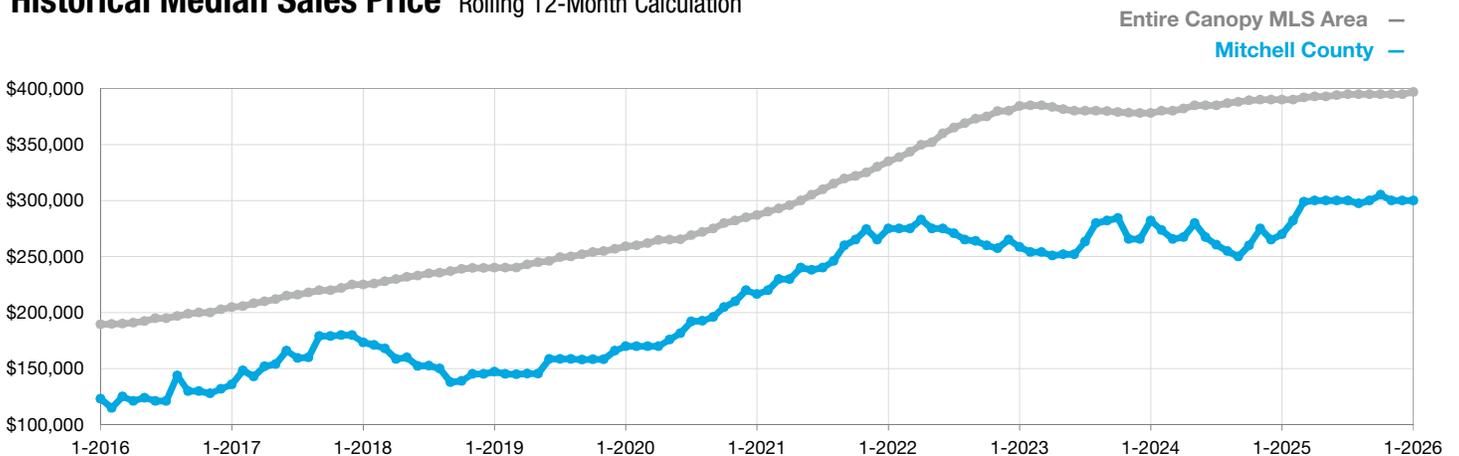
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	16	+ 23.1%	13	16	+ 23.1%
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$405,000	\$280,000	- 30.9%	\$405,000	\$280,000	- 30.9%
Average Sales Price*	\$381,600	\$340,295	- 10.8%	\$381,600	\$340,295	- 10.8%
Percent of Original List Price Received*	90.0%	92.5%	+ 2.8%	90.0%	92.5%	+ 2.8%
List to Close	158	111	- 29.7%	158	111	- 29.7%
Days on Market Until Sale	95	48	- 49.5%	95	48	- 49.5%
Cumulative Days on Market Until Sale	139	72	- 48.2%	139	72	- 48.2%
Average List Price	\$300,769	\$348,268	+ 15.8%	\$300,769	\$348,268	+ 15.8%
Inventory of Homes for Sale	59	79	+ 33.9%	--	--	--
Months Supply of Inventory	6.2	7.0	+ 12.9%	--	--	--

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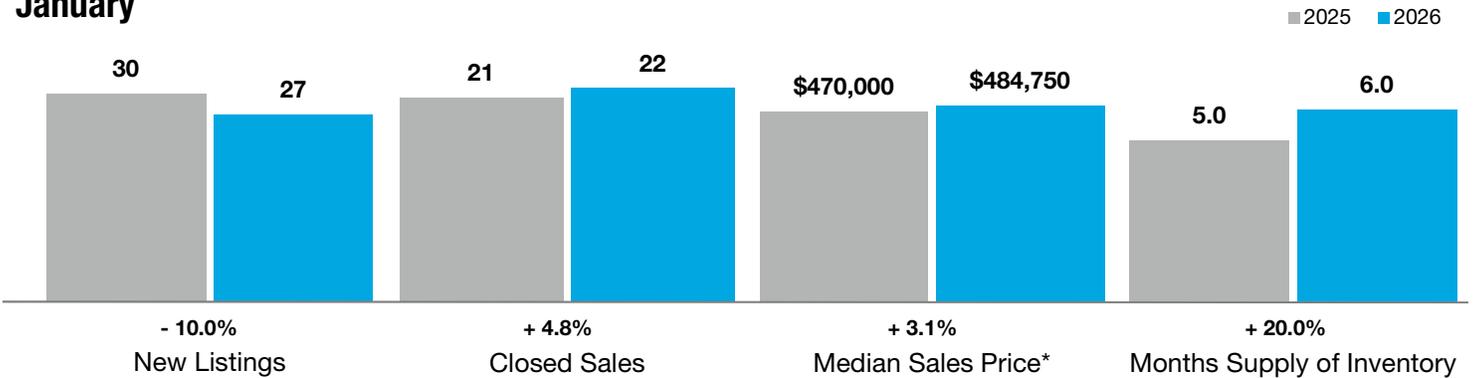
## Polk County

North Carolina

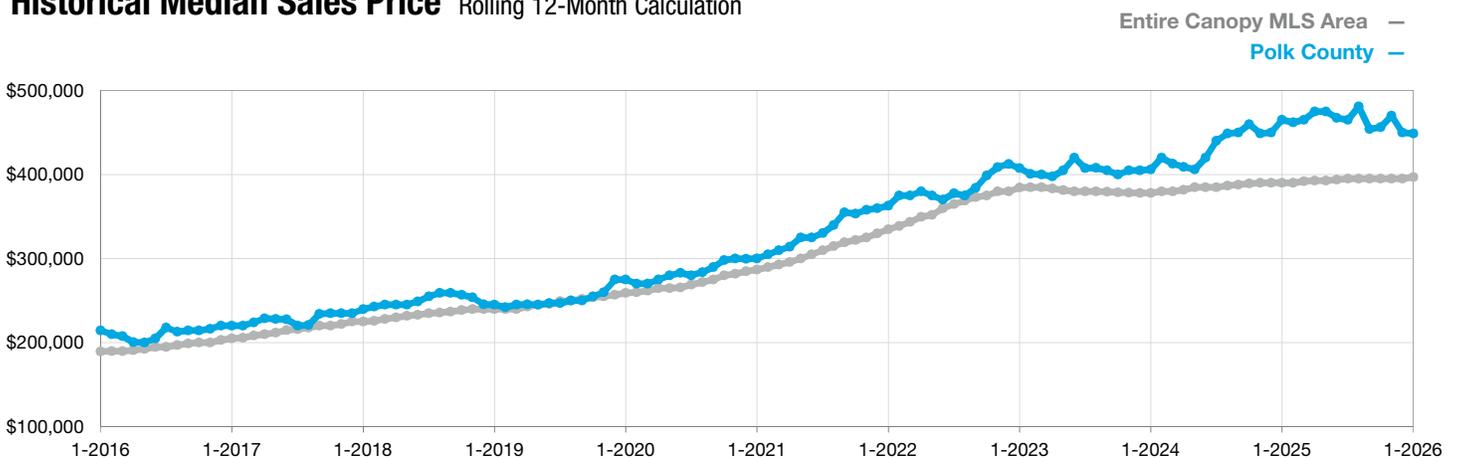
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	30	27	- 10.0%	30	27	- 10.0%
Pending Sales	17	28	+ 64.7%	17	28	+ 64.7%
Closed Sales	21	22	+ 4.8%	21	22	+ 4.8%
Median Sales Price*	\$470,000	\$484,750	+ 3.1%	\$470,000	\$484,750	+ 3.1%
Average Sales Price*	\$597,702	\$734,013	+ 22.8%	\$597,702	\$734,013	+ 22.8%
Percent of Original List Price Received*	92.2%	85.7%	- 7.0%	92.2%	85.7%	- 7.0%
List to Close	140	189	+ 35.0%	140	189	+ 35.0%
Days on Market Until Sale	81	135	+ 66.7%	81	135	+ 66.7%
Cumulative Days on Market Until Sale	89	144	+ 61.8%	89	144	+ 61.8%
Average List Price	\$682,960	\$653,874	- 4.3%	\$682,960	\$653,874	- 4.3%
Inventory of Homes for Sale	113	145	+ 28.3%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--

