

Local Market Update for February 2026

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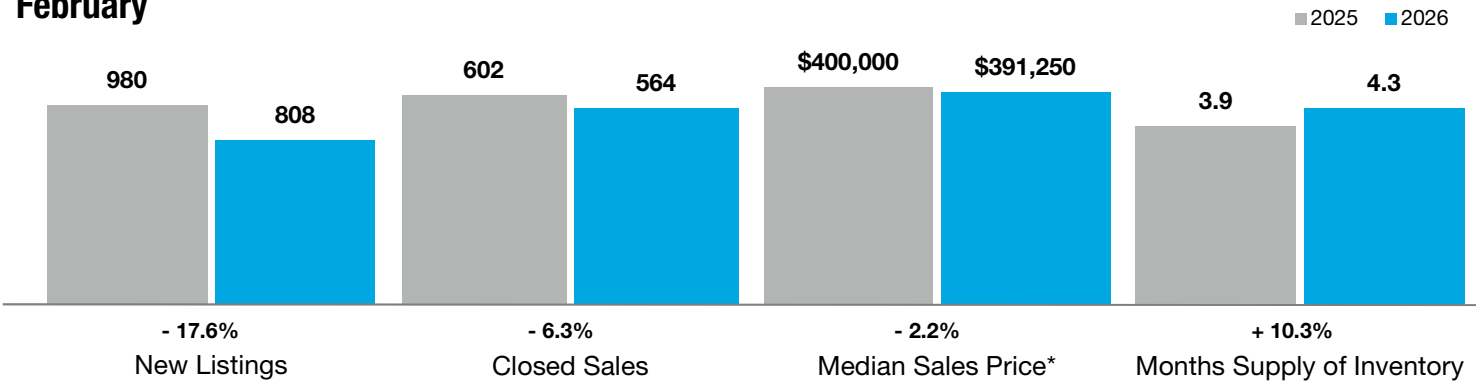
Asheville Region

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

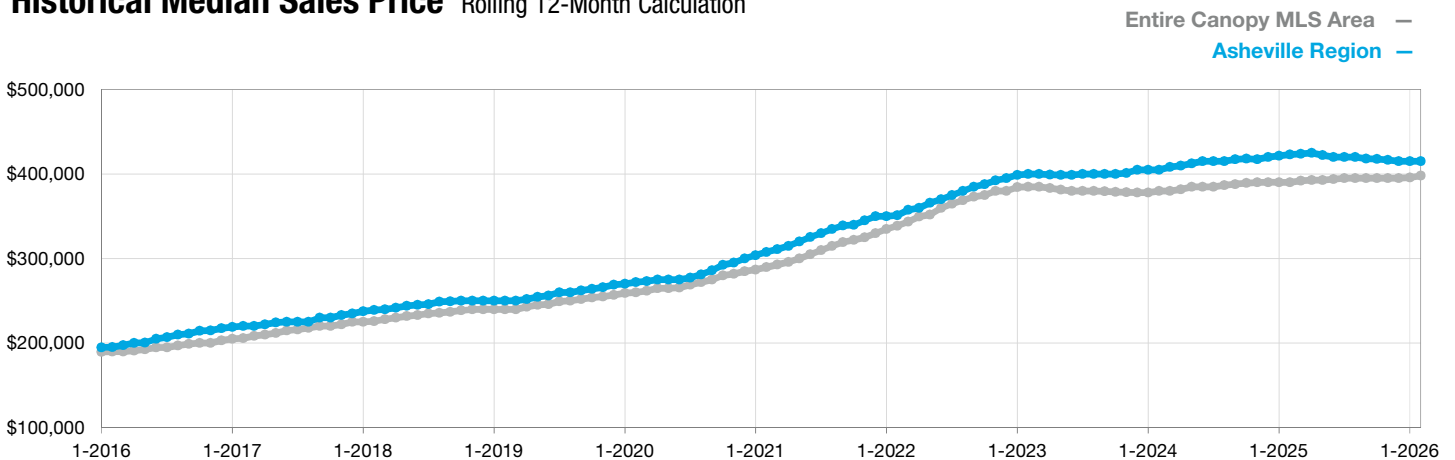
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	980	808	- 17.6%	1,907	1,641	- 13.9%
Pending Sales	672	671	- 0.1%	1,373	1,360	- 0.9%
Closed Sales	602	564	- 6.3%	1,254	1,185	- 5.5%
Median Sales Price*	\$400,000	\$391,250	- 2.2%	\$411,535	\$405,000	- 1.6%
Average Sales Price*	\$492,009	\$479,128	- 2.6%	\$504,787	\$526,929	+ 4.4%
Percent of Original List Price Received*	92.9%	91.6%	- 1.4%	93.4%	91.2%	- 2.4%
List to Close	120	135	+ 12.5%	120	138	+ 15.0%
Days on Market Until Sale	72	93	+ 29.2%	70	92	+ 31.4%
Cumulative Days on Market Until Sale	78	108	+ 38.5%	77	106	+ 37.7%
Average List Price	\$567,042	\$604,838	+ 6.7%	\$574,156	\$574,300	+ 0.0%
Inventory of Homes for Sale	3,028	3,557	+ 17.5%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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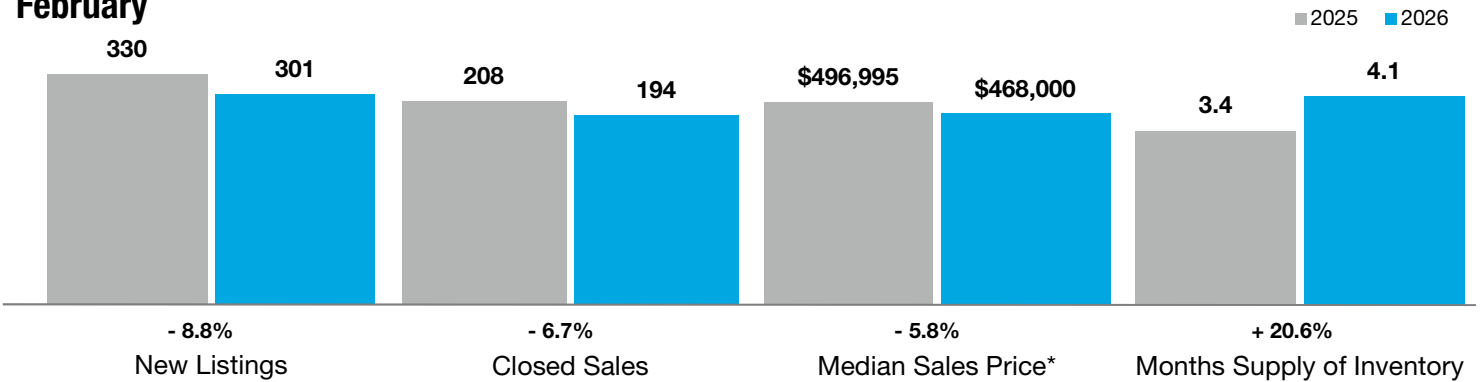
Buncombe County

North Carolina

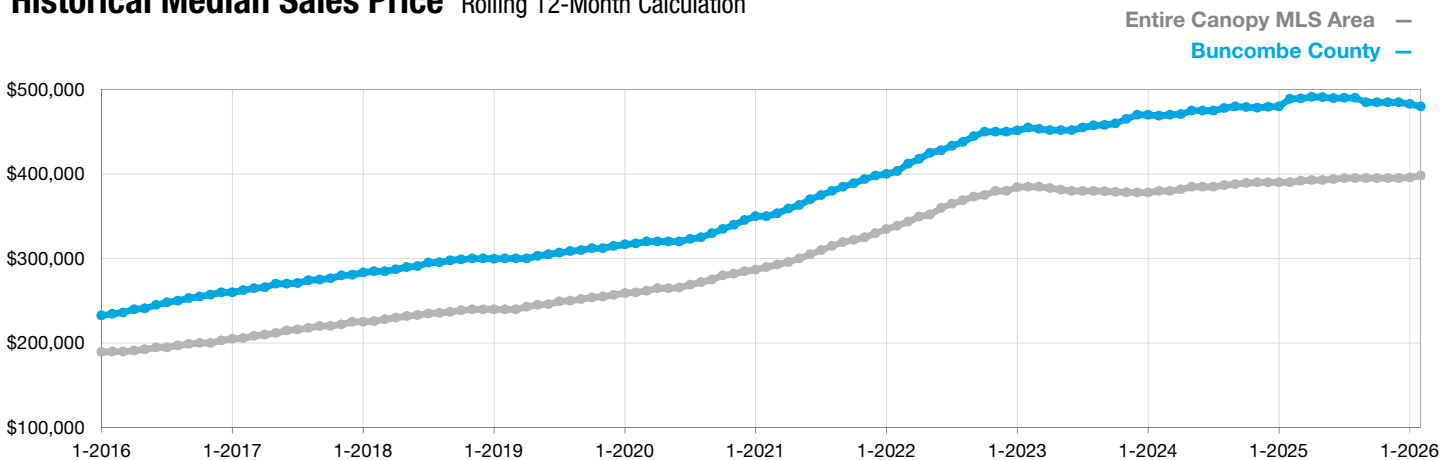
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	330	301	- 8.8%	636	553	- 13.1%
Pending Sales	223	233	+ 4.5%	469	469	0.0%
Closed Sales	208	194	- 6.7%	422	389	- 7.8%
Median Sales Price*	\$496,995	\$468,000	- 5.8%	\$491,500	\$465,000	- 5.4%
Average Sales Price*	\$585,423	\$554,936	- 5.2%	\$589,900	\$625,058	+ 6.0%
Percent of Original List Price Received*	92.9%	91.3%	- 1.7%	93.9%	91.4%	- 2.7%
List to Close	120	132	+ 10.0%	114	134	+ 17.5%
Days on Market Until Sale	71	91	+ 28.2%	65	89	+ 36.9%
Cumulative Days on Market Until Sale	75	109	+ 45.3%	72	103	+ 43.1%
Average List Price	\$696,665	\$728,817	+ 4.6%	\$686,744	\$698,353	+ 1.7%
Inventory of Homes for Sale	900	1,161	+ 29.0%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--

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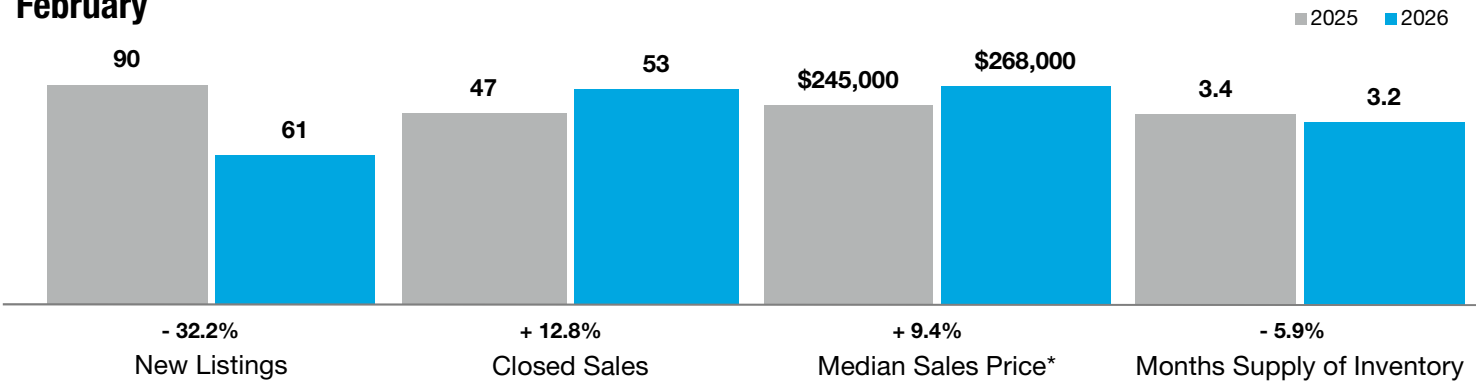
Burke County

