

Local Market Update for April 2026

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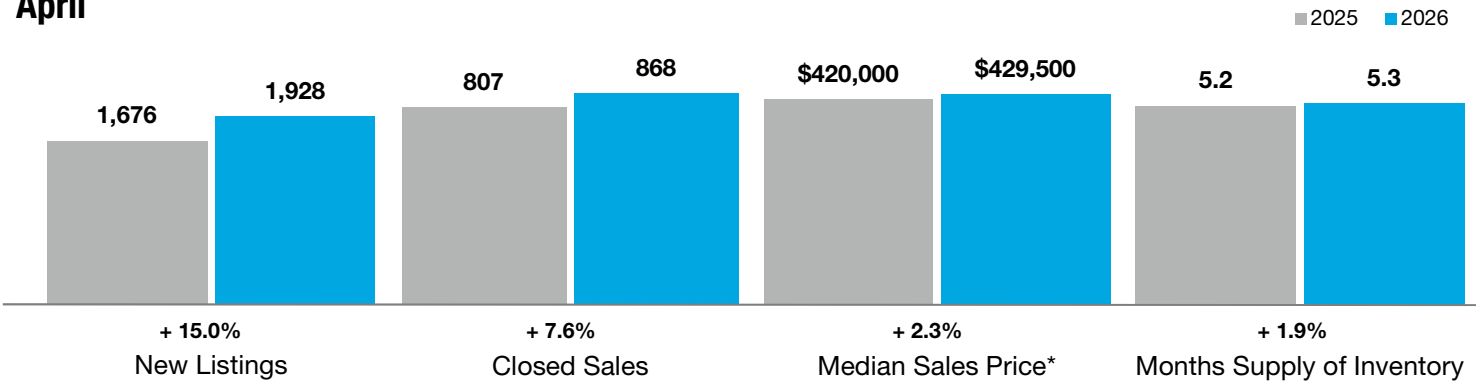
Asheville Region

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

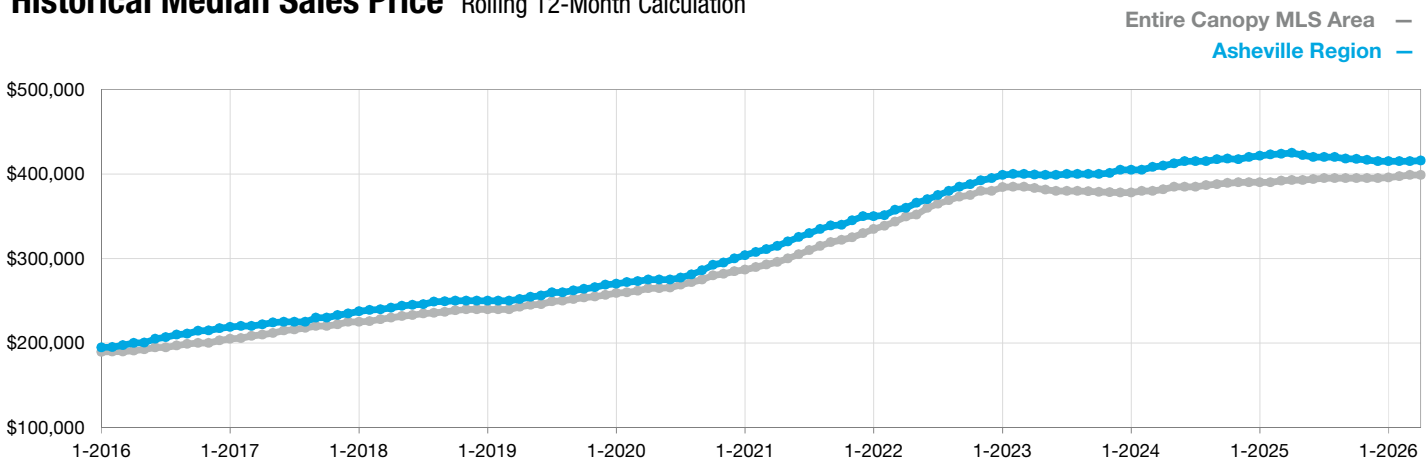
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	1,676	1,928	+ 15.0%	5,012	5,160	+ 3.0%
Pending Sales	826	1,036	+ 25.4%	3,061	3,351	+ 9.5%
Closed Sales	807	868	+ 7.6%	2,808	2,831	+ 0.8%
Median Sales Price*	\$420,000	\$429,500	+ 2.3%	\$414,000	\$415,000	+ 0.2%
Average Sales Price*	\$513,064	\$522,302	+ 1.8%	\$505,467	\$529,900	+ 4.8%
Percent of Original List Price Received*	95.2%	93.8%	- 1.5%	94.2%	92.4%	- 1.9%
List to Close	107	121	+ 13.1%	115	131	+ 13.9%
Days on Market Until Sale	60	76	+ 26.7%	67	86	+ 28.4%
Cumulative Days on Market Until Sale	70	85	+ 21.4%	76	101	+ 32.9%
Average List Price	\$624,155	\$687,732	+ 10.2%	\$597,724	\$632,047	+ 5.7%
Inventory of Homes for Sale	4,005	4,512	+ 12.7%	--	--	--
Months Supply of Inventory	5.2	5.3	+ 1.9%	--	--	--