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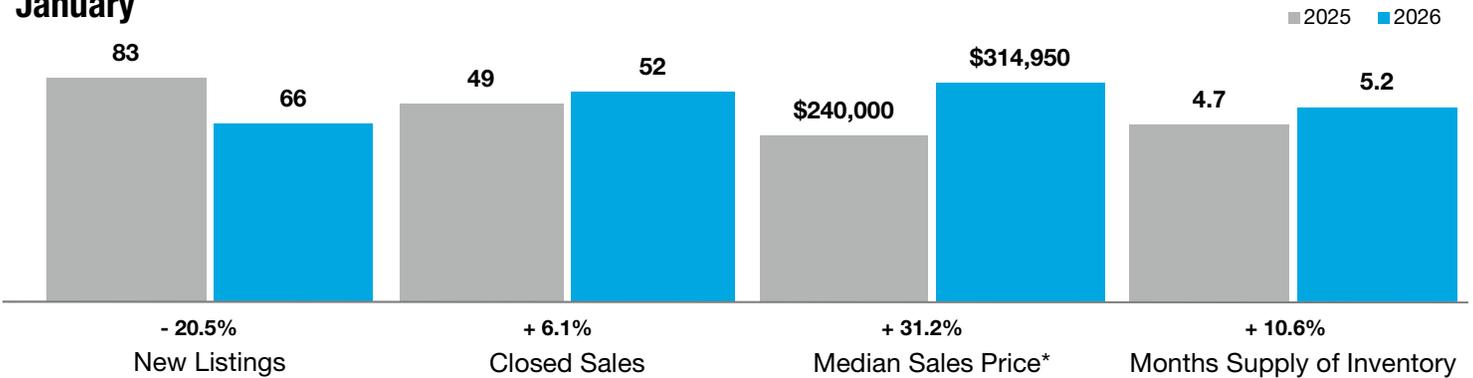
## Rutherford County

North Carolina

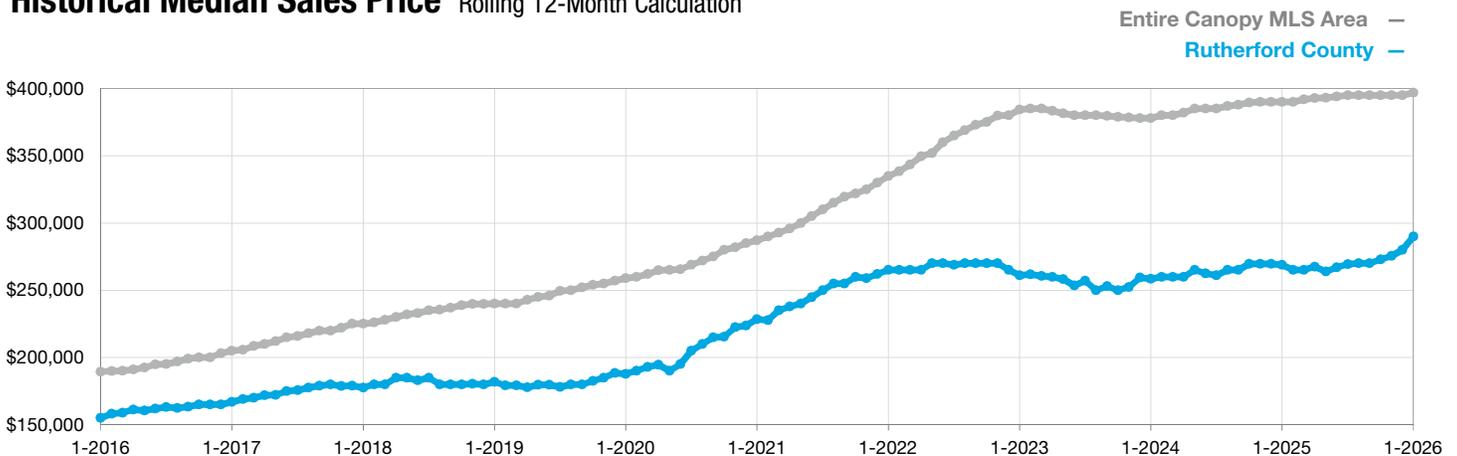
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	83	66	- 20.5%	83	66	- 20.5%
Pending Sales	52	56	+ 7.7%	52	56	+ 7.7%
Closed Sales	49	52	+ 6.1%	49	52	+ 6.1%
Median Sales Price*	\$240,000	<b>\$314,950</b>	+ 31.2%	\$240,000	<b>\$314,950</b>	+ 31.2%
Average Sales Price*	\$294,053	<b>\$414,389</b>	+ 40.9%	\$294,053	<b>\$414,389</b>	+ 40.9%
Percent of Original List Price Received*	93.6%	<b>91.5%</b>	- 2.2%	93.6%	<b>91.5%</b>	- 2.2%
List to Close	124	<b>122</b>	- 1.6%	124	<b>122</b>	- 1.6%
Days on Market Until Sale	76	<b>75</b>	- 1.3%	76	<b>75</b>	- 1.3%
Cumulative Days on Market Until Sale	84	<b>104</b>	+ 23.8%	84	<b>104</b>	+ 23.8%
Average List Price	\$375,239	<b>\$398,441</b>	+ 6.2%	\$375,239	<b>\$398,441</b>	+ 6.2%
Inventory of Homes for Sale	277	<b>297</b>	+ 7.2%	--	--	--
Months Supply of Inventory	4.7	<b>5.2</b>	+ 10.6%	--	--	--

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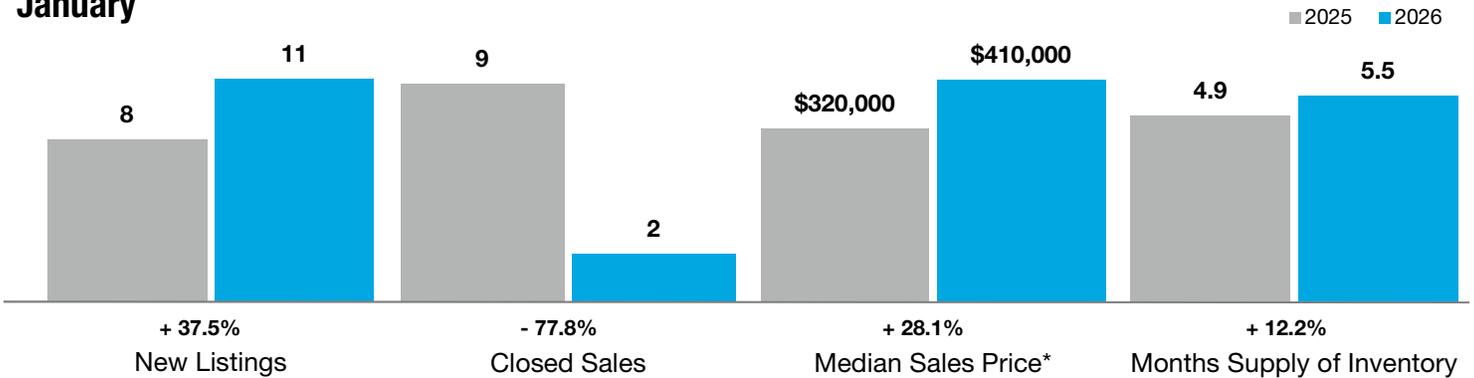
## Swain County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	8	11	+ 37.5%	8	11	+ 37.5%
Pending Sales	7	3	- 57.1%	7	3	- 57.1%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Median Sales Price*	\$320,000	\$410,000	+ 28.1%	\$320,000	\$410,000	+ 28.1%
Average Sales Price*	\$341,420	\$410,000	+ 20.1%	\$341,420	\$410,000	+ 20.1%
Percent of Original List Price Received*	92.9%	92.8%	- 0.1%	92.9%	92.8%	- 0.1%
List to Close	100	225	+ 125.0%	100	225	+ 125.0%
Days on Market Until Sale	51	172	+ 237.3%	51	172	+ 237.3%
Cumulative Days on Market Until Sale	52	173	+ 232.7%	52	173	+ 232.7%
Average List Price	\$471,613	\$768,009	+ 62.8%	\$471,613	\$768,009	+ 62.8%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	4.9	5.5	+ 12.2%	--	--	--