North Carolina

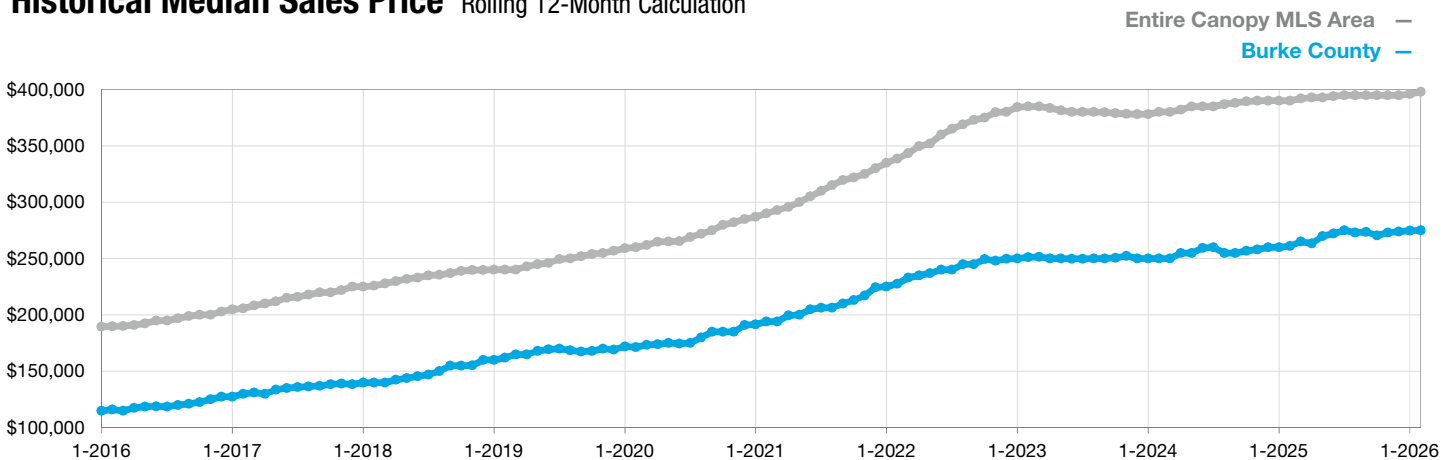
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	90	61	- 32.2%	153	133	- 13.1%
Pending Sales	66	59	- 10.6%	114	112	- 1.8%
Closed Sales	47	53	+ 12.8%	104	91	- 12.5%
Median Sales Price*	\$245,000	\$268,000	+ 9.4%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$321,202	\$367,080	+ 14.3%	\$350,599	\$359,128	+ 2.4%
Percent of Original List Price Received*	92.9%	92.3%	- 0.6%	92.2%	92.2%	0.0%
List to Close	110	140	+ 27.3%	112	136	+ 21.4%
Days on Market Until Sale	72	97	+ 34.7%	76	92	+ 21.1%
Cumulative Days on Market Until Sale	81	101	+ 24.7%	84	99	+ 17.9%
Average List Price	\$381,409	\$377,497	- 1.0%	\$354,423	\$374,643	+ 5.7%
Inventory of Homes for Sale	221	202	- 8.6%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--

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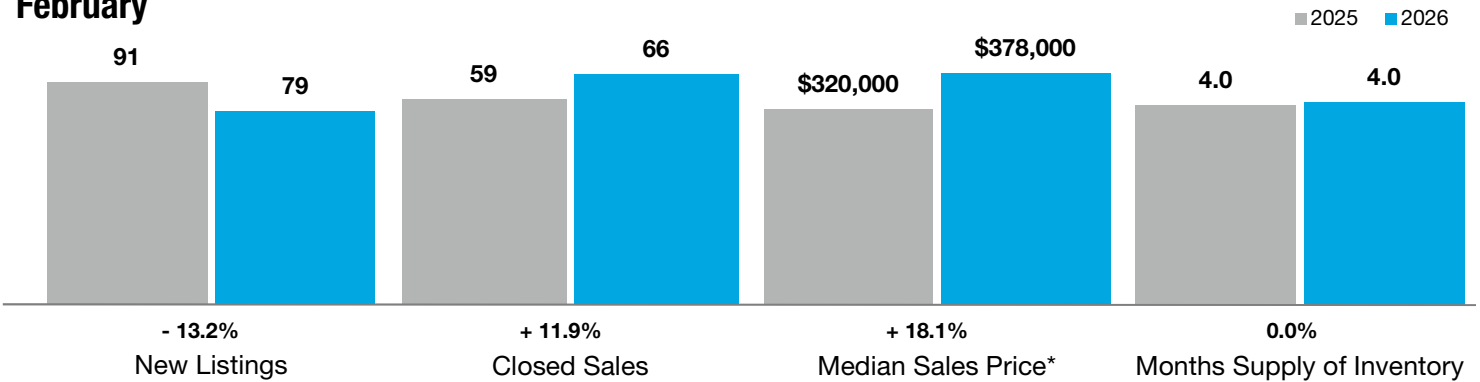
Haywood County

North Carolina

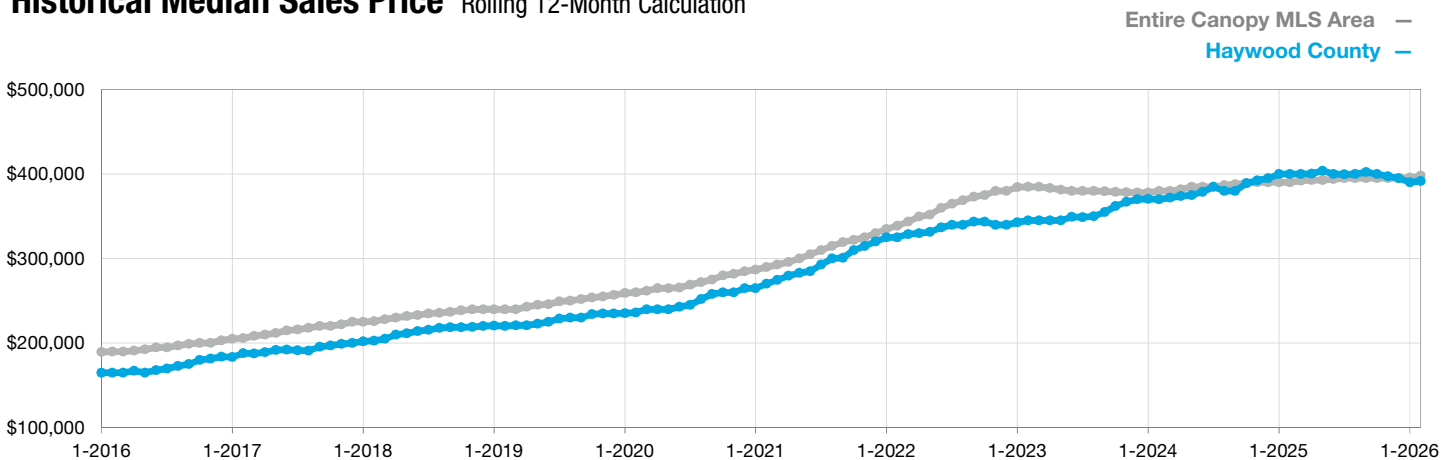
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	91	79	- 13.2%	182	188	+ 3.3%
Pending Sales	70	75	+ 7.1%	135	146	+ 8.1%
Closed Sales	59	66	+ 11.9%	127	138	+ 8.7%
Median Sales Price*	\$320,000	\$378,000	+ 18.1%	\$397,000	\$385,000	- 3.0%
Average Sales Price*	\$382,305	\$428,696	+ 12.1%	\$416,327	\$425,155	+ 2.1%
Percent of Original List Price Received*	92.1%	93.9%	+ 2.0%	93.4%	92.1%	- 1.4%
List to Close	124	130	+ 4.8%	123	134	+ 8.9%
Days on Market Until Sale	72	79	+ 9.7%	67	85	+ 26.9%
Cumulative Days on Market Until Sale	78	97	+ 24.4%	71	100	+ 40.8%
Average List Price	\$486,154	\$496,528	+ 2.1%	\$465,770	\$471,151	+ 1.2%
Inventory of Homes for Sale	308	357	+ 15.9%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--

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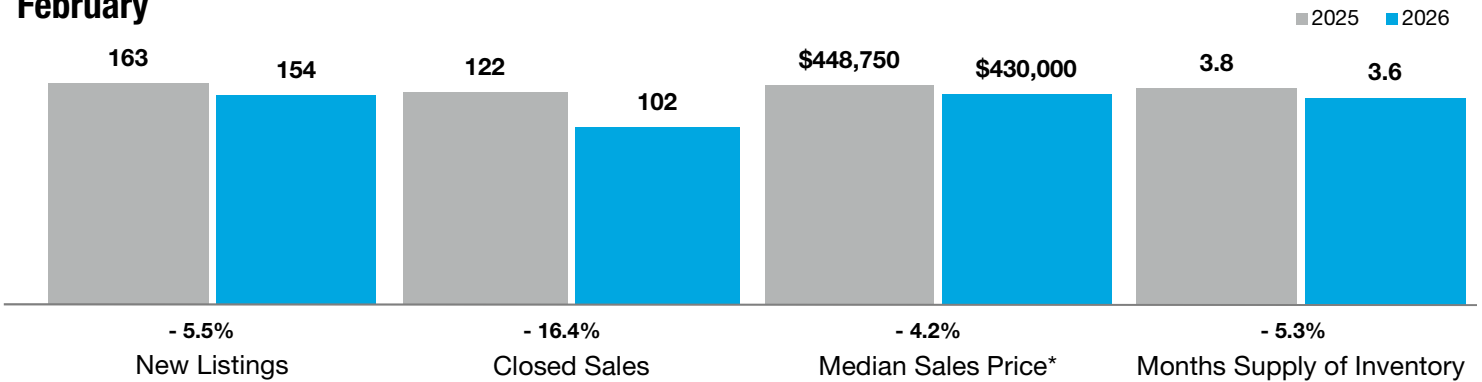
Henderson County

North Carolina

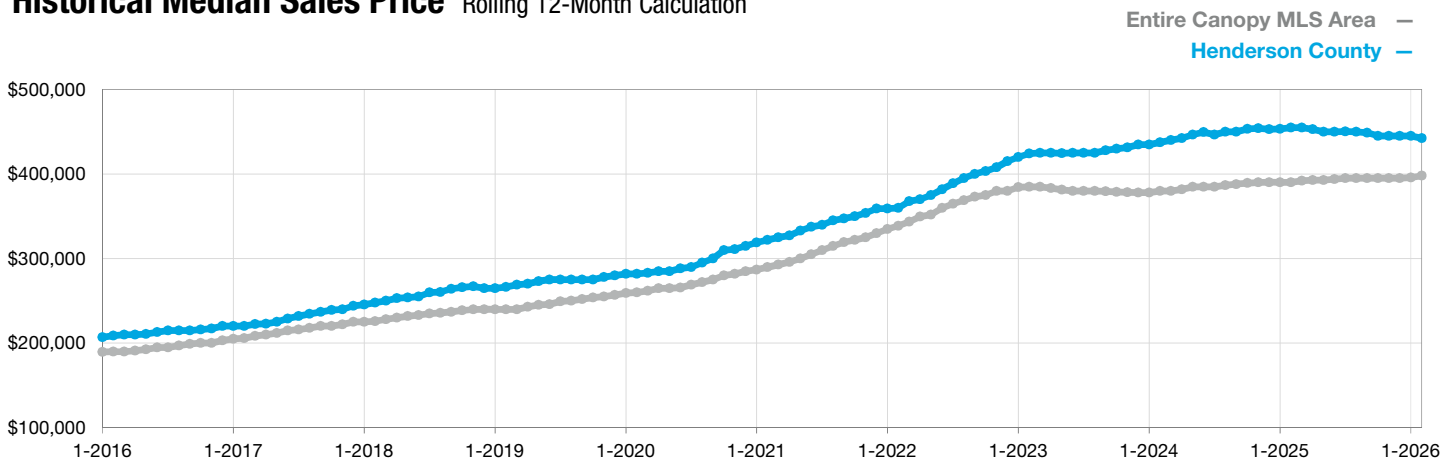
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	163	154	- 5.5%	368	294	- 20.1%
Pending Sales	130	141	+ 8.5%	271	276	+ 1.8%
Closed Sales	122	102	- 16.4%	245	227	- 7.3%
Median Sales Price*	\$448,750	\$430,000	- 4.2%	\$444,500	\$430,000	- 3.3%
Average Sales Price*	\$520,707	\$464,572	- 10.8%	\$517,624	\$491,956	- 5.0%
Percent of Original List Price Received*	95.4%	93.4%	- 2.1%	95.2%	92.4%	- 2.9%
List to Close	113	131	+ 15.9%	116	133	+ 14.7%
Days on Market Until Sale	63	89	+ 41.3%	61	86	+ 41.0%
Cumulative Days on Market Until Sale	70	105	+ 50.0%	65	101	+ 55.4%
Average List Price	\$525,399	\$612,198	+ 16.5%	\$567,540	\$573,285	+ 1.0%
Inventory of Homes for Sale	558	573	+ 2.7%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--

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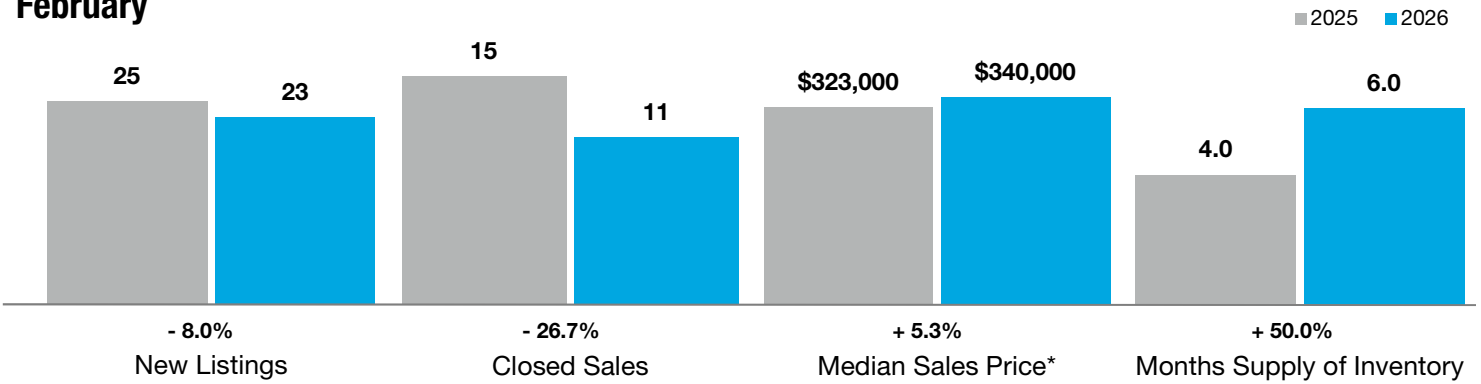
Jackson County