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

April



Historical Median Sales Price Rolling 12-Month Calculation



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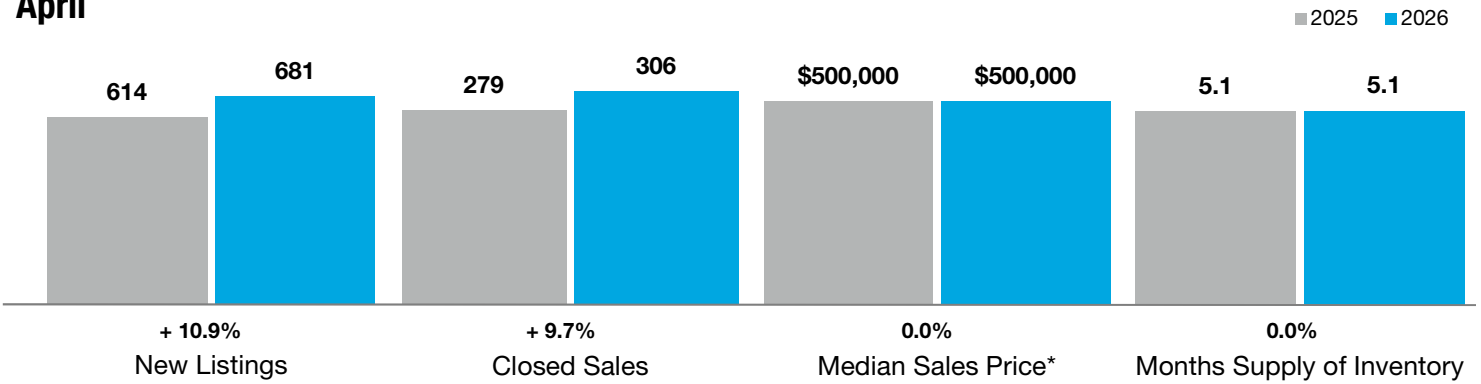
Buncombe County

North Carolina

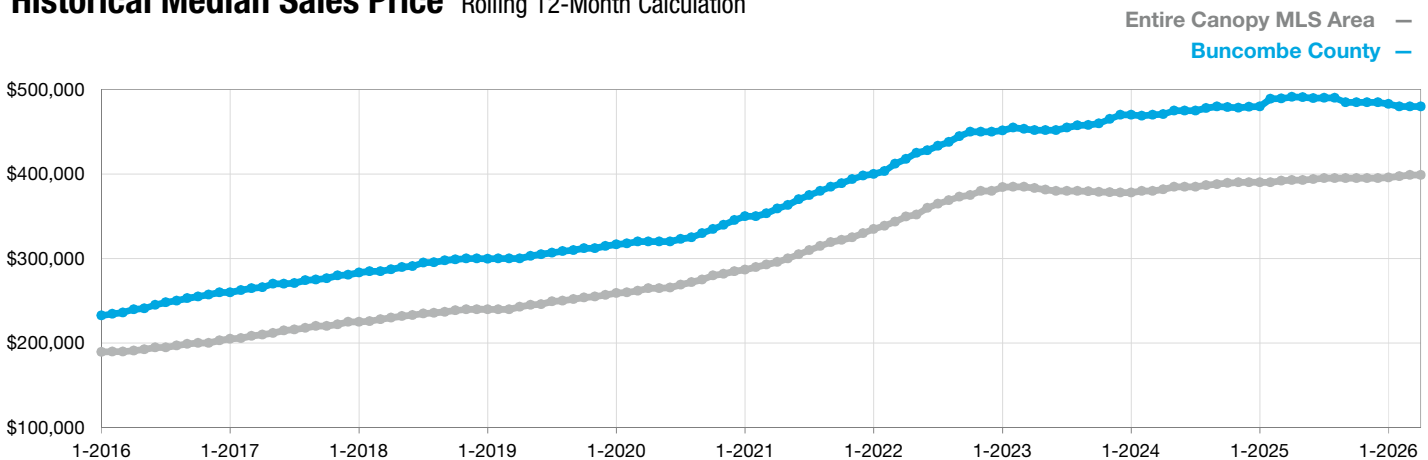
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	614	681	+ 10.9%	1,740	1,774	+ 2.0%
Pending Sales	272	357	+ 31.3%	1,038	1,158	+ 11.6%
Closed Sales	279	306	+ 9.7%	957	975	+ 1.9%
Median Sales Price*	\$500,000	\$500,000	0.0%	\$486,120	\$475,000	- 2.3%
Average Sales Price*	\$630,134	\$630,145	+ 0.0%	\$601,398	\$624,663	+ 3.9%
Percent of Original List Price Received*	95.8%	94.2%	- 1.7%	94.8%	92.6%	- 2.3%
List to Close	94	114	+ 21.3%	106	128	+ 20.8%
Days on Market Until Sale	48	70	+ 45.8%	60	84	+ 40.0%
Cumulative Days on Market Until Sale	55	83	+ 50.9%	68	99	+ 45.6%
Average List Price	\$741,040	\$852,941	+ 15.1%	\$712,874	\$771,311	+ 8.2%
Inventory of Homes for Sale	1,296	1,492	+ 15.1%	--	--	--
Months Supply of Inventory	5.1	5.1	0.0%	--	--	--

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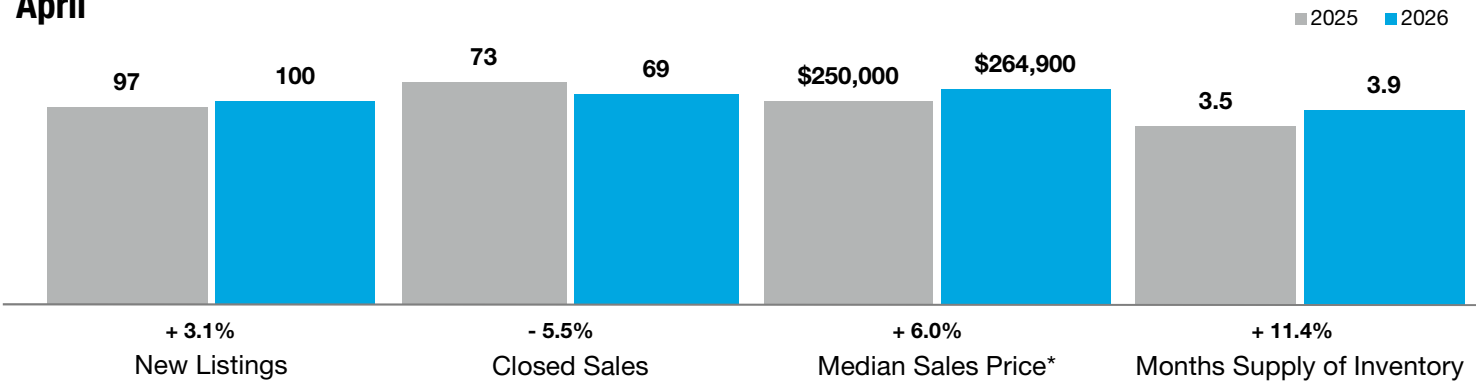
Burke County