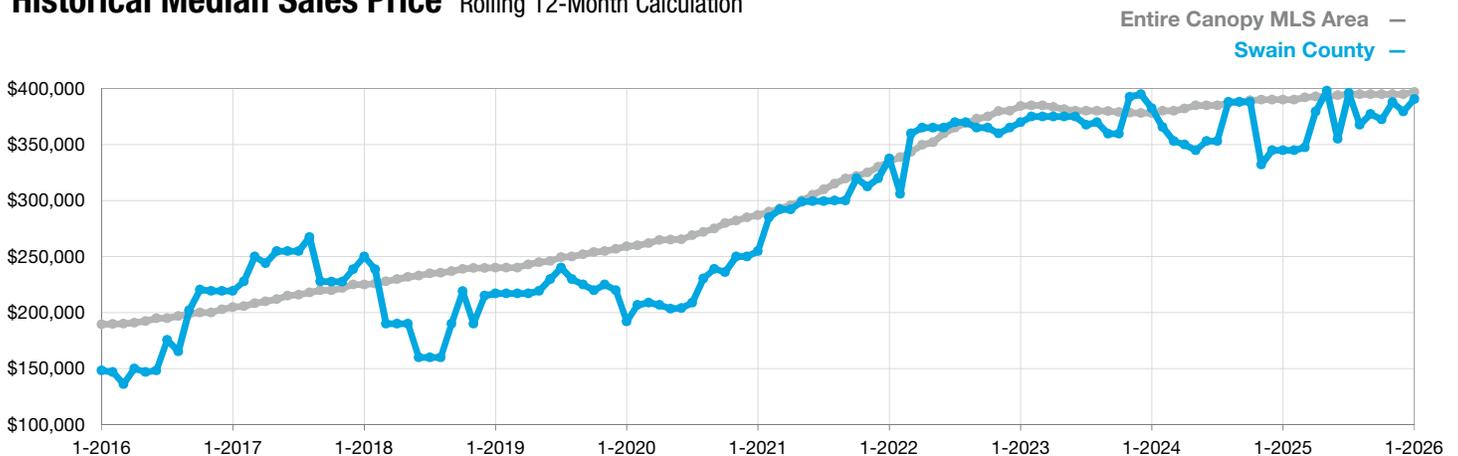
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### January



### Historical Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for January 2026

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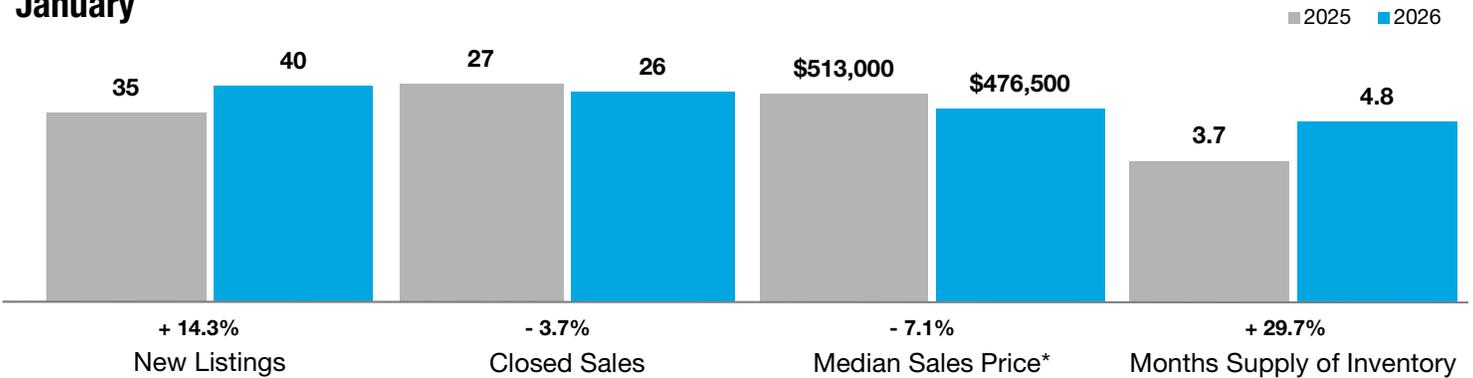
## Transylvania County

North Carolina

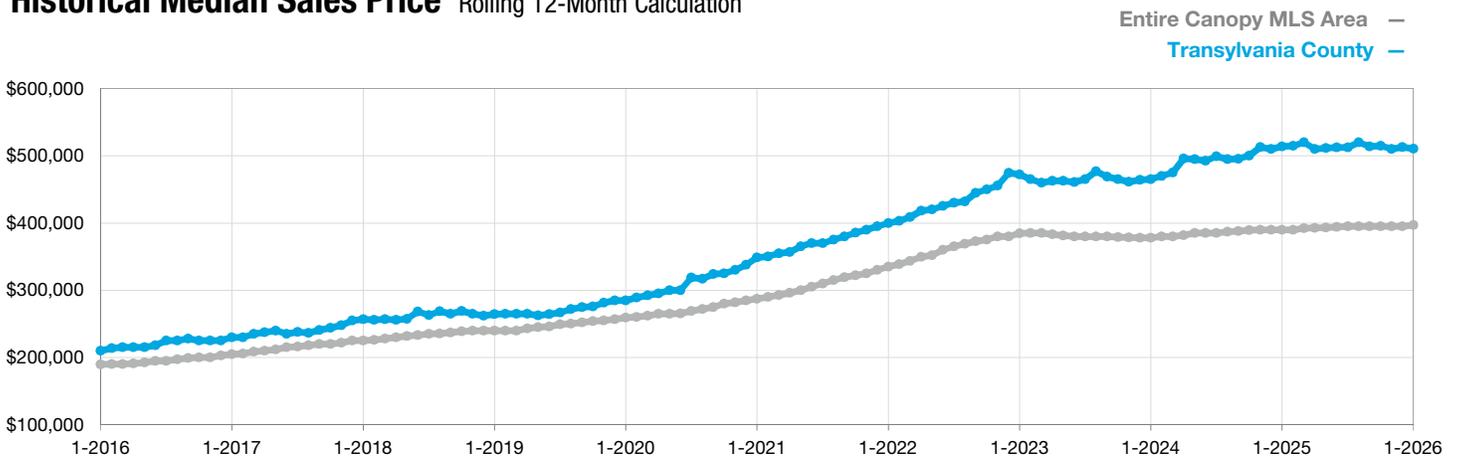
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	35	40	+ 14.3%	35	40	+ 14.3%
Pending Sales	31	39	+ 25.8%	31	39	+ 25.8%
Closed Sales	27	26	- 3.7%	27	26	- 3.7%
Median Sales Price*	\$513,000	\$476,500	- 7.1%	\$513,000	\$476,500	- 7.1%
Average Sales Price*	\$876,389	\$585,177	- 33.2%	\$876,389	\$585,177	- 33.2%
Percent of Original List Price Received*	90.6%	89.8%	- 0.9%	90.6%	89.8%	- 0.9%
List to Close	121	190	+ 57.0%	121	190	+ 57.0%
Days on Market Until Sale	68	137	+ 101.5%	68	137	+ 101.5%
Cumulative Days on Market Until Sale	72	142	+ 97.2%	72	142	+ 97.2%
Average List Price	\$1,089,468	\$606,425	- 44.3%	\$1,089,468	\$606,425	- 44.3%
Inventory of Homes for Sale	151	205	+ 35.8%	--	--	--
Months Supply of Inventory	3.7	4.8	+ 29.7%	--	--	--