North Carolina

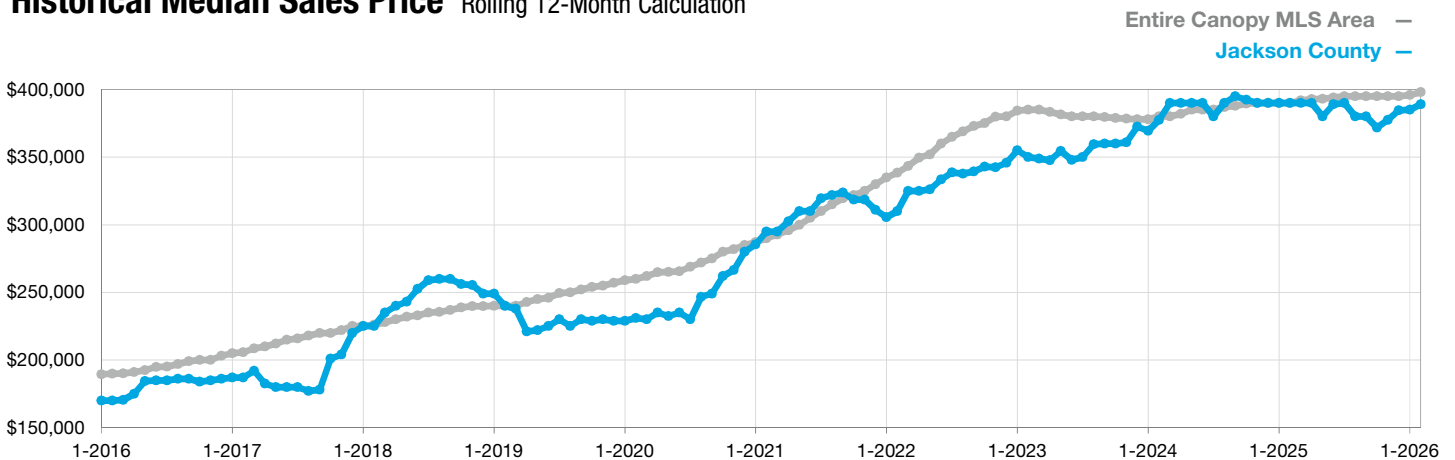
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	25	23	- 8.0%	41	46	+ 12.2%
Pending Sales	10	13	+ 30.0%	24	25	+ 4.2%
Closed Sales	15	11	- 26.7%	32	33	+ 3.1%
Median Sales Price*	\$323,000	\$340,000	+ 5.3%	\$409,950	\$460,000	+ 12.2%
Average Sales Price*	\$521,818	\$704,509	+ 35.0%	\$617,671	\$948,166	+ 53.5%
Percent of Original List Price Received*	96.7%	84.9%	- 12.2%	95.6%	89.0%	- 6.9%
List to Close	119	147	+ 23.5%	122	183	+ 50.0%
Days on Market Until Sale	72	100	+ 38.9%	70	117	+ 67.1%
Cumulative Days on Market Until Sale	39	105	+ 169.2%	67	121	+ 80.6%
Average List Price	\$483,591	\$638,348	+ 32.0%	\$489,587	\$583,689	+ 19.2%
Inventory of Homes for Sale	82	128	+ 56.1%	--	--	--
Months Supply of Inventory	4.0	6.0	+ 50.0%	--	--	--

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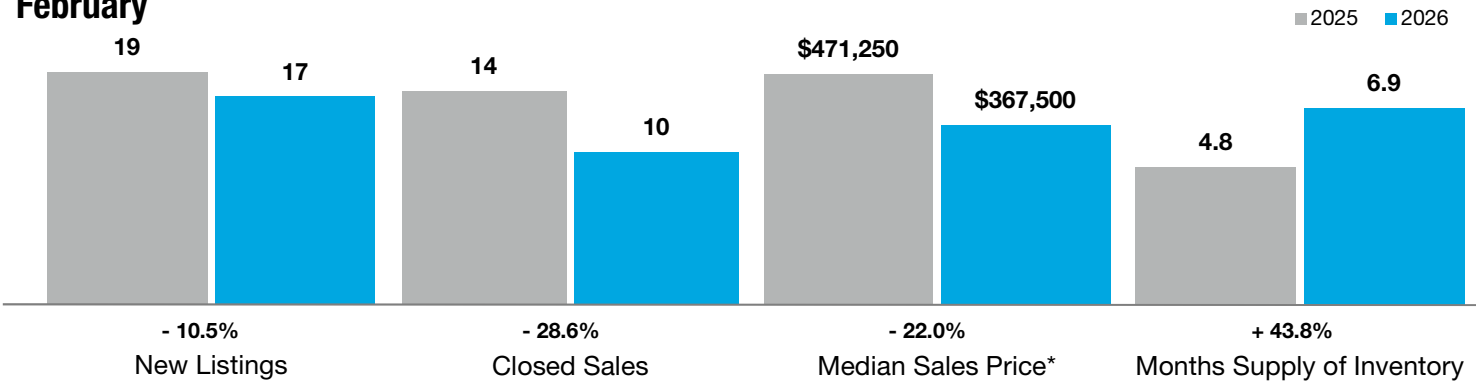
Madison County

North Carolina

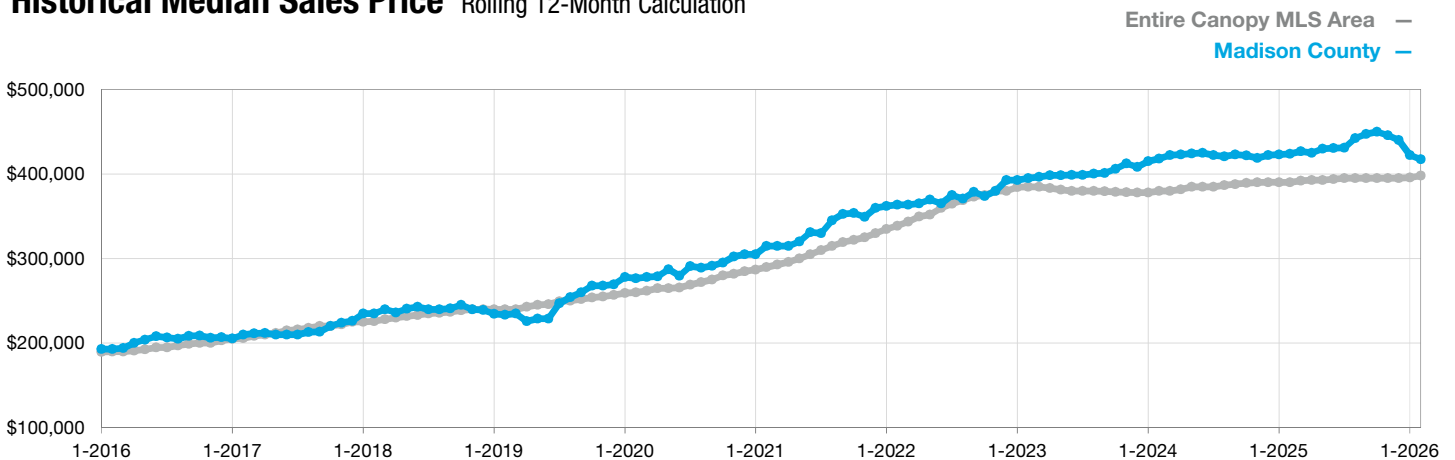
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	19	17	- 10.5%	43	36	- 16.3%
Pending Sales	18	12	- 33.3%	38	23	- 39.5%
Closed Sales	14	10	- 28.6%	31	29	- 6.5%
Median Sales Price*	\$471,250	\$367,500	- 22.0%	\$480,000	\$357,000	- 25.6%
Average Sales Price*	\$502,464	\$535,536	+ 6.6%	\$511,349	\$482,388	- 5.7%
Percent of Original List Price Received*	97.1%	87.1%	- 10.3%	94.3%	89.4%	- 5.2%
List to Close	151	160	+ 6.0%	173	139	- 19.7%
Days on Market Until Sale	97	109	+ 12.4%	113	91	- 19.5%
Cumulative Days on Market Until Sale	97	125	+ 28.9%	137	105	- 23.4%
Average List Price	\$648,601	\$555,088	- 14.4%	\$645,588	\$643,372	- 0.3%
Inventory of Homes for Sale	88	117	+ 33.0%	--	--	--
Months Supply of Inventory	4.8	6.9	+ 43.8%	--	--	--

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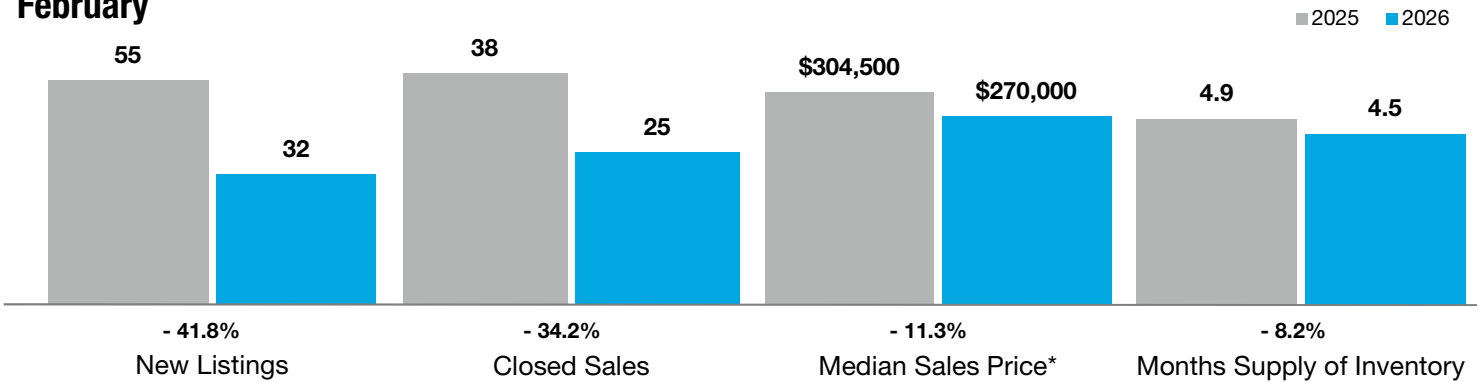
McDowell County

North Carolina

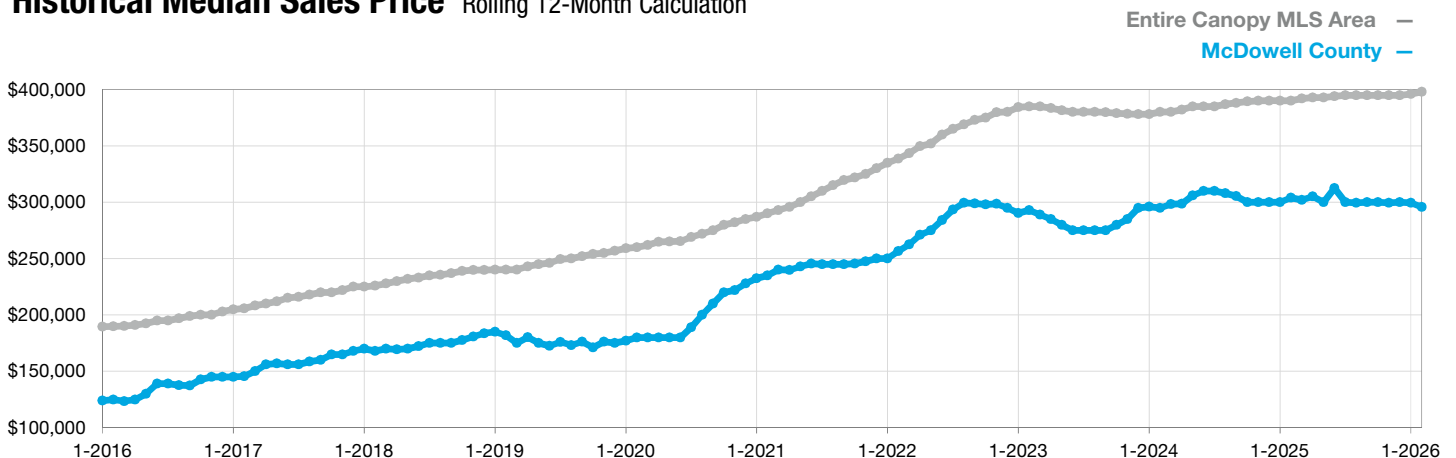
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	55	32	- 41.8%	95	71	- 25.3%
Pending Sales	23	26	+ 13.0%	65	50	- 23.1%
Closed Sales	38	25	- 34.2%	63	48	- 23.8%
Median Sales Price*	\$304,500	\$270,000	- 11.3%	\$310,000	\$293,500	- 5.3%
Average Sales Price*	\$369,832	\$295,369	- 20.1%	\$365,337	\$435,048	+ 19.1%
Percent of Original List Price Received*	91.1%	87.5%	- 4.0%	91.4%	88.6%	- 3.1%
List to Close	118	139	+ 17.8%	122	143	+ 17.2%
Days on Market Until Sale	76	127	+ 67.1%	72	115	+ 59.7%
Cumulative Days on Market Until Sale	79	130	+ 64.6%	75	132	+ 76.0%
Average List Price	\$503,325	\$463,113	- 8.0%	\$498,766	\$467,234	- 6.3%
Inventory of Homes for Sale	146	161	+ 10.3%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