North Carolina

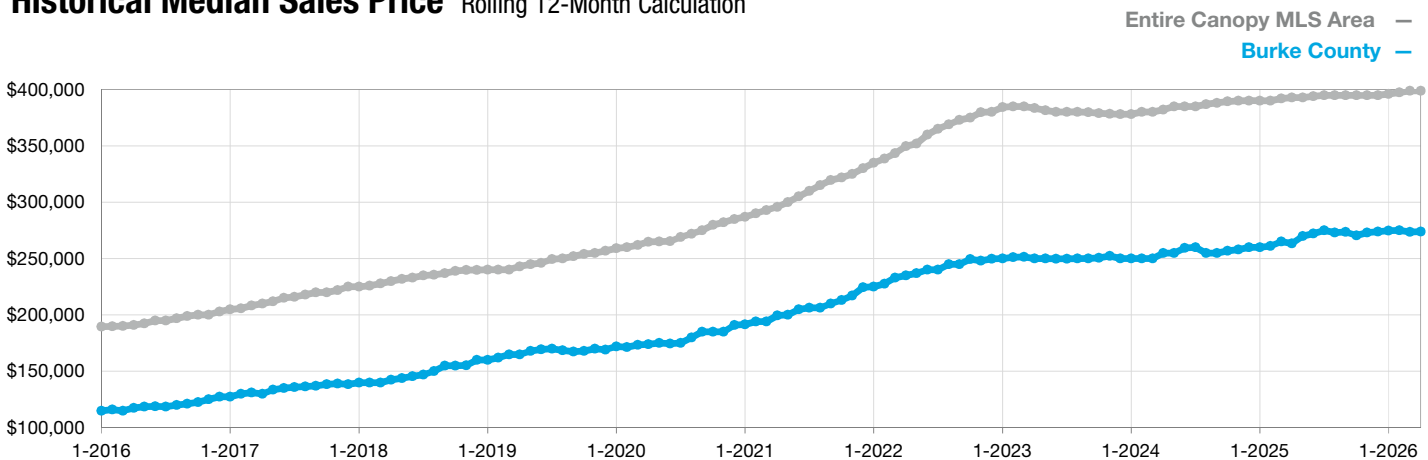
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	97	100	+ 3.1%	362	334	- 7.7%
Pending Sales	75	67	- 10.7%	266	250	- 6.0%
Closed Sales	73	69	- 5.5%	238	212	- 10.9%
Median Sales Price*	\$250,000	\$264,900	+ 6.0%	\$269,900	\$272,250	+ 0.9%
Average Sales Price*	\$283,414	\$319,304	+ 12.7%	\$323,533	\$331,922	+ 2.6%
Percent of Original List Price Received*	94.2%	94.8%	+ 0.6%	93.2%	93.6%	+ 0.4%
List to Close	100	112	+ 12.0%	110	119	+ 8.2%
Days on Market Until Sale	58	69	+ 19.0%	70	77	+ 10.0%
Cumulative Days on Market Until Sale	65	73	+ 12.3%	77	82	+ 6.5%
Average List Price	\$418,955	\$471,883	+ 12.6%	\$394,189	\$406,882	+ 3.2%
Inventory of Homes for Sale	231	238	+ 3.0%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

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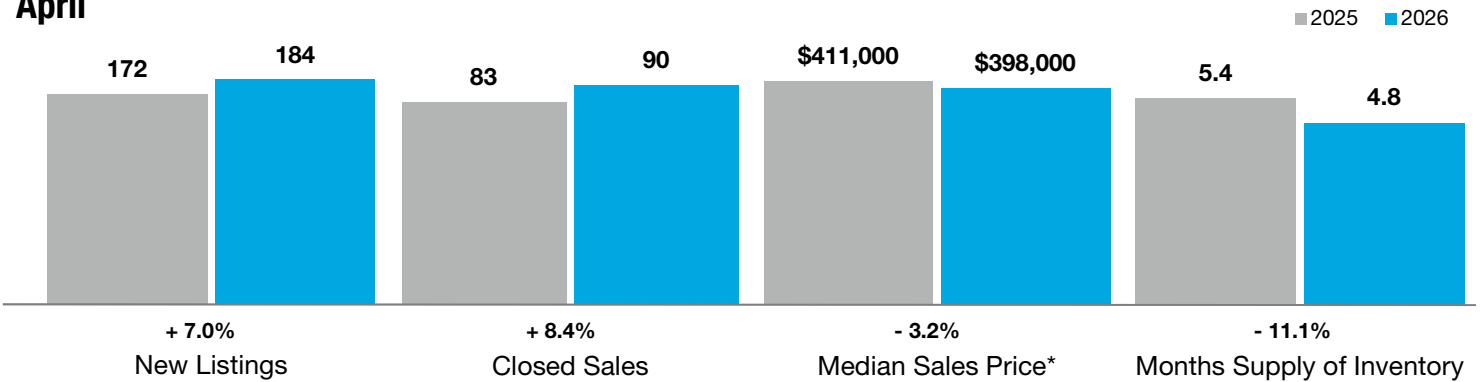
Haywood County