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### January



### Historical Median Sales Price Rolling 12-Month Calculation



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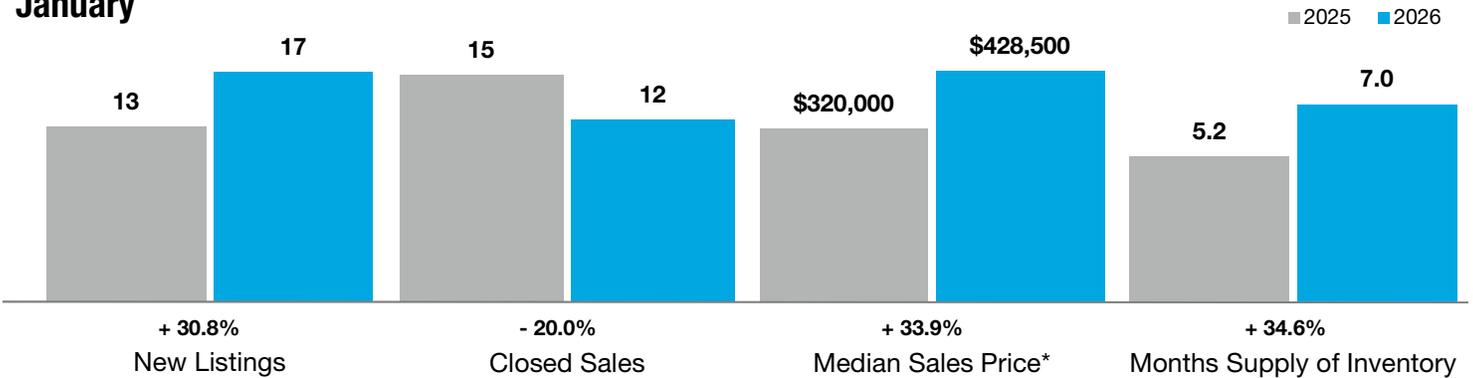
## Yancey County

North Carolina

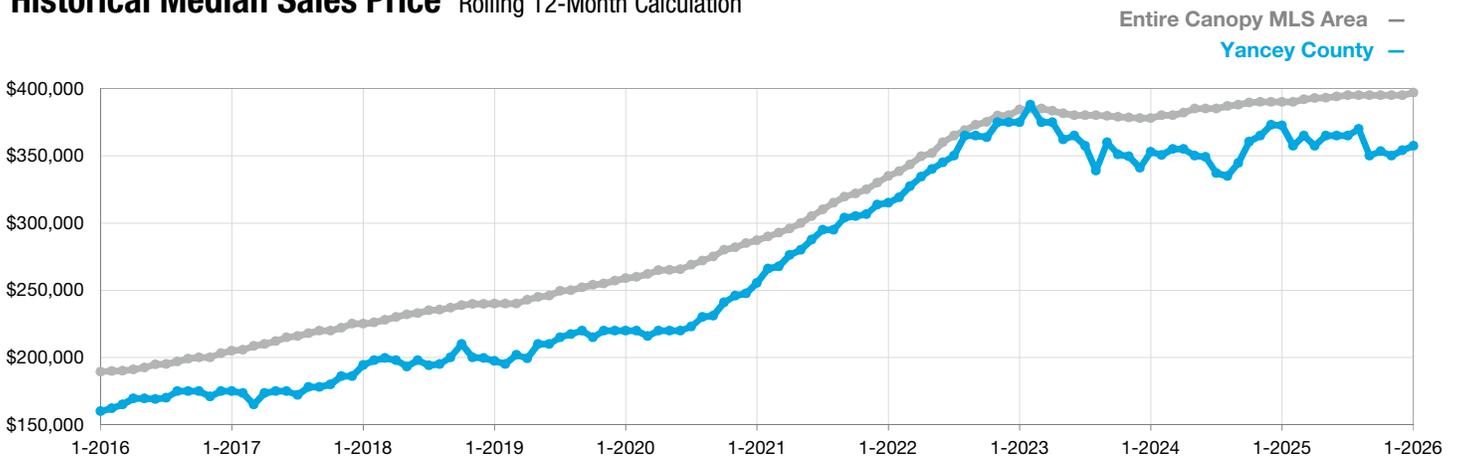
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	17	+ 30.8%	13	17	+ 30.8%
Pending Sales	11	24	+ 118.2%	11	24	+ 118.2%
Closed Sales	15	12	- 20.0%	15	12	- 20.0%
Median Sales Price*	\$320,000	\$428,500	+ 33.9%	\$320,000	\$428,500	+ 33.9%
Average Sales Price*	\$476,333	\$518,491	+ 8.9%	\$476,333	\$518,491	+ 8.9%
Percent of Original List Price Received*	92.6%	87.6%	- 5.4%	92.6%	87.6%	- 5.4%
List to Close	146	156	+ 6.8%	146	156	+ 6.8%
Days on Market Until Sale	94	105	+ 11.7%	94	105	+ 11.7%
Cumulative Days on Market Until Sale	106	105	- 0.9%	106	105	- 0.9%
Average List Price	\$644,023	\$617,706	- 4.1%	\$644,023	\$617,706	- 4.1%
Inventory of Homes for Sale	79	130	+ 64.6%	--	--	--
Months Supply of Inventory	5.2	7.0	+ 34.6%	--	--	--

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### January



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for January 2026

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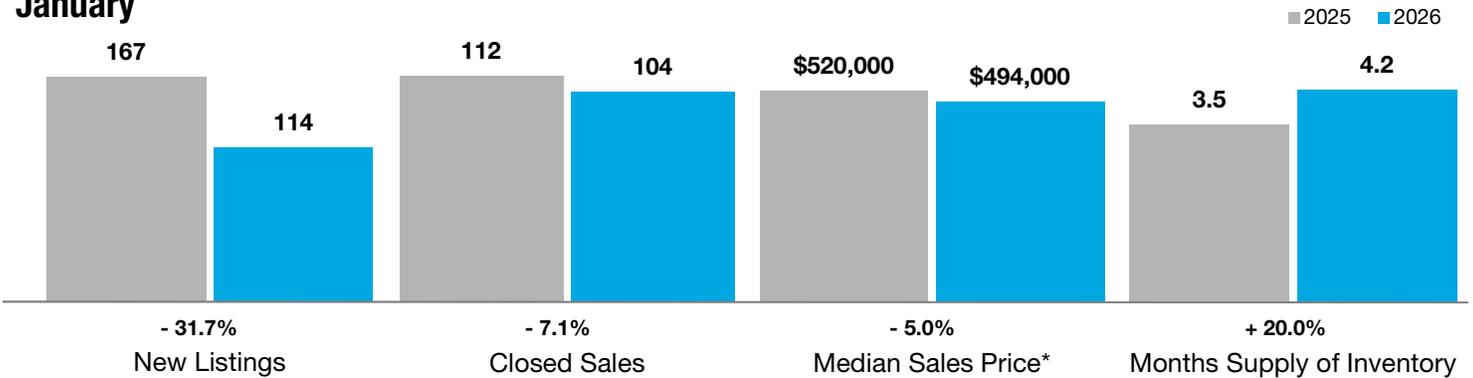
## City of Asheville