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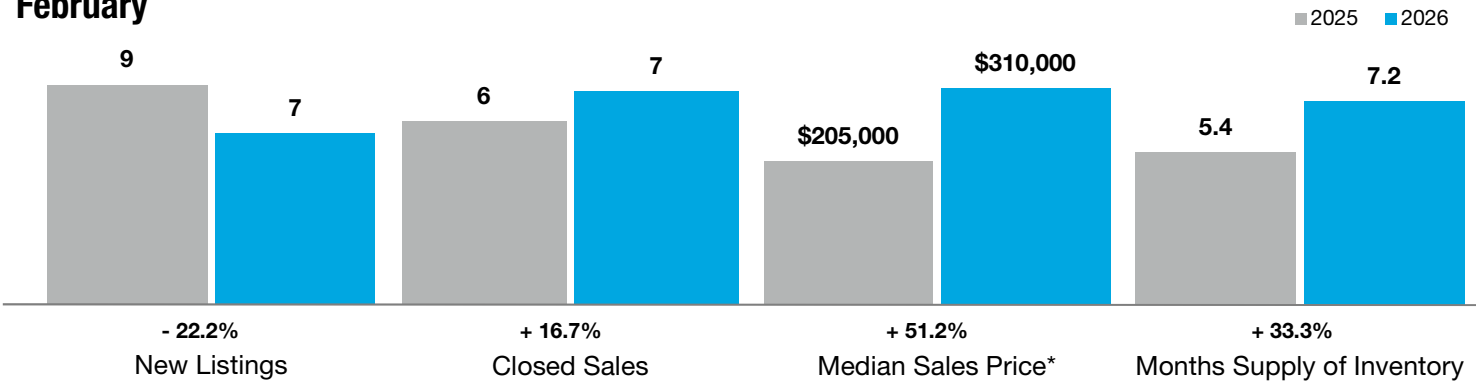
Mitchell County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	9	7	- 22.2%	22	24	+ 9.1%
Pending Sales	9	6	- 33.3%	16	15	- 6.3%
Closed Sales	6	7	+ 16.7%	16	18	+ 12.5%
Median Sales Price*	\$205,000	\$310,000	+ 51.2%	\$272,000	\$295,000	+ 8.5%
Average Sales Price*	\$240,833	\$274,000	+ 13.8%	\$328,813	\$314,514	- 4.3%
Percent of Original List Price Received*	83.0%	81.0%	- 2.4%	87.7%	88.5%	+ 0.9%
List to Close	204	106	- 48.0%	175	109	- 37.7%
Days on Market Until Sale	152	71	- 53.3%	116	57	- 50.9%
Cumulative Days on Market Until Sale	153	152	- 0.7%	144	100	- 30.6%
Average List Price	\$384,800	\$618,286	+ 60.7%	\$335,145	\$423,708	+ 26.4%
Inventory of Homes for Sale	51	77	+ 51.0%	--	--	--
Months Supply of Inventory	5.4	7.2	+ 33.3%	--	--	--

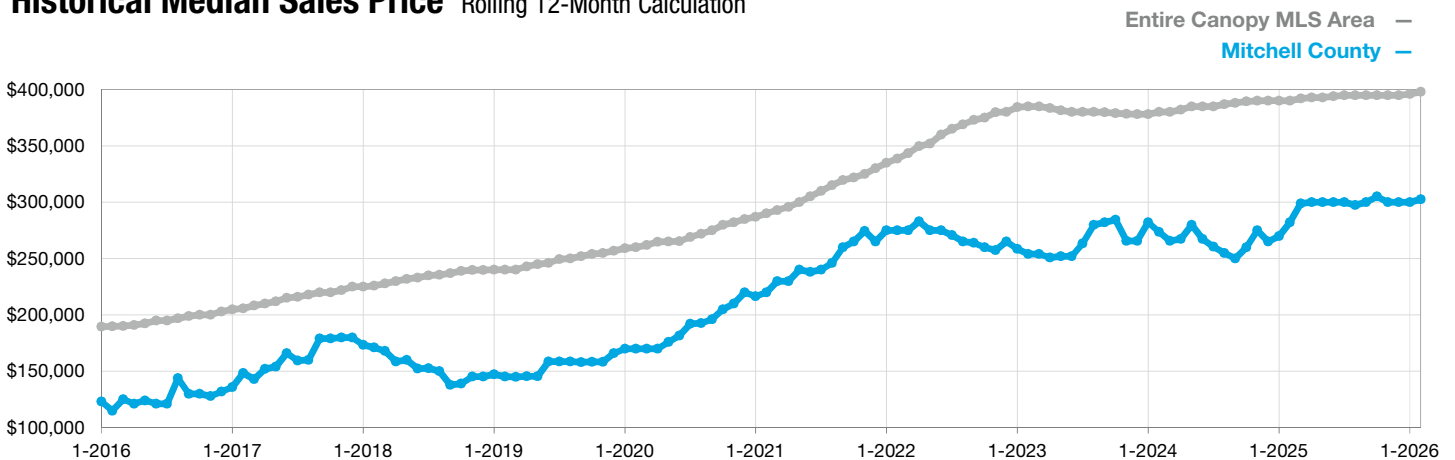
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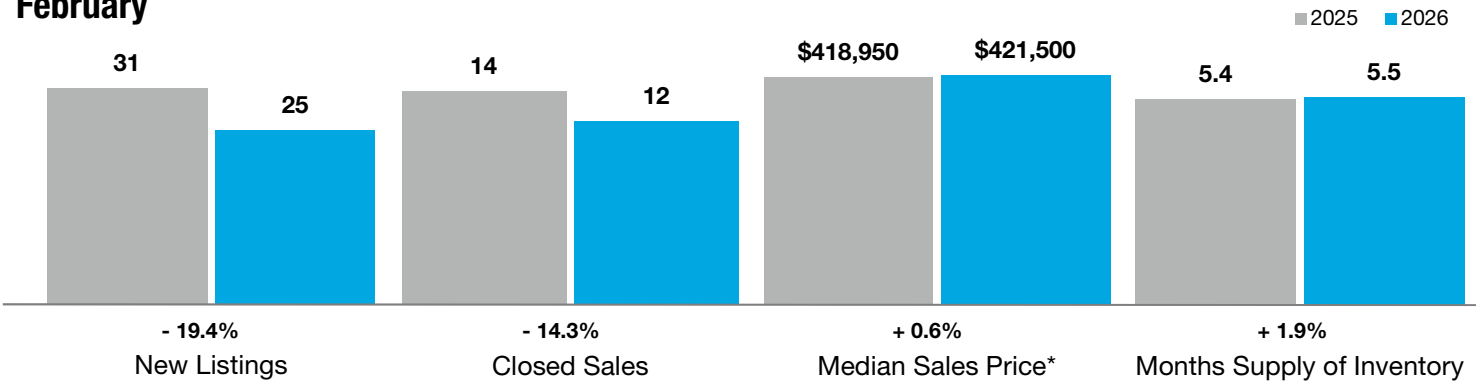
Polk County

North Carolina

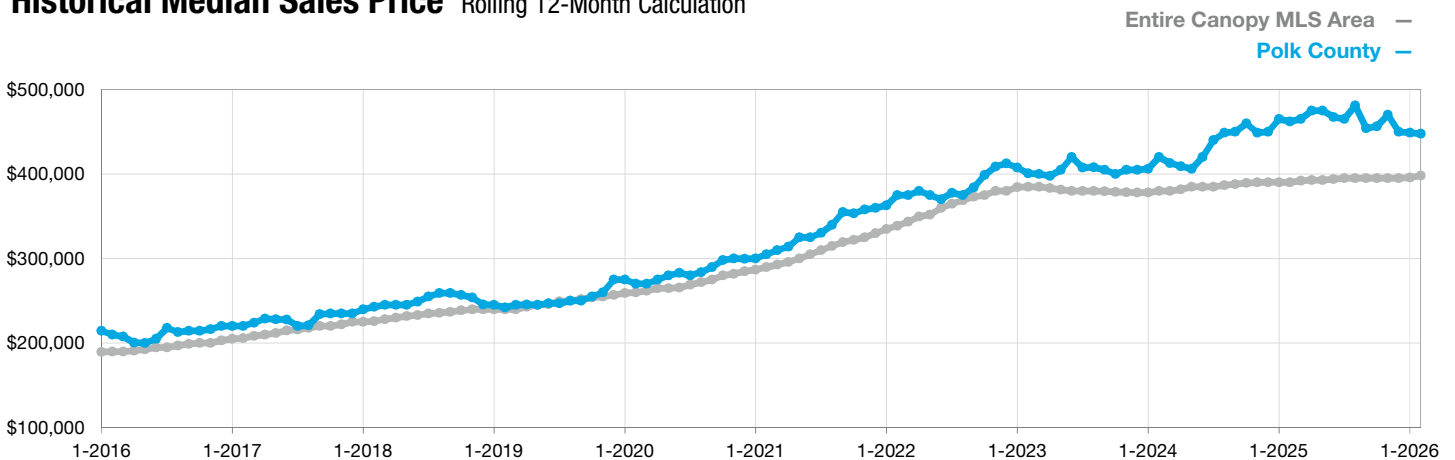
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	31	25	- 19.4%	61	52	- 14.8%
Pending Sales	16	23	+ 43.8%	33	48	+ 45.5%
Closed Sales	14	12	- 14.3%	35	34	- 2.9%
Median Sales Price*	\$418,950	\$421,500	+ 0.6%	\$470,000	\$465,000	- 1.1%
Average Sales Price*	\$430,057	\$585,000	+ 36.0%	\$530,644	\$681,420	+ 28.4%
Percent of Original List Price Received*	86.2%	91.4%	+ 6.0%	89.8%	87.7%	- 2.3%
List to Close	134	120	- 10.4%	137	164	+ 19.7%
Days on Market Until Sale	90	76	- 15.6%	85	114	+ 34.1%
Cumulative Days on Market Until Sale	103	143	+ 38.8%	95	144	+ 51.6%
Average List Price	\$660,187	\$765,992	+ 16.0%	\$671,387	\$703,973	+ 4.9%
Inventory of Homes for Sale	121	135	+ 11.6%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.9%	--	--	--

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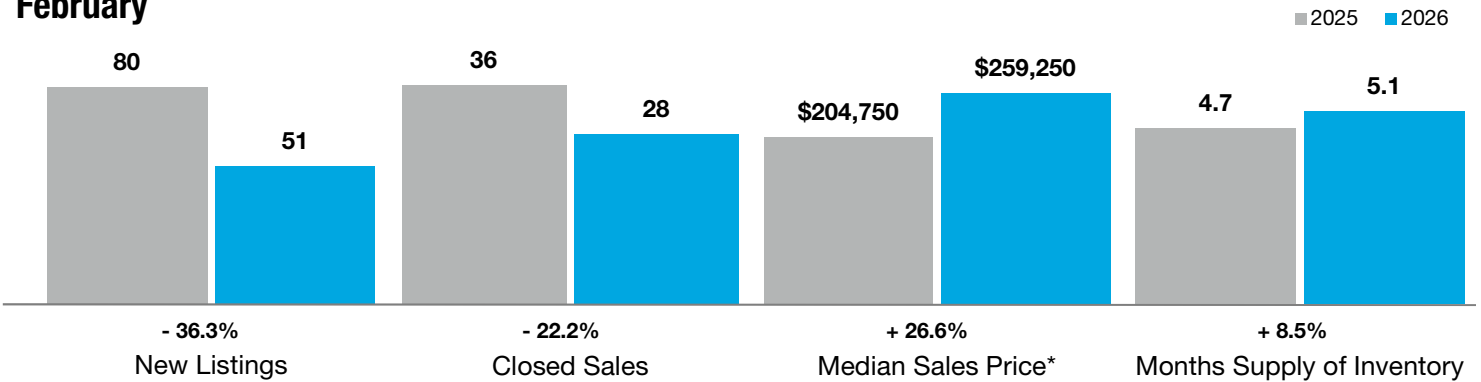
Rutherford County