North Carolina

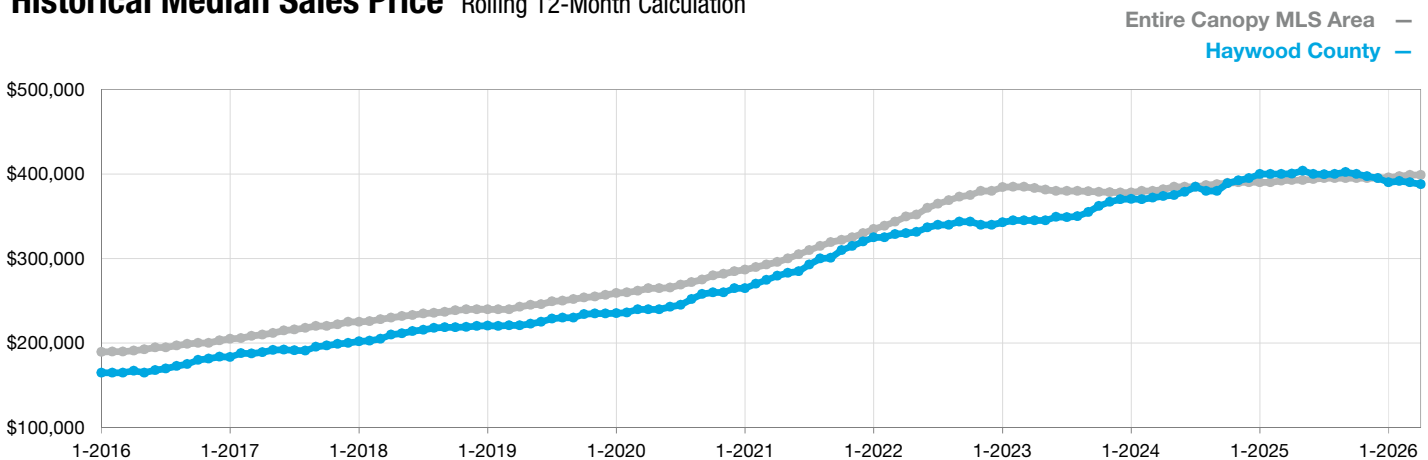
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	172	184	+ 7.0%	500	512	+ 2.4%
Pending Sales	82	97	+ 18.3%	302	344	+ 13.9%
Closed Sales	83	90	+ 8.4%	294	315	+ 7.1%
Median Sales Price*	\$411,000	\$398,000	- 3.2%	\$398,250	\$385,000	- 3.3%
Average Sales Price*	\$513,357	\$433,986	- 15.5%	\$444,087	\$428,551	- 3.5%
Percent of Original List Price Received*	95.1%	93.9%	- 1.3%	93.9%	92.8%	- 1.2%
List to Close	116	107	- 7.8%	125	127	+ 1.6%
Days on Market Until Sale	77	60	- 22.1%	76	78	+ 2.6%
Cumulative Days on Market Until Sale	95	76	- 20.0%	85	97	+ 14.1%
Average List Price	\$476,590	\$526,315	+ 10.4%	\$466,139	\$503,277	+ 8.0%
Inventory of Homes for Sale	424	439	+ 3.5%	--	--	--
Months Supply of Inventory	5.4	4.8	- 11.1%	--	--	--

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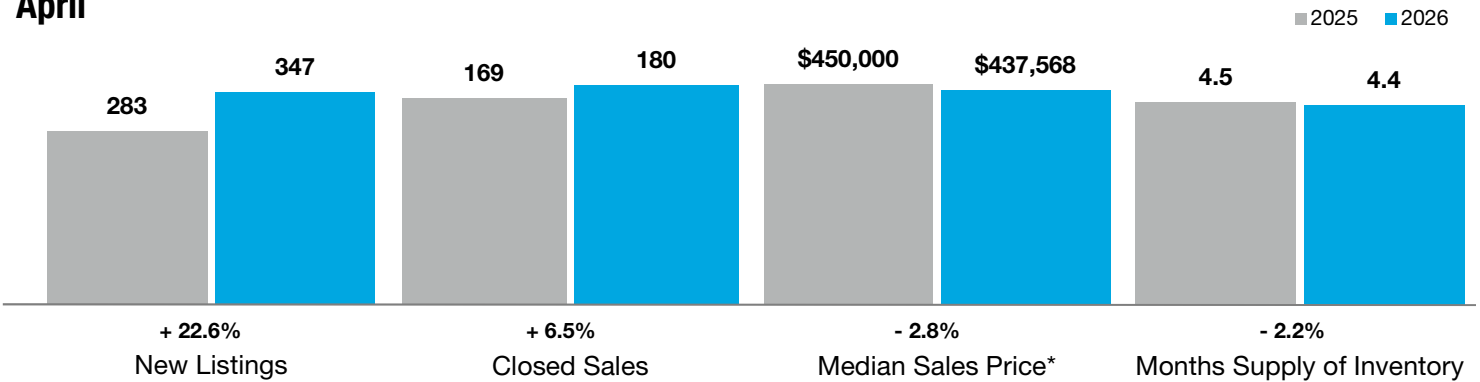
Henderson County