North Carolina

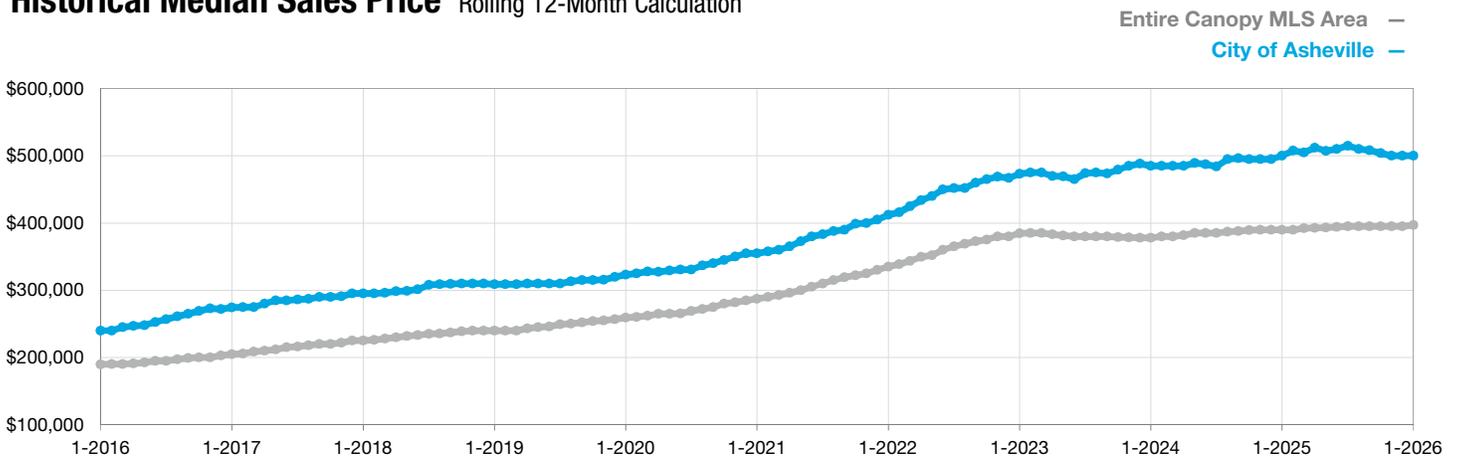
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	167	114	- 31.7%	167	114	- 31.7%
Pending Sales	121	132	+ 9.1%	121	132	+ 9.1%
Closed Sales	112	104	- 7.1%	112	104	- 7.1%
Median Sales Price*	\$520,000	\$494,000	- 5.0%	\$520,000	\$494,000	- 5.0%
Average Sales Price*	\$631,080	\$703,451	+ 11.5%	\$631,080	\$703,451	+ 11.5%
Percent of Original List Price Received*	94.1%	92.3%	- 1.9%	94.1%	92.3%	- 1.9%
List to Close	109	137	+ 25.7%	109	137	+ 25.7%
Days on Market Until Sale	59	84	+ 42.4%	59	84	+ 42.4%
Cumulative Days on Market Until Sale	67	95	+ 41.8%	67	95	+ 41.8%
Average List Price	\$675,713	\$627,049	- 7.2%	\$675,713	\$627,049	- 7.2%
Inventory of Homes for Sale	468	626	+ 33.8%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

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### January



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for January 2026

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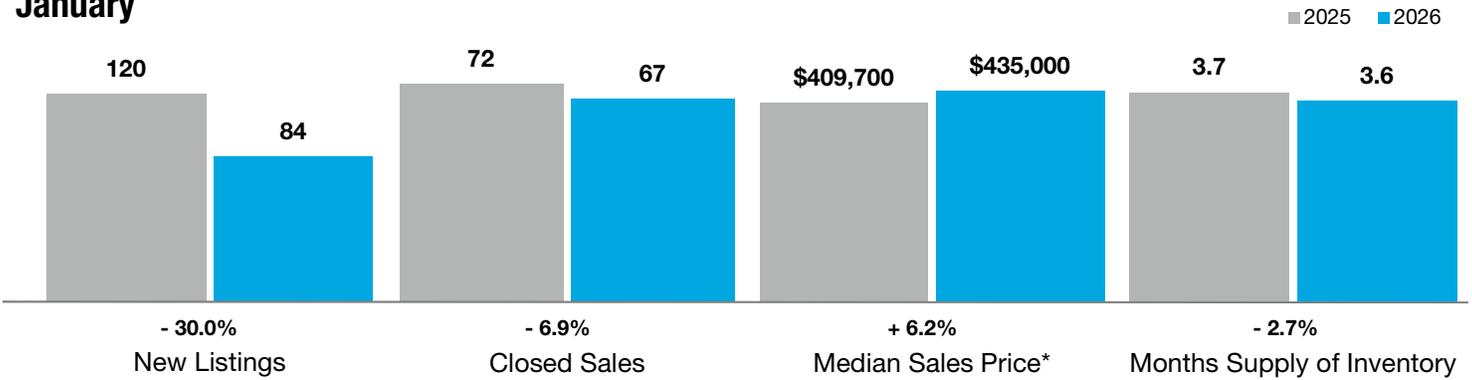
## City of Hendersonville

North Carolina

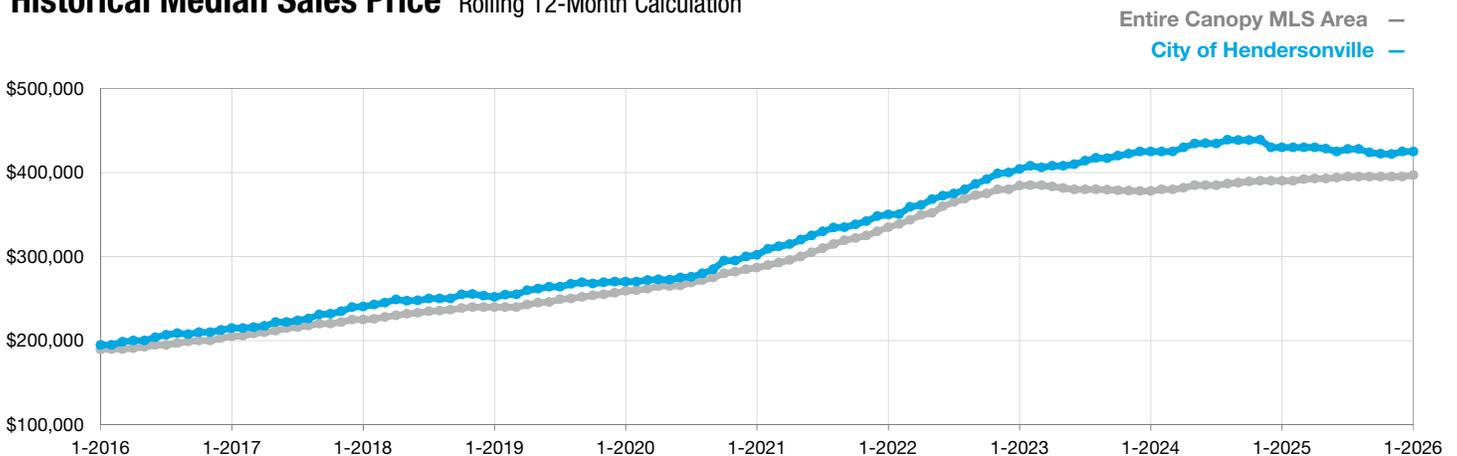
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	120	84	- 30.0%	120	84	- 30.0%
Pending Sales	84	83	- 1.2%	84	83	- 1.2%
Closed Sales	72	67	- 6.9%	72	67	- 6.9%
Median Sales Price*	\$409,700	<b>\$435,000</b>	+ 6.2%	\$409,700	<b>\$435,000</b>	+ 6.2%
Average Sales Price*	\$461,391	<b>\$503,134</b>	+ 9.0%	\$461,391	<b>\$503,134</b>	+ 9.0%
Percent of Original List Price Received*	94.5%	<b>89.4%</b>	- 5.4%	94.5%	<b>89.4%</b>	- 5.4%
List to Close	116	<b>141</b>	+ 21.6%	116	<b>141</b>	+ 21.6%
Days on Market Until Sale	60	<b>94</b>	+ 56.7%	60	<b>94</b>	+ 56.7%
Cumulative Days on Market Until Sale	61	<b>99</b>	+ 62.3%	61	<b>99</b>	+ 62.3%
Average List Price	\$561,758	<b>\$510,343</b>	- 9.2%	\$561,758	<b>\$510,343</b>	- 9.2%
Inventory of Homes for Sale	314	<b>324</b>	+ 3.2%	--	--	--
Months Supply of Inventory	3.7	<b>3.6</b>	- 2.7%	--	--	--