North Carolina

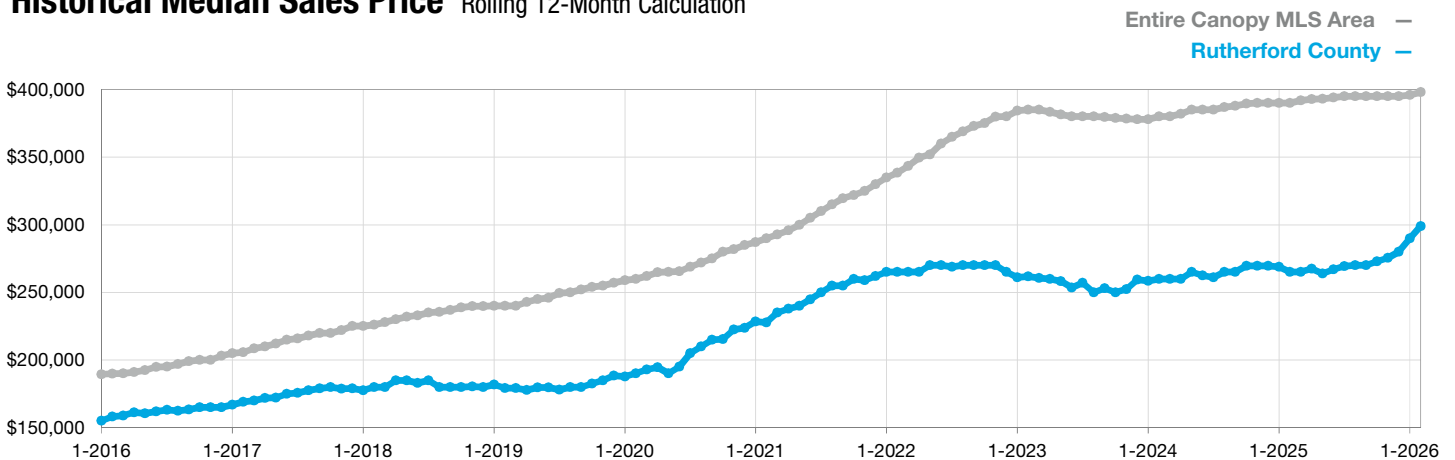
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	80	51	- 36.3%	163	117	- 28.2%
Pending Sales	57	42	- 26.3%	109	94	- 13.8%
Closed Sales	36	28	- 22.2%	85	80	- 5.9%
Median Sales Price*	\$204,750	\$259,250	+ 26.6%	\$225,000	\$289,750	+ 28.8%
Average Sales Price*	\$242,506	\$308,309	+ 27.1%	\$272,221	\$377,261	+ 38.6%
Percent of Original List Price Received*	90.6%	93.0%	+ 2.6%	92.3%	92.0%	- 0.3%
List to Close	100	130	+ 30.0%	114	125	+ 9.6%
Days on Market Until Sale	56	82	+ 46.4%	67	78	+ 16.4%
Cumulative Days on Market Until Sale	62	100	+ 61.3%	75	103	+ 37.3%
Average List Price	\$390,483	\$403,129	+ 3.2%	\$382,475	\$399,712	+ 4.5%
Inventory of Homes for Sale	272	284	+ 4.4%	--	--	--
Months Supply of Inventory	4.7	5.1	+ 8.5%	--	--	--

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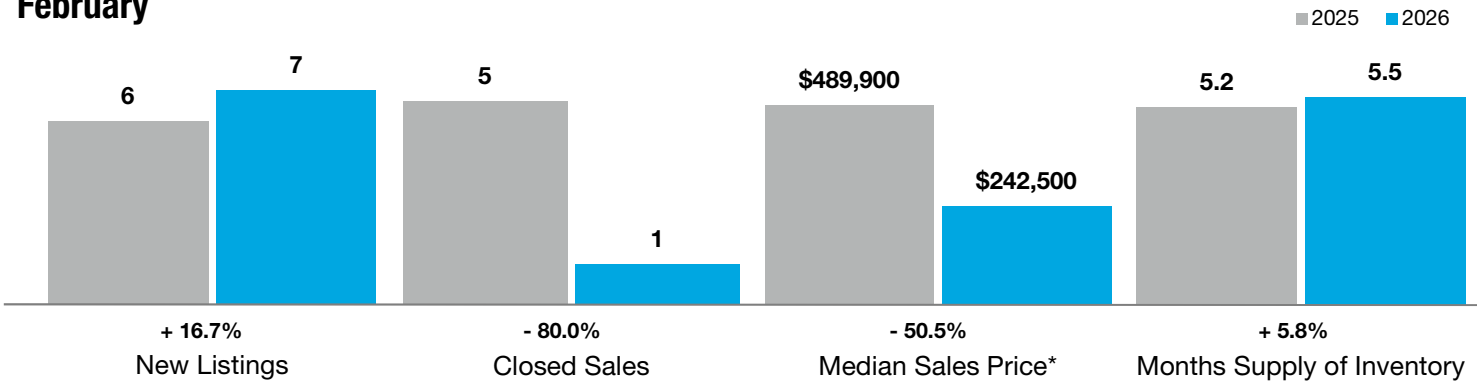
Swain County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	6	7	+ 16.7%	14	18	+ 28.6%
Pending Sales	3	2	- 33.3%	10	4	- 60.0%
Closed Sales	5	1	- 80.0%	14	3	- 78.6%
Median Sales Price*	\$489,900	\$242,500	- 50.5%	\$349,700	\$340,000	- 2.8%
Average Sales Price*	\$493,680	\$242,500	- 50.9%	\$395,799	\$354,167	- 10.5%
Percent of Original List Price Received*	96.0%	93.6%	- 2.5%	94.0%	93.1%	- 1.0%
List to Close	196	119	- 39.3%	134	189	+ 41.0%
Days on Market Until Sale	116	47	- 59.5%	74	130	+ 75.7%
Cumulative Days on Market Until Sale	142	54	- 62.0%	84	133	+ 58.3%
Average List Price	\$376,483	\$451,986	+ 20.1%	\$430,843	\$645,111	+ 49.7%
Inventory of Homes for Sale	36	36	0.0%	--	--	--
Months Supply of Inventory	5.2	5.5	+ 5.8%	--	--	--

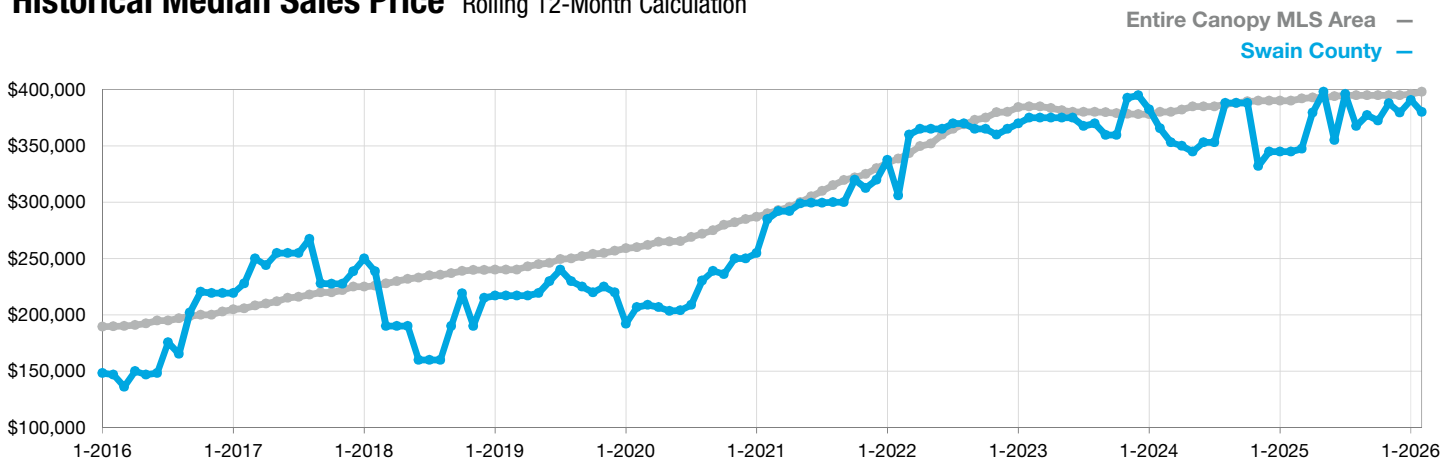
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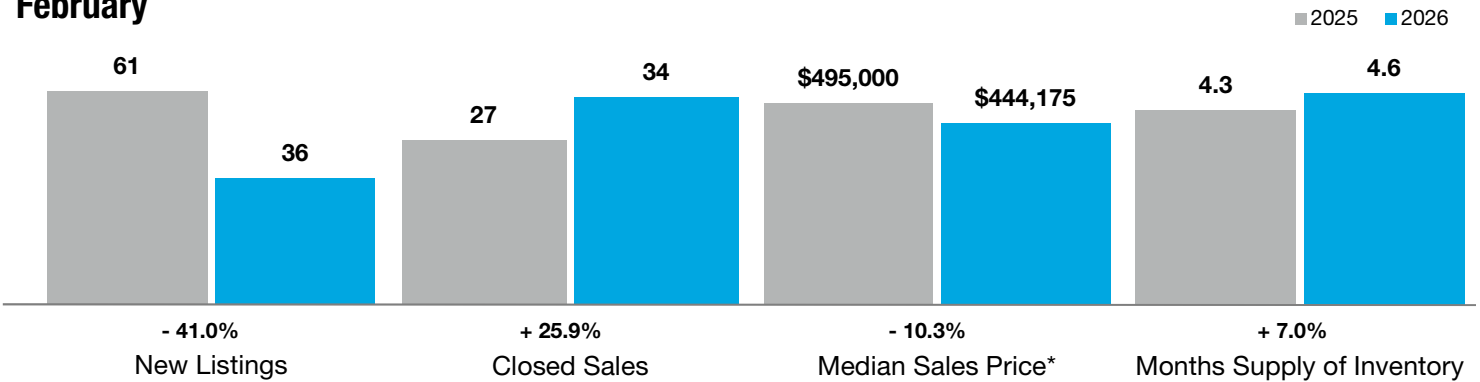
Transylvania County

North Carolina

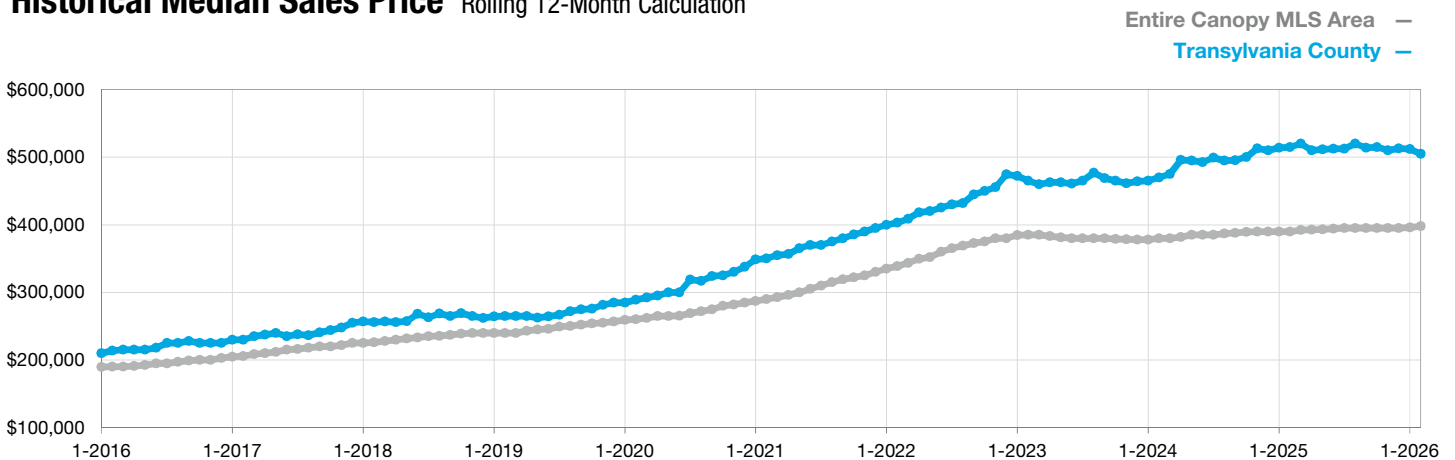
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	61	36	- 41.0%	96	77	- 19.8%
Pending Sales	32	28	- 12.5%	63	67	+ 6.3%
Closed Sales	27	34	+ 25.9%	54	62	+ 14.8%
Median Sales Price*	\$495,000	\$444,175	- 10.3%	\$506,000	\$471,500	- 6.8%
Average Sales Price*	\$816,046	\$585,032	- 28.3%	\$846,218	\$589,354	- 30.4%
Percent of Original List Price Received*	89.5%	90.3%	+ 0.9%	90.0%	89.9%	- 0.1%
List to Close	143	128	- 10.5%	132	154	+ 16.7%
Days on Market Until Sale	103	85	- 17.5%	86	107	+ 24.4%
Cumulative Days on Market Until Sale	122	100	- 18.0%	97	118	+ 21.6%
Average List Price	\$701,842	\$597,664	- 14.8%	\$843,555	\$598,208	- 29.1%
Inventory of Homes for Sale	167	197	+ 18.0%	--	--	--
Months Supply of Inventory	4.3	4.6	+ 7.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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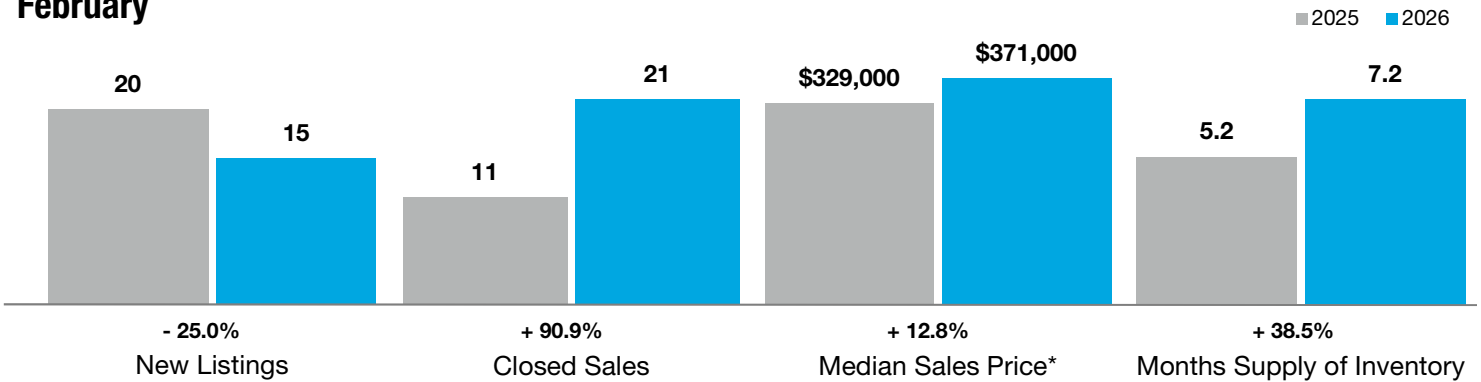
Yancey County