North Carolina

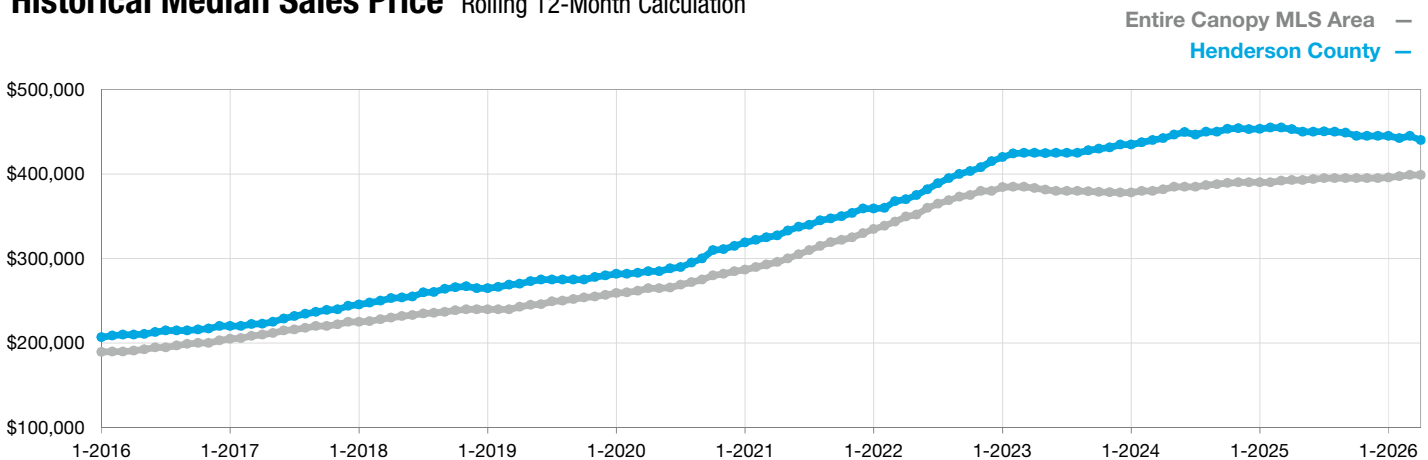
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	283	347	+ 22.6%	887	951	+ 7.2%
Pending Sales	169	203	+ 20.1%	613	692	+ 12.9%
Closed Sales	169	180	+ 6.5%	565	572	+ 1.2%
Median Sales Price*	\$450,000	\$437,568	- 2.8%	\$442,000	\$435,000	- 1.6%
Average Sales Price*	\$491,415	\$499,296	+ 1.6%	\$499,711	\$498,988	- 0.1%
Percent of Original List Price Received*	96.1%	94.8%	- 1.4%	95.8%	93.3%	- 2.6%
List to Close	122	113	- 7.4%	118	126	+ 6.8%
Days on Market Until Sale	70	66	- 5.7%	63	81	+ 28.6%
Cumulative Days on Market Until Sale	77	75	- 2.6%	69	94	+ 36.2%
Average List Price	\$607,915	\$650,813	+ 7.1%	\$588,172	\$603,988	+ 2.7%
Inventory of Homes for Sale	665	720	+ 8.3%	--	--	--
Months Supply of Inventory	4.5	4.4	- 2.2%	--	--	--

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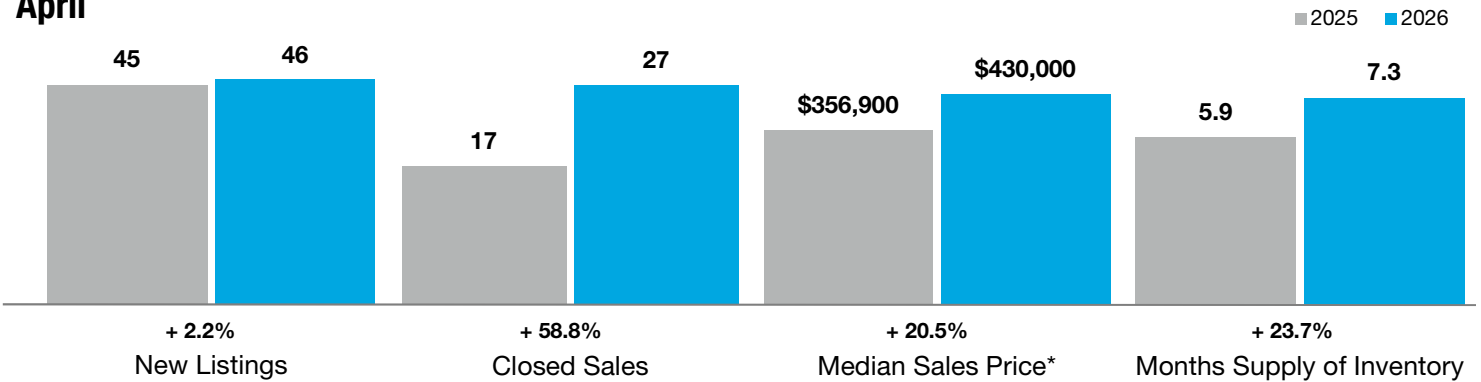
Jackson County