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### January



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for January 2026

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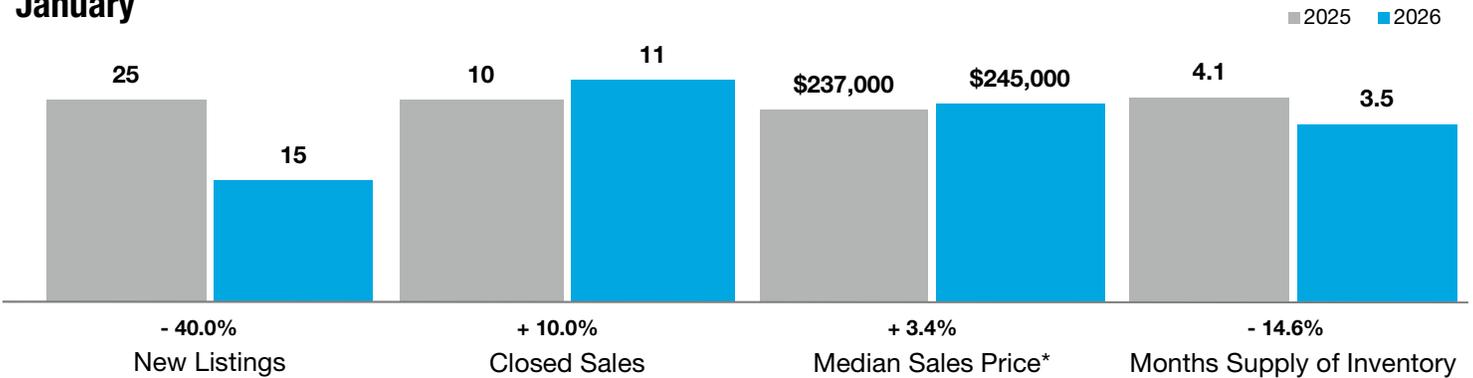
## Forest City

North Carolina

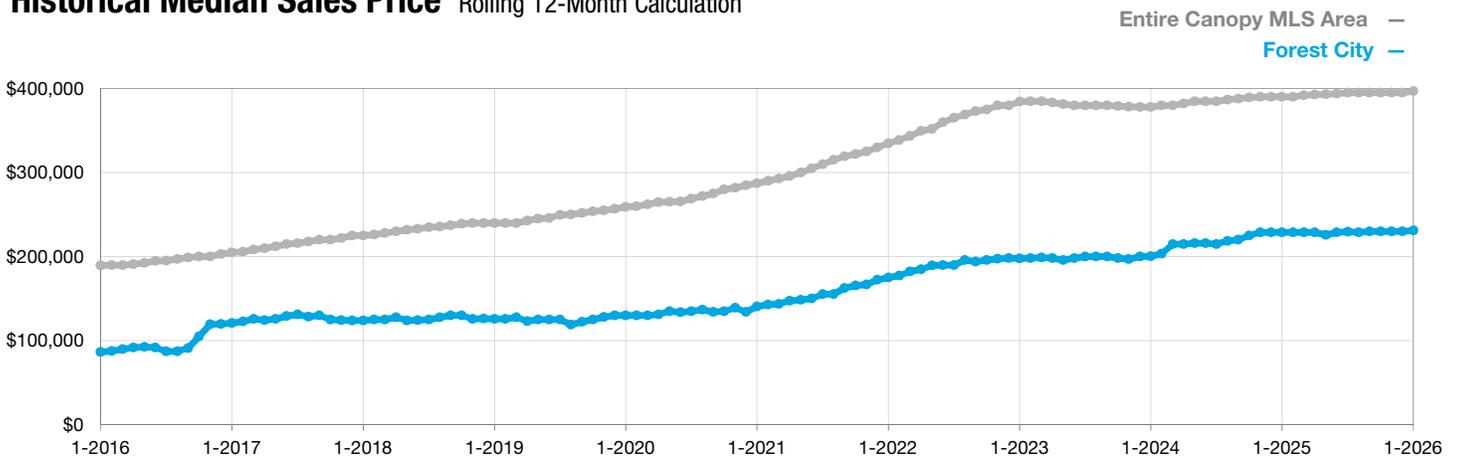
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	25	15	- 40.0%	25	15	- 40.0%
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$237,000	<b>\$245,000</b>	+ 3.4%	\$237,000	<b>\$245,000</b>	+ 3.4%
Average Sales Price*	\$234,510	<b>\$254,216</b>	+ 8.4%	\$234,510	<b>\$254,216</b>	+ 8.4%
Percent of Original List Price Received*	92.7%	<b>93.2%</b>	+ 0.5%	92.7%	<b>93.2%</b>	+ 0.5%
List to Close	113	146	+ 29.2%	113	146	+ 29.2%
Days on Market Until Sale	60	93	+ 55.0%	60	93	+ 55.0%
Cumulative Days on Market Until Sale	76	107	+ 40.8%	76	107	+ 40.8%
Average List Price	\$300,312	<b>\$223,780</b>	- 25.5%	\$300,312	<b>\$223,780</b>	- 25.5%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	4.1	3.5	- 14.6%	--	--	--

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### January



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for January 2026

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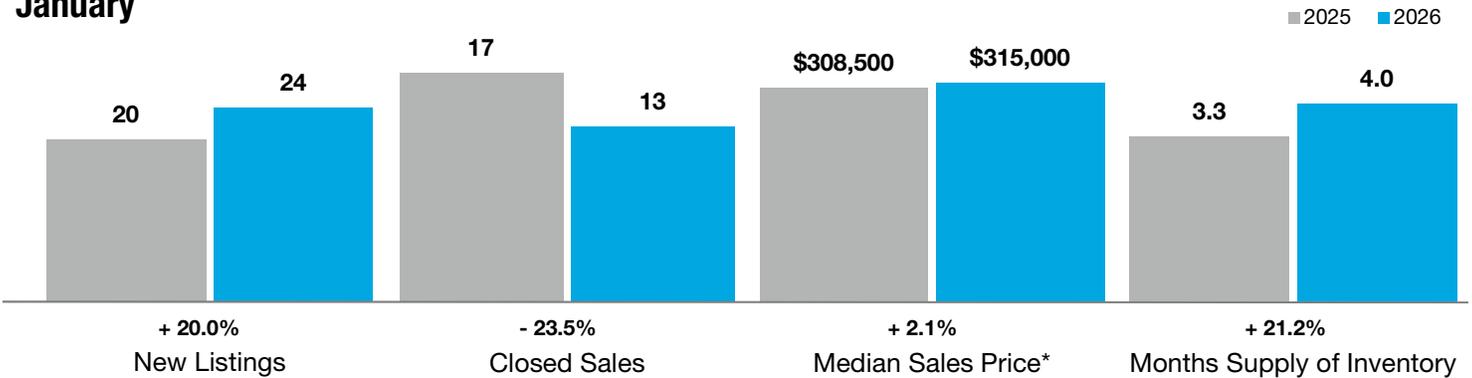
## Marion

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	20	24	+ 20.0%	20	24	+ 20.0%
Pending Sales	24	14	- 41.7%	24	14	- 41.7%
Closed Sales	17	13	- 23.5%	17	13	- 23.5%
Median Sales Price*	\$308,500	\$315,000	+ 2.1%	\$308,500	\$315,000	+ 2.1%
Average Sales Price*	\$303,556	\$410,632	+ 35.3%	\$303,556	\$410,632	+ 35.3%
Percent of Original List Price Received*	92.8%	89.7%	- 3.3%	92.8%	89.7%	- 3.3%
List to Close	122	165	+ 35.2%	122	165	+ 35.2%
Days on Market Until Sale	56	119	+ 112.5%	56	119	+ 112.5%
Cumulative Days on Market Until Sale	60	121	+ 101.7%	60	121	+ 101.7%
Average List Price	\$406,905	\$343,496	- 15.6%	\$406,905	\$343,496	- 15.6%
Inventory of Homes for Sale	62	86	+ 38.7%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--