North Carolina

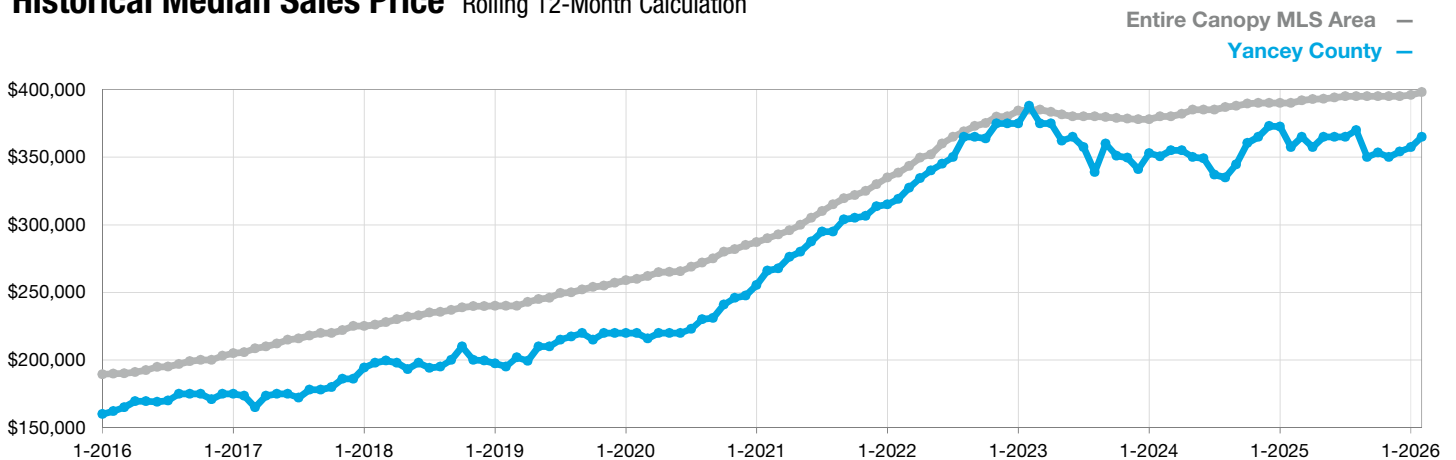
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	20	15	- 25.0%	33	32	- 3.0%
Pending Sales	15	11	- 26.7%	26	31	+ 19.2%
Closed Sales	11	21	+ 90.9%	26	33	+ 26.9%
Median Sales Price*	\$329,000	\$371,000	+ 12.8%	\$324,500	\$410,000	+ 26.3%
Average Sales Price*	\$329,955	\$440,071	+ 33.4%	\$414,404	\$468,588	+ 13.1%
Percent of Original List Price Received*	95.7%	89.7%	- 6.3%	93.9%	88.9%	- 5.3%
List to Close	80	207	+ 158.8%	118	188	+ 59.3%
Days on Market Until Sale	52	152	+ 192.3%	76	135	+ 77.6%
Cumulative Days on Market Until Sale	73	139	+ 90.4%	92	126	+ 37.0%
Average List Price	\$482,965	\$360,260	- 25.4%	\$546,412	\$493,591	- 9.7%
Inventory of Homes for Sale	78	129	+ 65.4%	--	--	--
Months Supply of Inventory	5.2	7.2	+ 38.5%	--	--	--

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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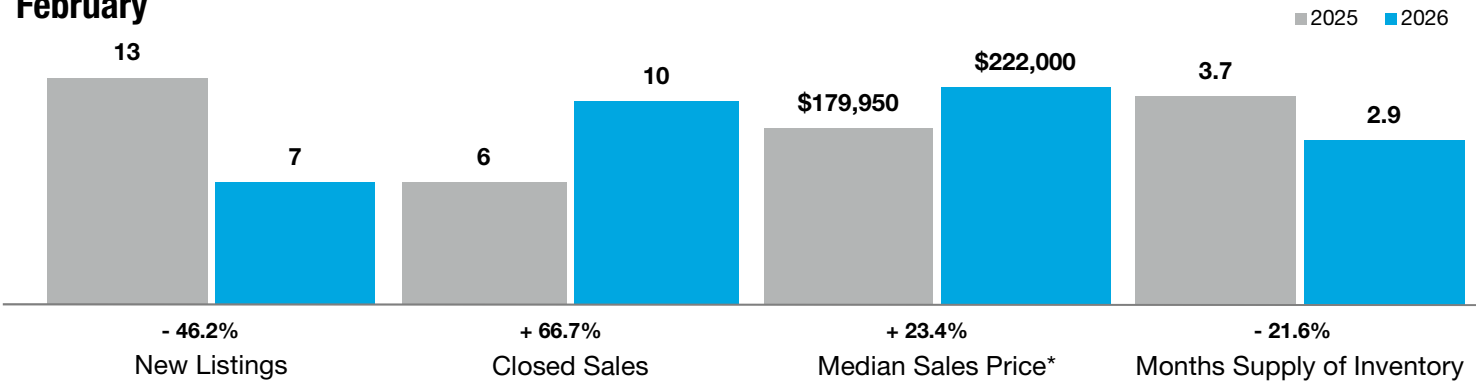
Forest City

North Carolina

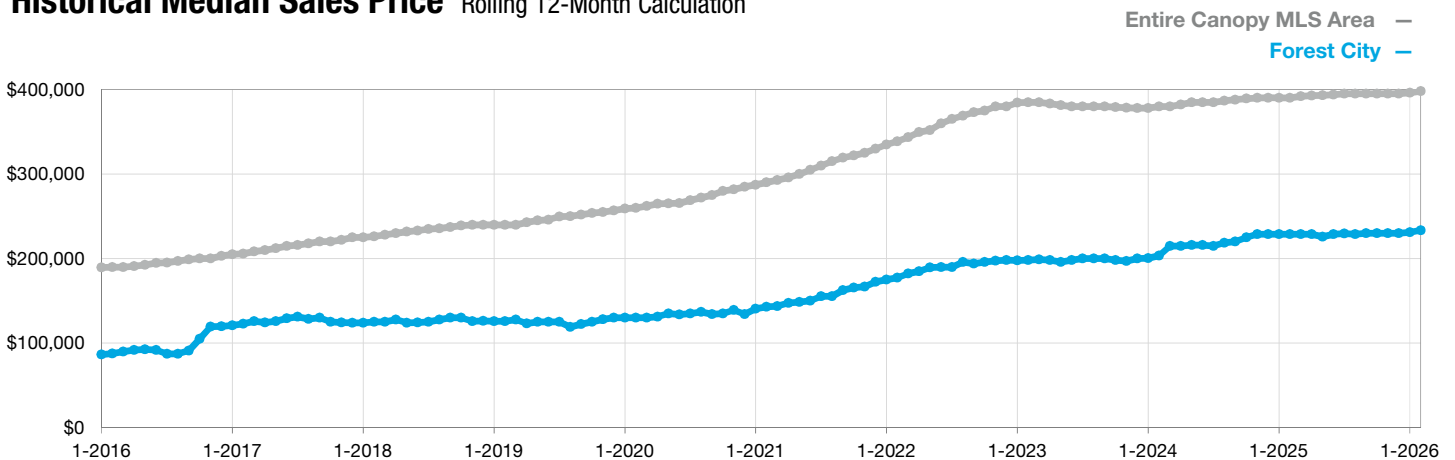
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	13	7	- 46.2%	38	22	- 42.1%
Pending Sales	13	10	- 23.1%	27	25	- 7.4%
Closed Sales	6	10	+ 66.7%	16	21	+ 31.3%
Median Sales Price*	\$179,950	\$222,000	+ 23.4%	\$195,500	\$239,000	+ 22.3%
Average Sales Price*	\$165,567	\$210,800	+ 27.3%	\$208,656	\$233,542	+ 11.9%
Percent of Original List Price Received*	95.5%	95.7%	+ 0.2%	93.7%	94.4%	+ 0.7%
List to Close	88	91	+ 3.4%	104	120	+ 15.4%
Days on Market Until Sale	42	53	+ 26.2%	54	74	+ 37.0%
Cumulative Days on Market Until Sale	42	53	+ 26.2%	63	81	+ 28.6%
Average List Price	\$243,877	\$294,956	+ 20.9%	\$281,005	\$245,572	- 12.6%
Inventory of Homes for Sale	51	39	- 23.5%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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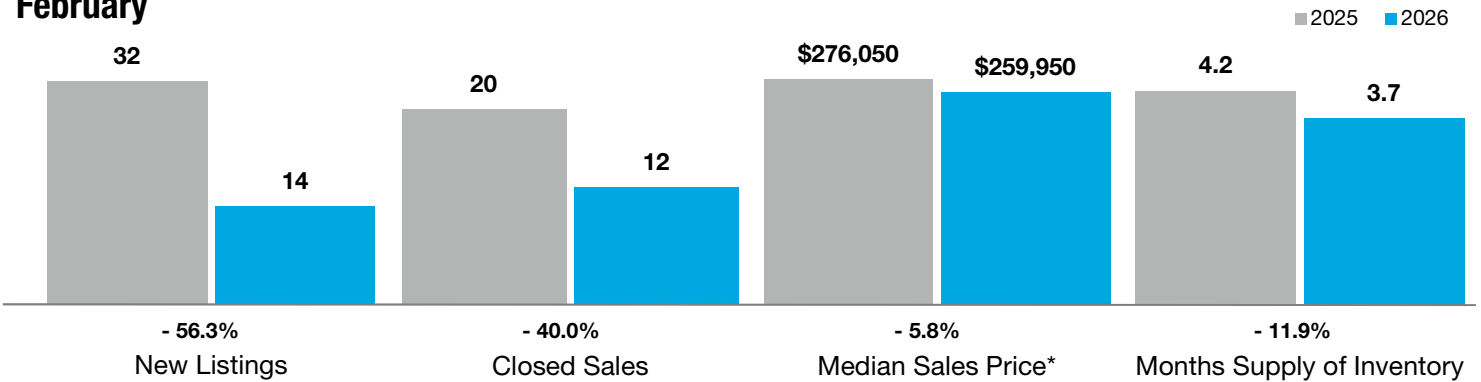
Marion