North Carolina

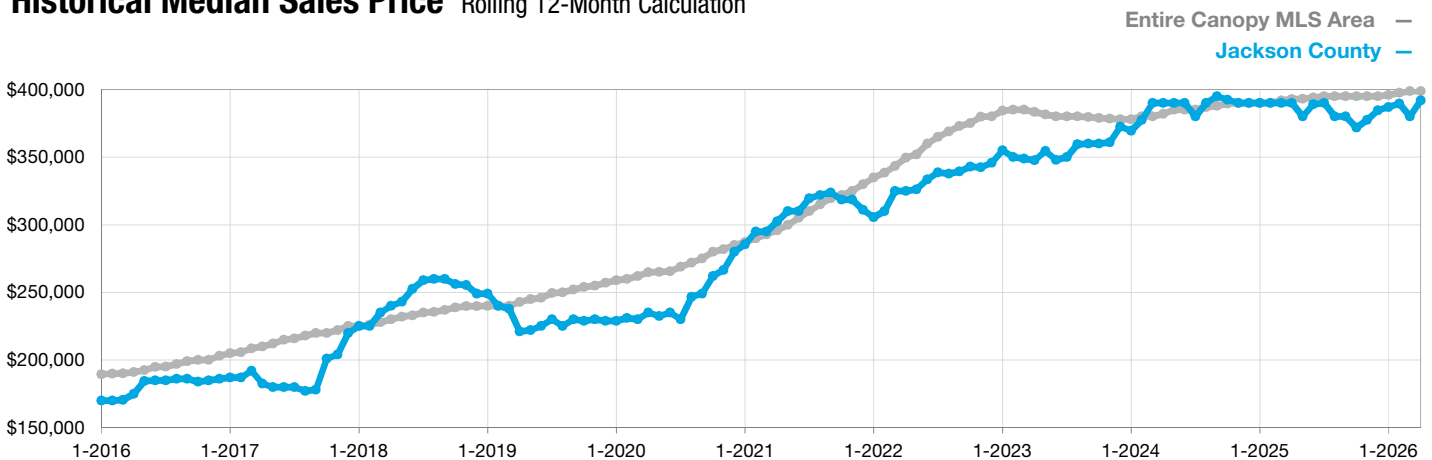
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	45	46	+ 2.2%	132	143	+ 8.3%
Pending Sales	16	16	0.0%	67	68	+ 1.5%
Closed Sales	17	27	+ 58.8%	59	78	+ 32.2%
Median Sales Price*	\$356,900	\$430,000	+ 20.5%	\$399,000	\$422,500	+ 5.9%
Average Sales Price*	\$373,895	\$510,228	+ 36.5%	\$543,715	\$683,152	+ 25.6%
Percent of Original List Price Received*	94.4%	92.6%	- 1.9%	95.1%	90.5%	- 4.8%
List to Close	93	205	+ 120.4%	115	177	+ 53.9%
Days on Market Until Sale	48	185	+ 285.4%	67	133	+ 98.5%
Cumulative Days on Market Until Sale	63	117	+ 85.7%	78	117	+ 50.0%
Average List Price	\$599,633	\$479,216	- 20.1%	\$539,297	\$572,162	+ 6.1%
Inventory of Homes for Sale	118	156	+ 32.2%	--	--	--
Months Supply of Inventory	5.9	7.3	+ 23.7%	--	--	--

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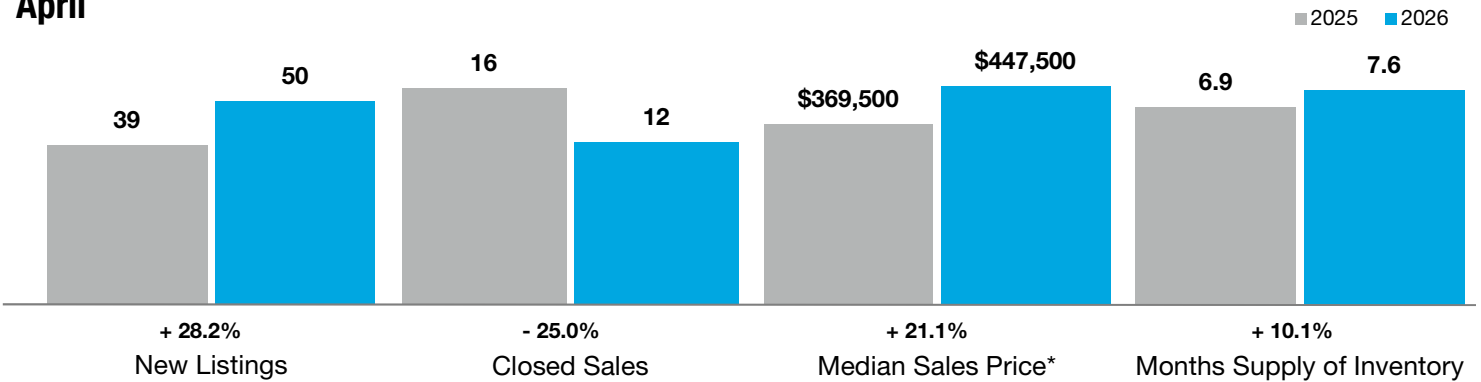
Madison County

North Carolina

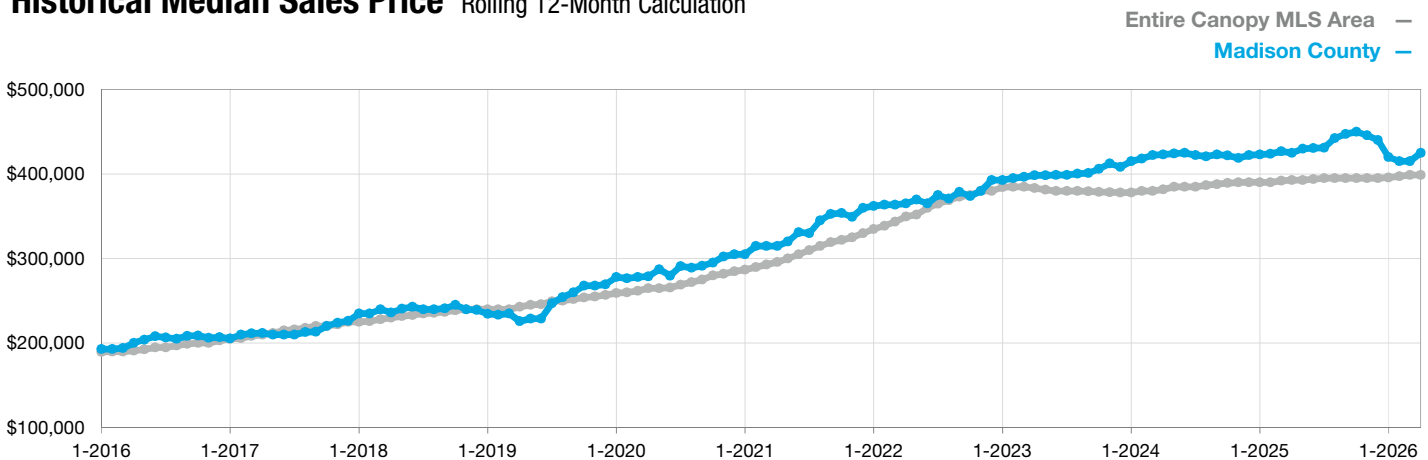
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	39	50	+ 28.2%	116	118	+ 1.7%
Pending Sales	20	23	+ 15.0%	70	67	- 4.3%
Closed Sales	16	12	- 25.0%	66	55	- 16.7%
Median Sales Price*	\$369,500	\$447,500	+ 21.1%	\$450,000	\$400,000	- 11.1%
Average Sales Price*	\$422,805	\$481,983	+ 14.0%	\$477,092	\$461,565	- 3.3%
Percent of Original List Price Received*	98.2%	90.8%	- 7.5%	94.2%	90.5%	- 3.9%
List to Close	97	143	+ 47.4%	135	138	+ 2.2%
Days on Market Until Sale	47	109	+ 131.9%	83	96	+ 15.7%
Cumulative Days on Market Until Sale	69	116	+ 68.1%	102	105	+ 2.9%
Average List Price	\$630,964	\$596,921	- 5.4%	\$616,008	\$622,423	+ 1.0%
Inventory of Homes for Sale	118	136	+ 15.3%	--	--	--
Months Supply of Inventory	6.9	7.6	+ 10.1%	--	--	--