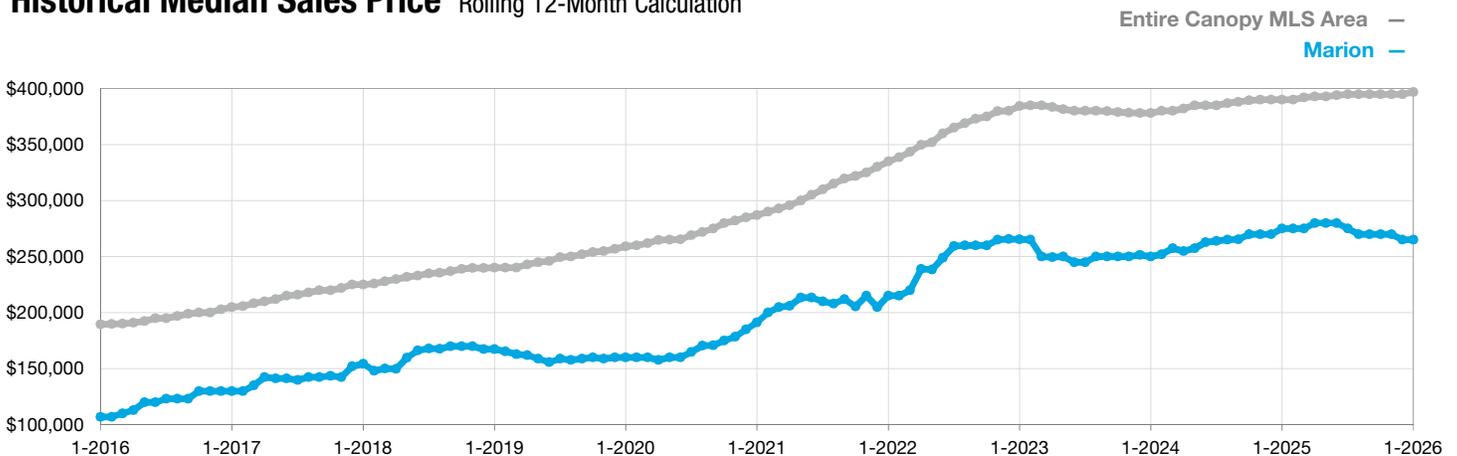
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### January



### Historical Median Sales Price

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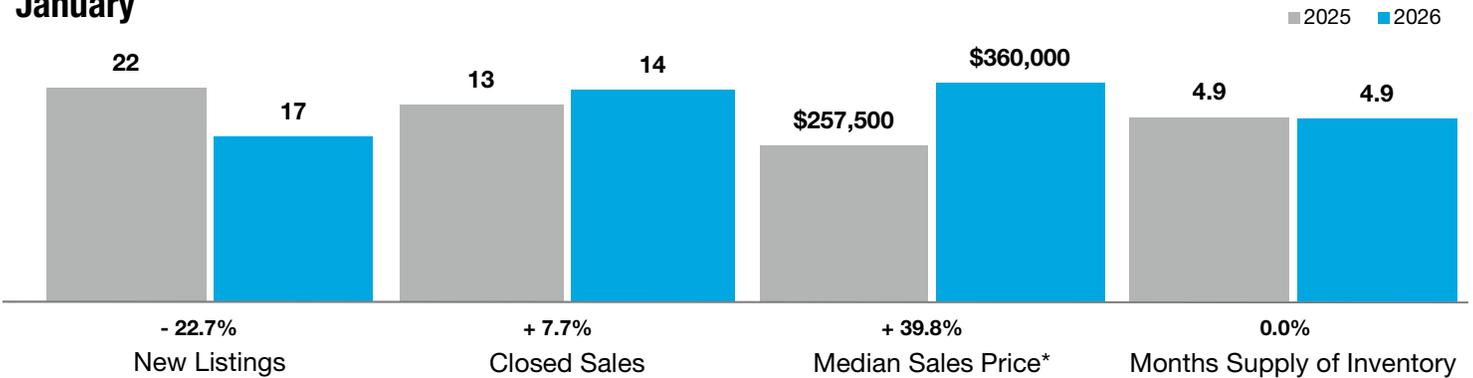
## Rutherfordton

North Carolina

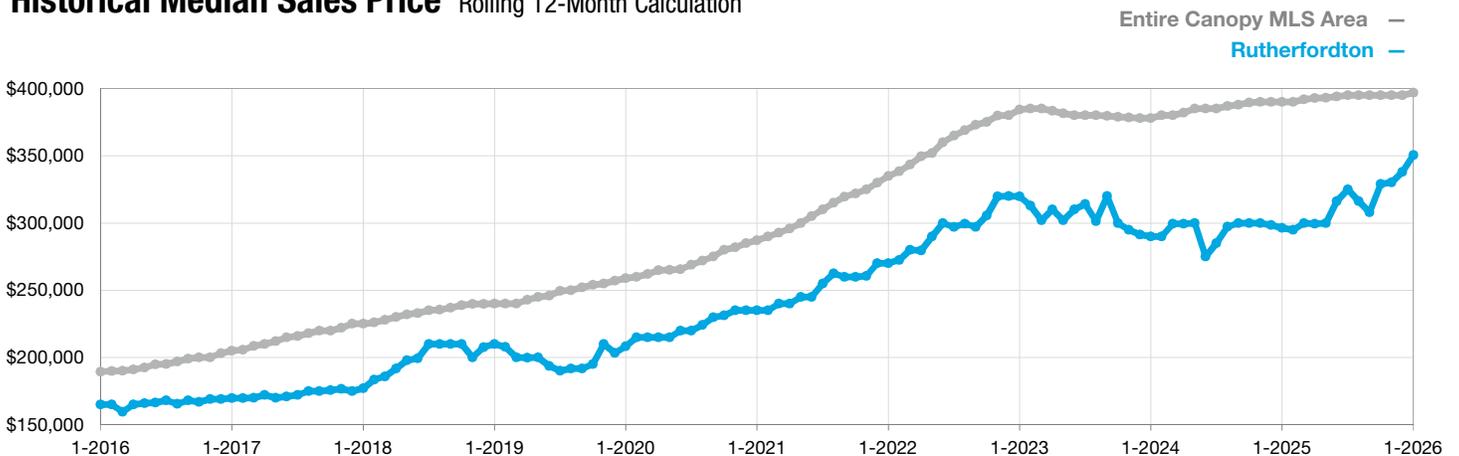
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	22	17	- 22.7%	22	17	- 22.7%
Pending Sales	15	14	- 6.7%	15	14	- 6.7%
Closed Sales	13	14	+ 7.7%	13	14	+ 7.7%
Median Sales Price*	\$257,500	<b>\$360,000</b>	+ 39.8%	\$257,500	<b>\$360,000</b>	+ 39.8%
Average Sales Price*	\$298,385	<b>\$373,786</b>	+ 25.3%	\$298,385	<b>\$373,786</b>	+ 25.3%
Percent of Original List Price Received*	95.7%	<b>87.3%</b>	- 8.8%	95.7%	<b>87.3%</b>	- 8.8%
List to Close	73	<b>169</b>	+ 131.5%	73	<b>169</b>	+ 131.5%
Days on Market Until Sale	36	<b>116</b>	+ 222.2%	36	<b>116</b>	+ 222.2%
Cumulative Days on Market Until Sale	45	<b>156</b>	+ 246.7%	45	<b>156</b>	+ 246.7%
Average List Price	\$393,391	<b>\$580,582</b>	+ 47.6%	\$393,391	<b>\$580,582</b>	+ 47.6%
Inventory of Homes for Sale	74	<b>82</b>	+ 10.8%	--	--	--
Months Supply of Inventory	4.9	<b>4.9</b>	0.0%	--	--	--