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	32	14	- 56.3%	52	37	- 28.8%
Pending Sales	15	15	0.0%	39	28	- 28.2%
Closed Sales	20	12	- 40.0%	37	25	- 32.4%
Median Sales Price*	\$276,050	\$259,950	- 5.8%	\$295,000	\$295,000	0.0%
Average Sales Price*	\$290,913	\$329,596	- 17.6%	\$296,693	\$328,534	+ 10.7%
Percent of Original List Price Received*	91.0%	85.1%	- 6.5%	91.8%	87.5%	- 4.7%
List to Close	103	118	+ 14.6%	112	144	+ 28.6%
Days on Market Until Sale	63	133	+ 111.1%	60	126	+ 110.0%
Cumulative Days on Market Until Sale	64	146	+ 128.1%	62	133	+ 114.5%
Average List Price	\$423,750	\$382,029	- 9.8%	\$417,271	\$358,195	- 14.2%
Inventory of Homes for Sale	78	80	+ 2.6%	--	--	--
Months Supply of Inventory	4.2	3.7	- 11.9%	--	--	--

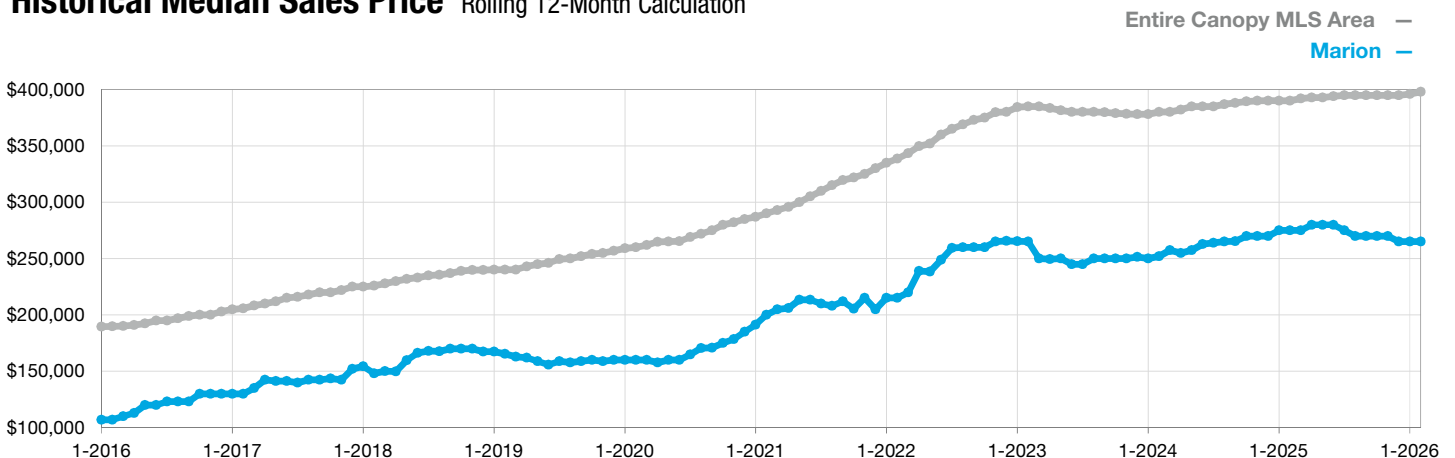
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February



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for February 2026

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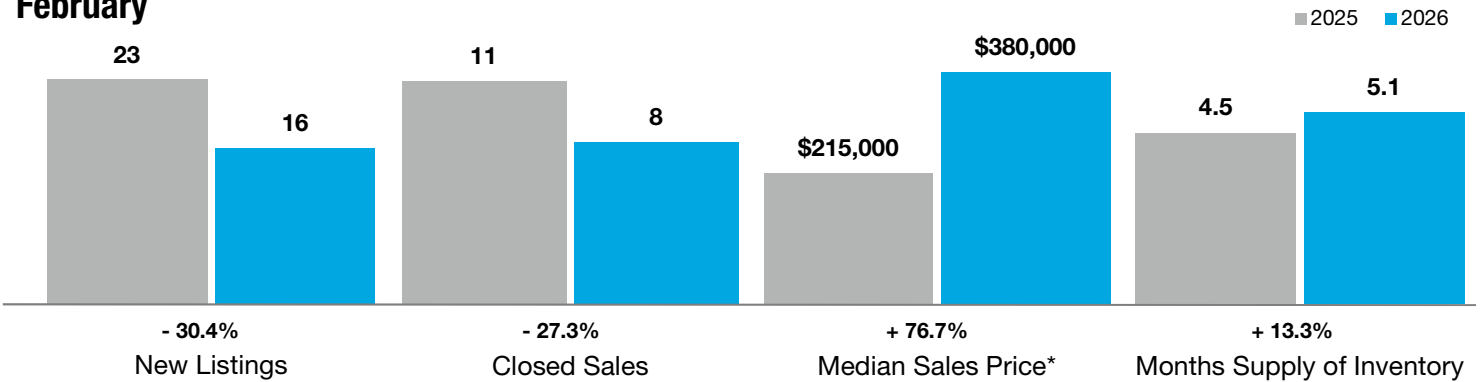
Rutherfordton

North Carolina

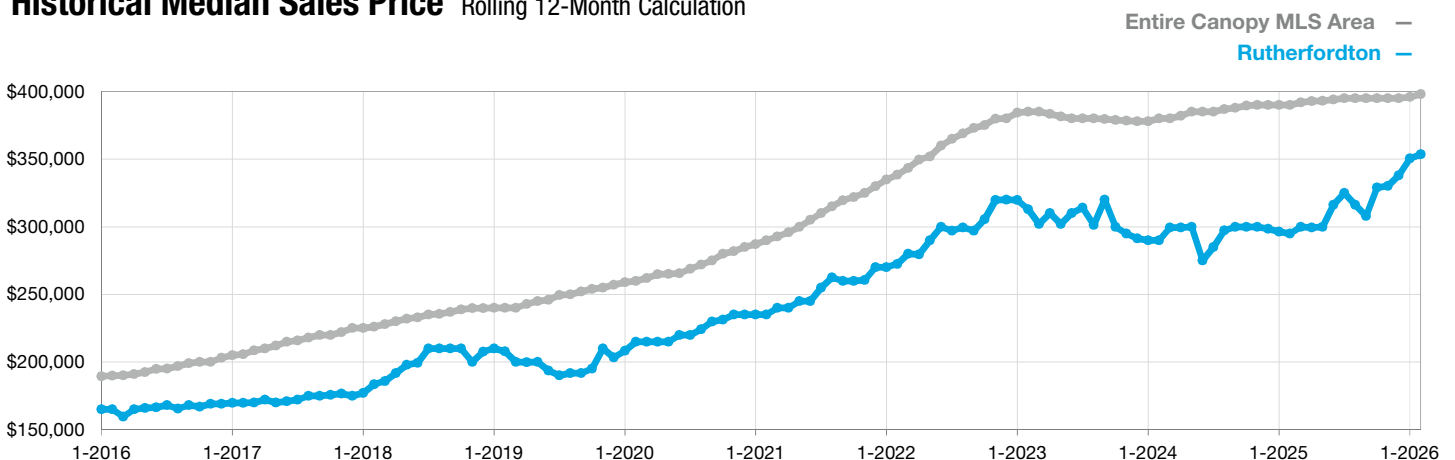
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	23	16	- 30.4%	45	33	- 26.7%
Pending Sales	19	12	- 36.8%	34	25	- 26.5%
Closed Sales	11	8	- 27.3%	24	22	- 8.3%
Median Sales Price*	\$215,000	\$380,000	+ 76.7%	\$232,250	\$380,000	+ 63.6%
Average Sales Price*	\$260,018	\$433,125	+ 66.6%	\$280,800	\$395,364	+ 40.8%
Percent of Original List Price Received*	91.9%	93.1%	+ 1.3%	93.9%	89.4%	- 4.8%
List to Close	86	128	+ 48.8%	79	154	+ 94.9%
Days on Market Until Sale	50	79	+ 58.0%	42	103	+ 145.2%
Cumulative Days on Market Until Sale	51	111	+ 117.6%	48	140	+ 191.7%
Average List Price	\$318,457	\$370,256	+ 16.3%	\$356,795	\$478,303	+ 34.1%
Inventory of Homes for Sale	70	82	+ 17.1%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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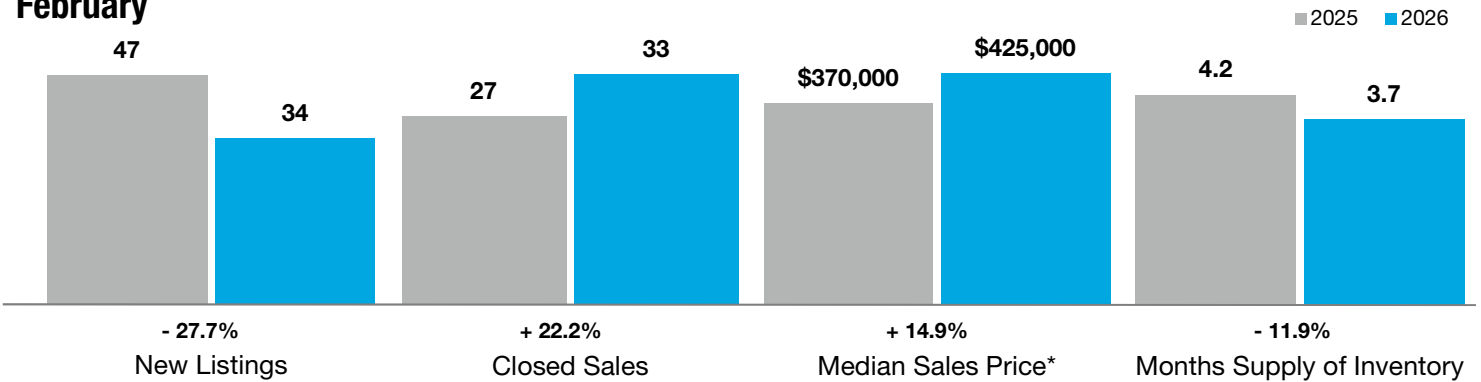
Waynesville

North Carolina

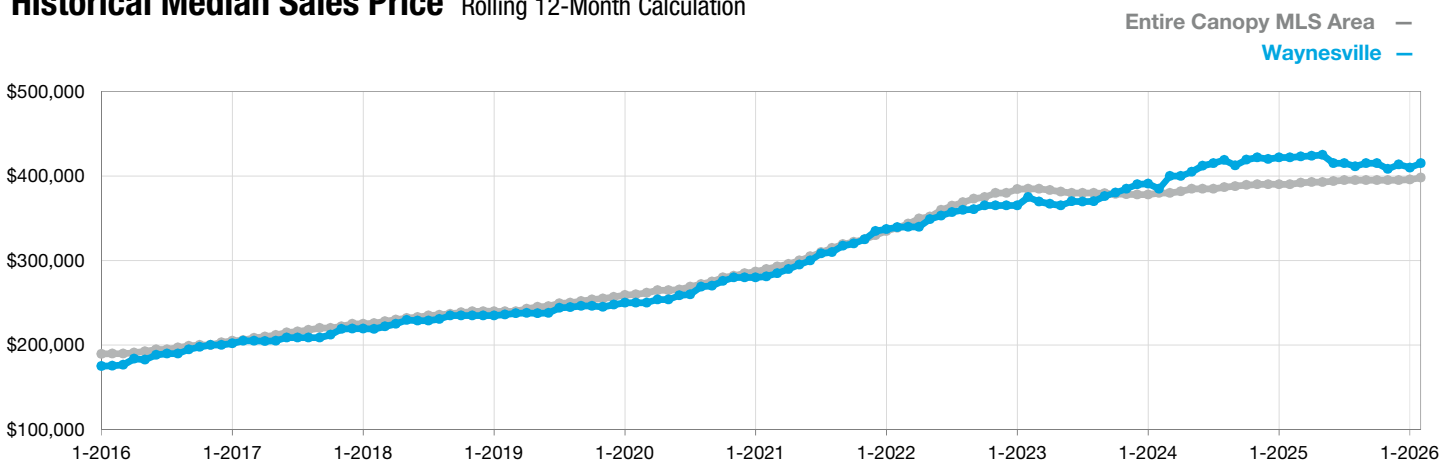
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	47	34	- 27.7%	87	86	- 1.1%
Pending Sales	40	35	- 12.5%	67	68	+ 1.5%
Closed Sales	27	33	+ 22.2%	63	64	+ 1.6%
Median Sales Price*	\$370,000	\$425,000	+ 14.9%	\$400,000	\$409,495	+ 2.4%
Average Sales Price*	\$431,590	\$473,846	+ 9.8%	\$435,105	\$458,114	+ 5.3%
Percent of Original List Price Received*	90.7%	91.8%	+ 1.2%	92.8%	90.3%	- 2.7%
List to Close	146	142	- 2.7%	139	140	+ 0.7%
Days on Market Until Sale	84	82	- 2.4%	76	83	+ 9.2%
Cumulative Days on Market Until Sale	93	99	+ 6.5%	83	95	+ 14.5%
Average List Price	\$516,801	\$522,711	+ 1.1%	\$510,992	\$463,013	- 9.4%
Inventory of Homes for Sale	157	162	+ 3.2%	--	--	--
Months Supply of Inventory	4.2	3.7	- 11.9%	--	--	--