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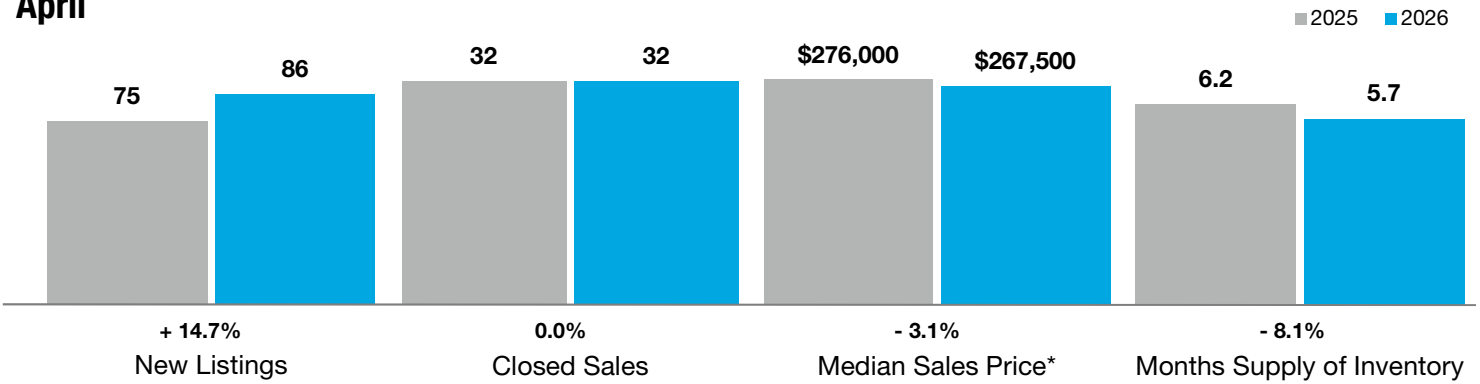
McDowell County

North Carolina

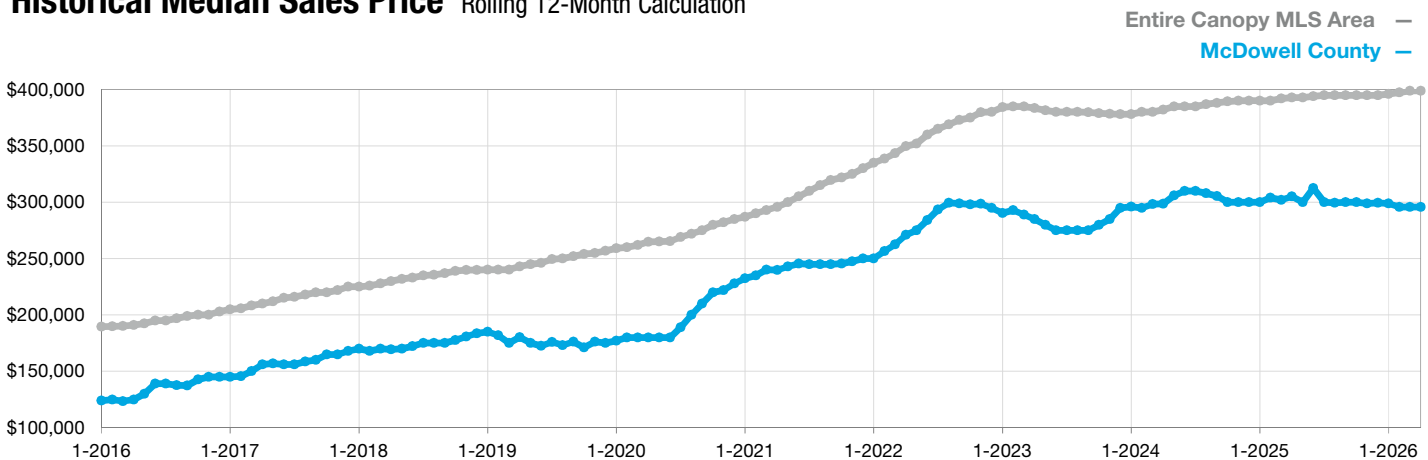
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	75	86	+ 14.7%	220	230	+ 4.5%
Pending Sales	33	44	+ 33.3%	128	129	+ 0.8%
Closed Sales	32	32	0.0%	121	111	- 8.3%
Median Sales Price*	\$276,000	\$267,500	- 3.1%	\$304,500	\$295,000	- 3.1%
Average Sales Price*	\$358,847	\$403,904	+ 12.6%	\$367,407	\$416,853	+ 13.5%
Percent of Original List Price Received*	91.1%	89.8%	- 1.4%	91.6%	89.9%	- 1.9%
List to Close	116	116	0.0%	126	134	+ 6.3%
Days on Market Until Sale	67	61	- 9.0%	74	94	+ 27.0%
Cumulative Days on Market Until Sale	71	87	+ 22.5%	78	115	+ 47.4%
Average List Price	\$531,383	\$558,824	+ 5.2%	\$520,484	\$524,752	+ 0.8%
Inventory of Homes for Sale	184	212	+ 15.2%	--	--	--
Months Supply of Inventory	6.2	5.7	- 8.1%	--	--	--