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### January



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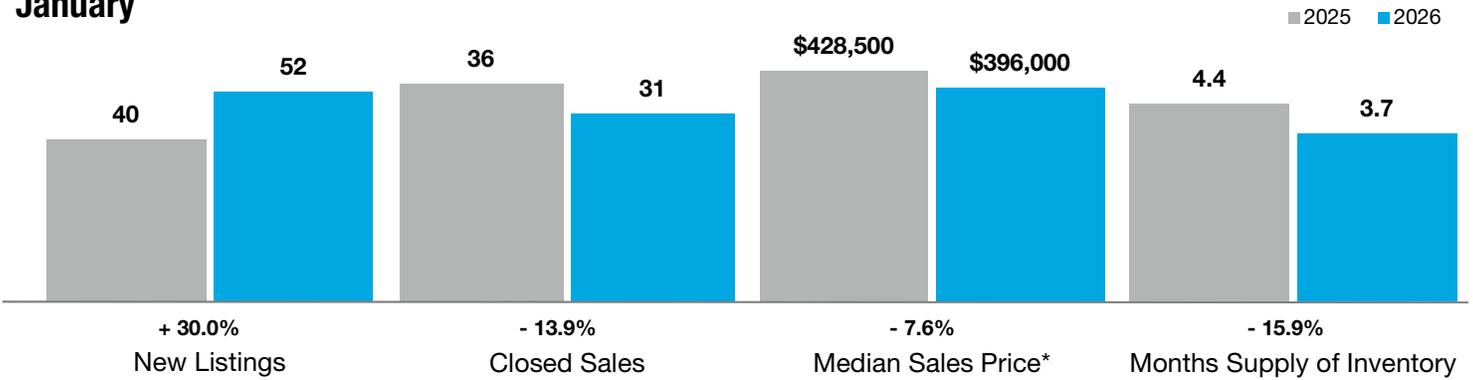
## Waynesville

North Carolina

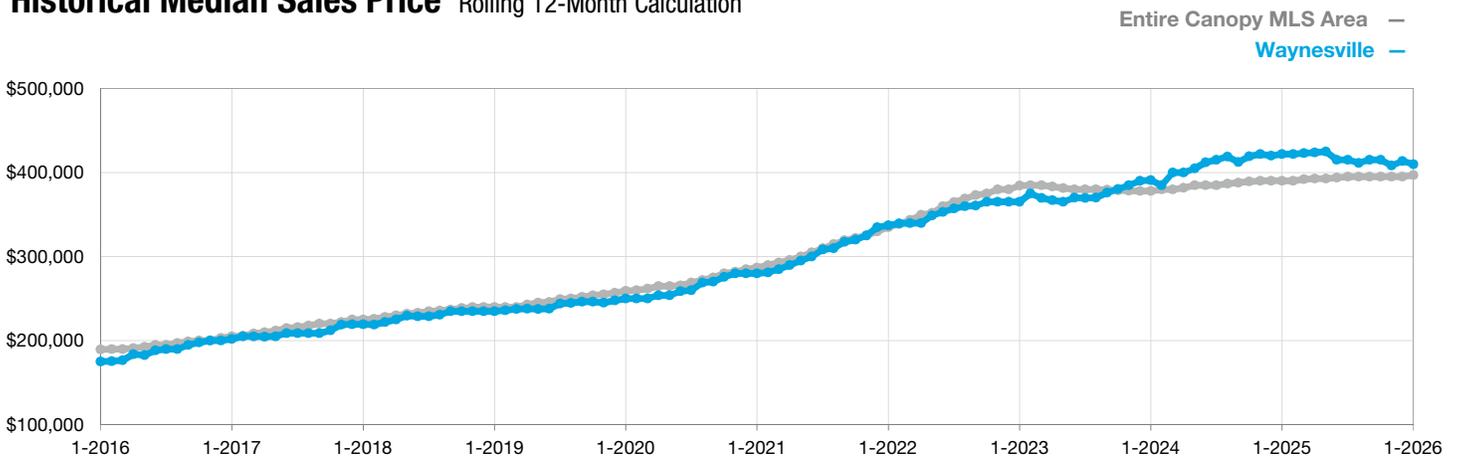
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	40	52	+ 30.0%	40	52	+ 30.0%
Pending Sales	27	36	+ 33.3%	27	36	+ 33.3%
Closed Sales	36	31	- 13.9%	36	31	- 13.9%
Median Sales Price*	\$428,500	\$396,000	- 7.6%	\$428,500	\$396,000	- 7.6%
Average Sales Price*	\$437,741	\$441,368	+ 0.8%	\$437,741	\$441,368	+ 0.8%
Percent of Original List Price Received*	94.3%	88.7%	- 5.9%	94.3%	88.7%	- 5.9%
List to Close	134	139	+ 3.7%	134	139	+ 3.7%
Days on Market Until Sale	70	84	+ 20.0%	70	84	+ 20.0%
Cumulative Days on Market Until Sale	77	92	+ 19.5%	77	92	+ 19.5%
Average List Price	\$503,960	\$426,502	- 15.4%	\$503,960	\$426,502	- 15.4%
Inventory of Homes for Sale	162	167	+ 3.1%	--	--	--
Months Supply of Inventory	4.4	3.7	- 15.9%	--	--	--

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### January



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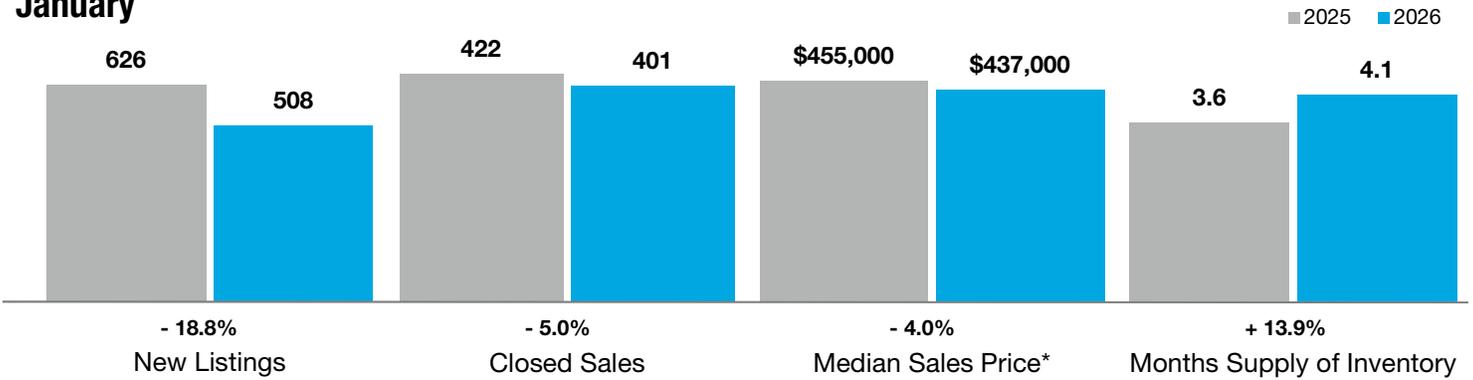
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	626	508	- 18.8%	626	508	- 18.8%
Pending Sales	472	473	+ 0.2%	472	473	+ 0.2%
Closed Sales	422	401	- 5.0%	422	401	- 5.0%
Median Sales Price*	\$455,000	\$437,000	- 4.0%	\$455,000	\$437,000	- 4.0%
Average Sales Price*	\$544,068	\$584,256	+ 7.4%	\$544,068	\$584,256	+ 7.4%
Percent of Original List Price Received*	94.7%	91.2%	- 3.7%	94.7%	91.2%	- 3.7%
List to Close	116	134	+ 15.5%	116	134	+ 15.5%
Days on Market Until Sale	62	85	+ 37.1%	62	85	+ 37.1%
Cumulative Days on Market Until Sale	70	97	+ 38.6%	70	97	+ 38.6%
Average List Price	\$616,836	\$588,960	- 4.5%	\$616,836	\$588,960	- 4.5%
Inventory of Homes for Sale	1,805	2,253	+ 24.8%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

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### January



### Historical Median Sales Price Rolling 12-Month Calculation