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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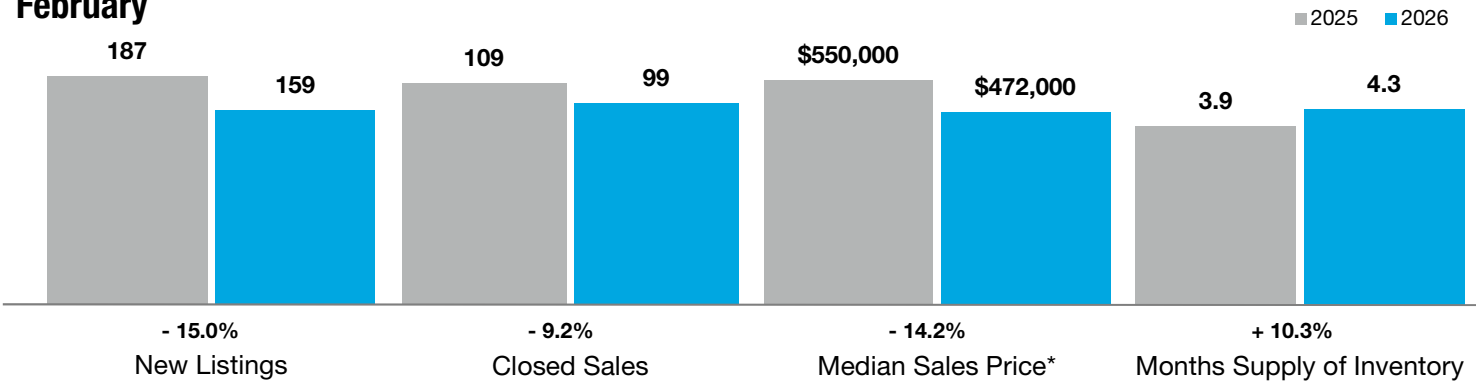
City of Asheville

North Carolina

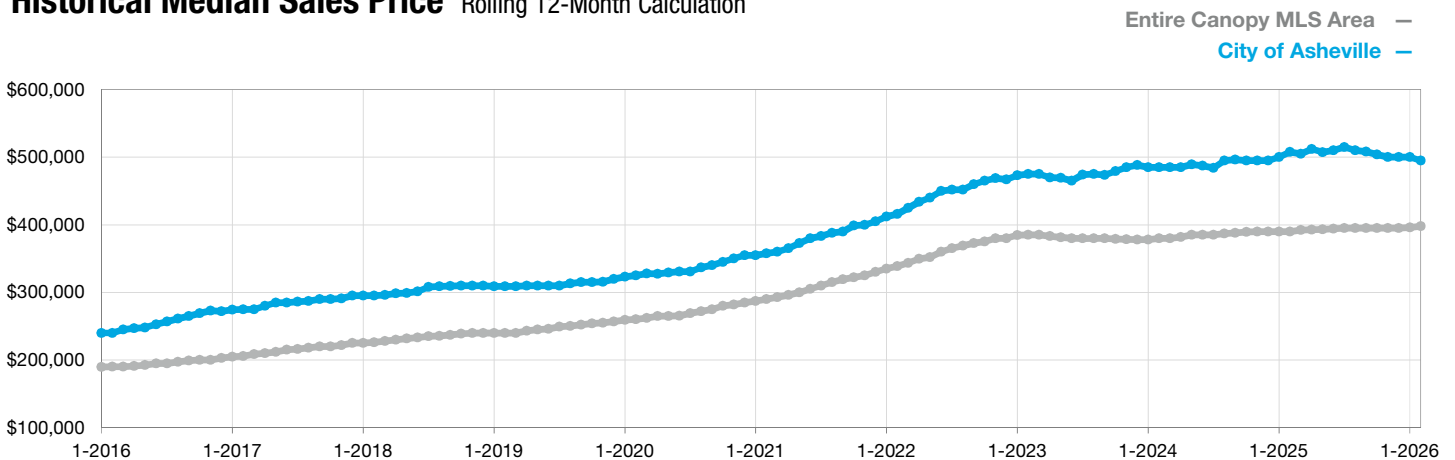
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	187	159	- 15.0%	354	279	- 21.2%
Pending Sales	117	117	0.0%	238	245	+ 2.9%
Closed Sales	109	99	- 9.2%	221	206	- 6.8%
Median Sales Price*	\$550,000	\$472,000	- 14.2%	\$540,000	\$477,500	- 11.6%
Average Sales Price*	\$626,209	\$587,277	- 6.2%	\$628,678	\$646,504	+ 2.8%
Percent of Original List Price Received*	93.3%	88.9%	- 4.7%	93.7%	90.7%	- 3.2%
List to Close	116	148	+ 27.6%	112	142	+ 26.8%
Days on Market Until Sale	70	105	+ 50.0%	64	94	+ 46.9%
Cumulative Days on Market Until Sale	74	118	+ 59.5%	71	106	+ 49.3%
Average List Price	\$722,531	\$782,163	+ 8.3%	\$700,133	\$714,670	+ 2.1%
Inventory of Homes for Sale	513	634	+ 23.6%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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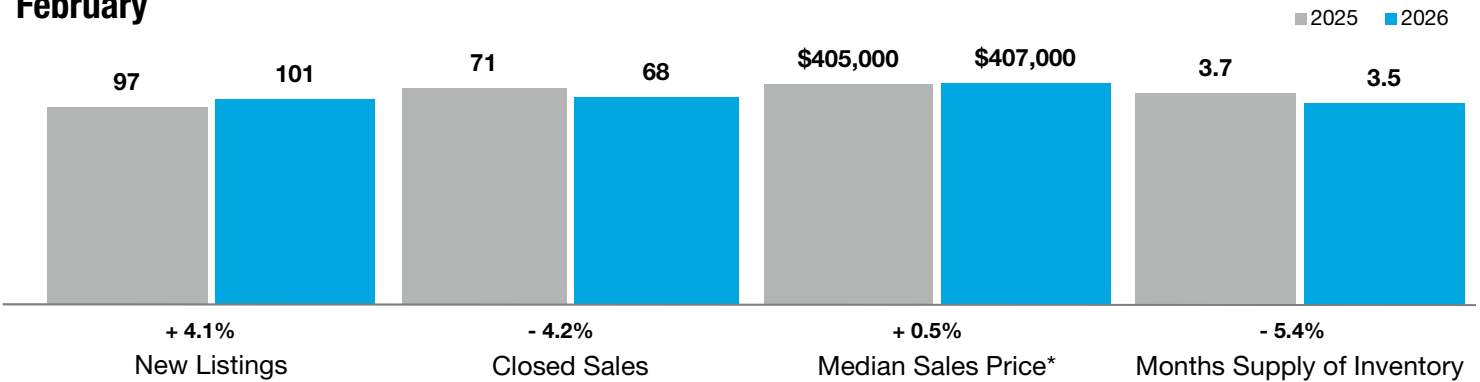
City of Hendersonville

North Carolina

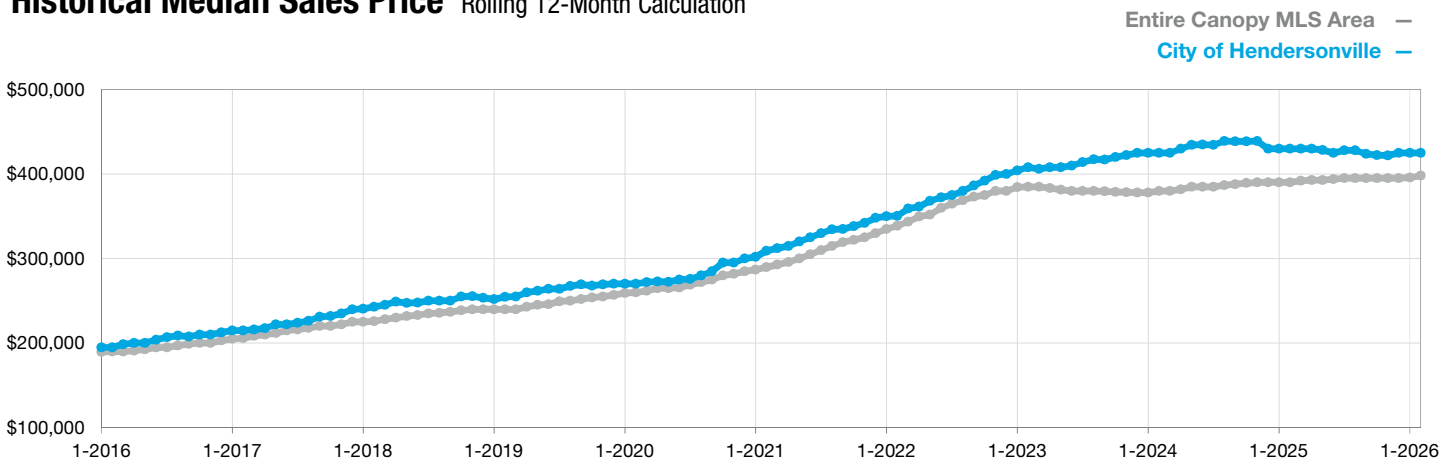
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	97	101	+ 4.1%	217	186	- 14.3%
Pending Sales	70	87	+ 24.3%	154	168	+ 9.1%
Closed Sales	71	68	- 4.2%	143	136	- 4.9%
Median Sales Price*	\$405,000	\$407,000	+ 0.5%	\$405,000	\$419,500	+ 3.6%
Average Sales Price*	\$486,616	\$456,440	- 6.2%	\$473,915	\$477,962	+ 0.9%
Percent of Original List Price Received*	95.5%	93.9%	- 1.7%	95.0%	91.6%	- 3.6%
List to Close	108	123	+ 13.9%	112	132	+ 17.9%
Days on Market Until Sale	55	81	+ 47.3%	57	88	+ 54.4%
Cumulative Days on Market Until Sale	70	96	+ 37.1%	65	98	+ 50.8%
Average List Price	\$492,623	\$580,559	+ 17.9%	\$530,303	\$546,824	+ 3.1%
Inventory of Homes for Sale	318	327	+ 2.8%	--	--	--
Months Supply of Inventory	3.7	3.5	- 5.4%	--	--	--

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2026

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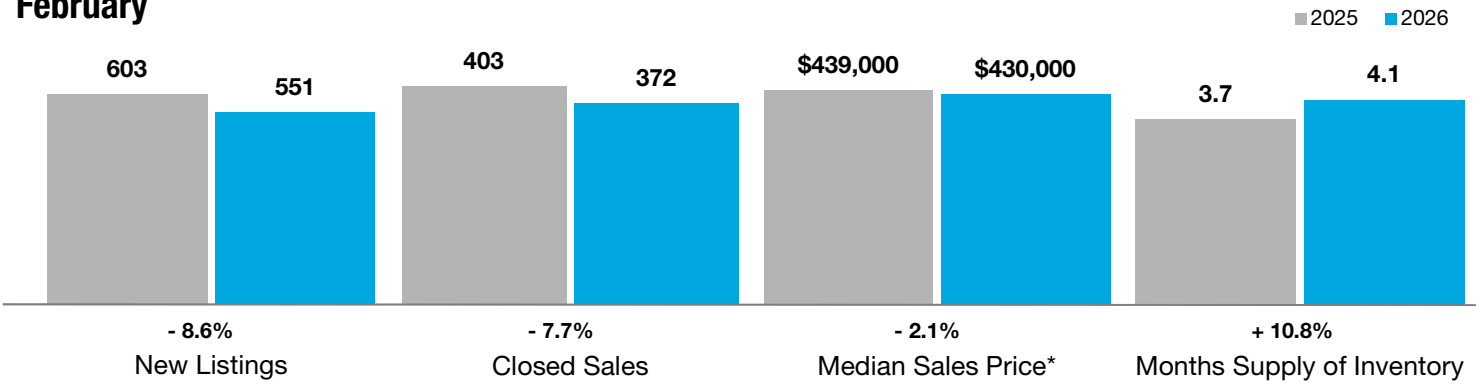
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	603	551	- 8.6%	1,229	1,071	- 12.9%
Pending Sales	441	461	+ 4.5%	913	914	+ 0.1%
Closed Sales	403	372	- 7.7%	825	783	- 5.1%
Median Sales Price*	\$439,000	\$430,000	- 2.1%	\$450,000	\$435,000	- 3.3%
Average Sales Price*	\$533,212	\$507,240	- 4.9%	\$538,765	\$545,954	+ 1.3%
Percent of Original List Price Received*	93.7%	92.2%	- 1.6%	94.2%	91.7%	- 2.7%
List to Close	120	132	+ 10.0%	118	134	+ 13.6%
Days on Market Until Sale	69	89	+ 29.0%	66	87	+ 31.8%
Cumulative Days on Market Until Sale	75	106	+ 41.3%	72	102	+ 41.7%
Average List Price	\$616,923	\$657,381	+ 6.6%	\$616,795	\$621,662	+ 0.8%
Inventory of Homes for Sale	1,854	2,208	+ 19.1%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

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February



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