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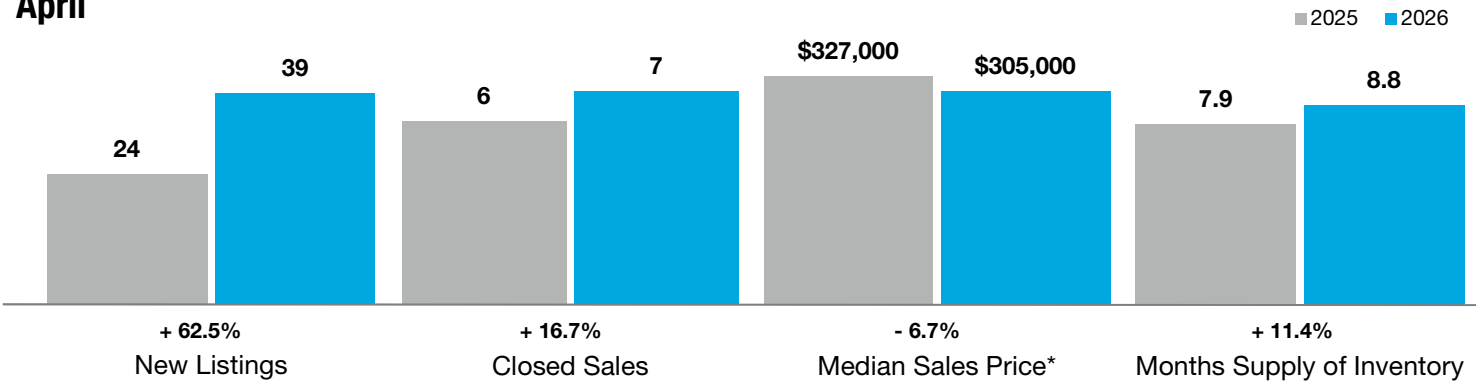
Mitchell County

North Carolina

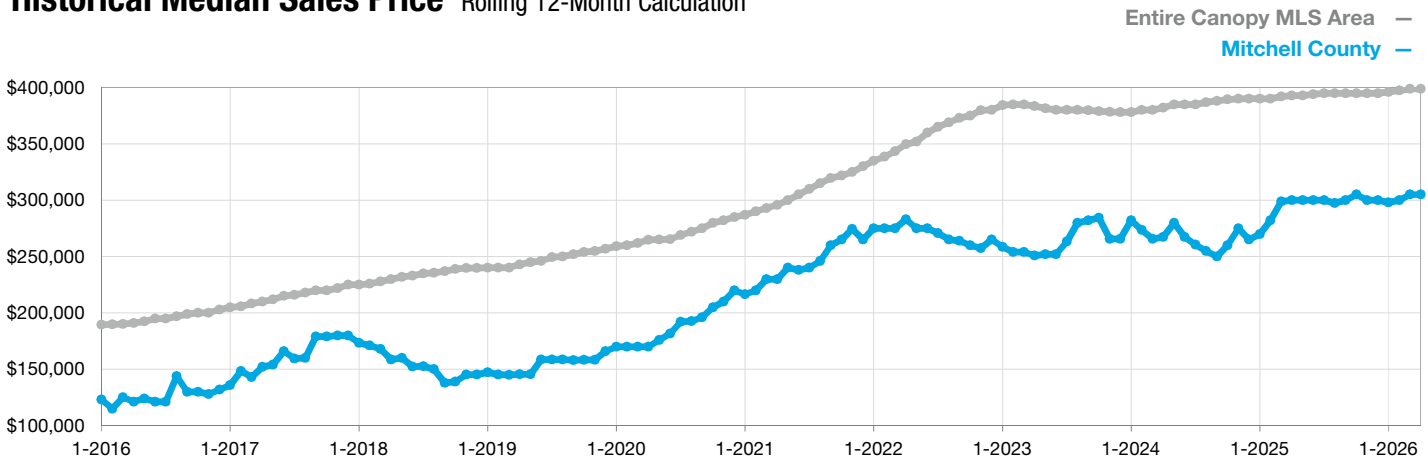
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	24	39	+ 62.5%	73	86	+ 17.8%
Pending Sales	8	15	+ 87.5%	36	40	+ 11.1%
Closed Sales	6	7	+ 16.7%	32	34	+ 6.3%
Median Sales Price*	\$327,000	\$305,000	- 6.7%	\$327,000	\$317,500	- 2.9%
Average Sales Price*	\$355,333	\$395,231	+ 11.2%	\$349,447	\$516,570	+ 47.8%
Percent of Original List Price Received*	98.8%	88.7%	- 10.2%	90.9%	89.4%	- 1.7%
List to Close	180	114	- 36.7%	162	115	- 29.0%
Days on Market Until Sale	92	78	- 15.2%	106	68	- 35.8%
Cumulative Days on Market Until Sale	93	79	- 15.1%	121	94	- 22.3%
Average List Price	\$413,766	\$448,728	+ 8.4%	\$398,145	\$436,614	+ 9.7%
Inventory of Homes for Sale	74	98	+ 32.4%	--	--	--
Months Supply of Inventory	7.9	8.8	+ 11.4%	--	--	--

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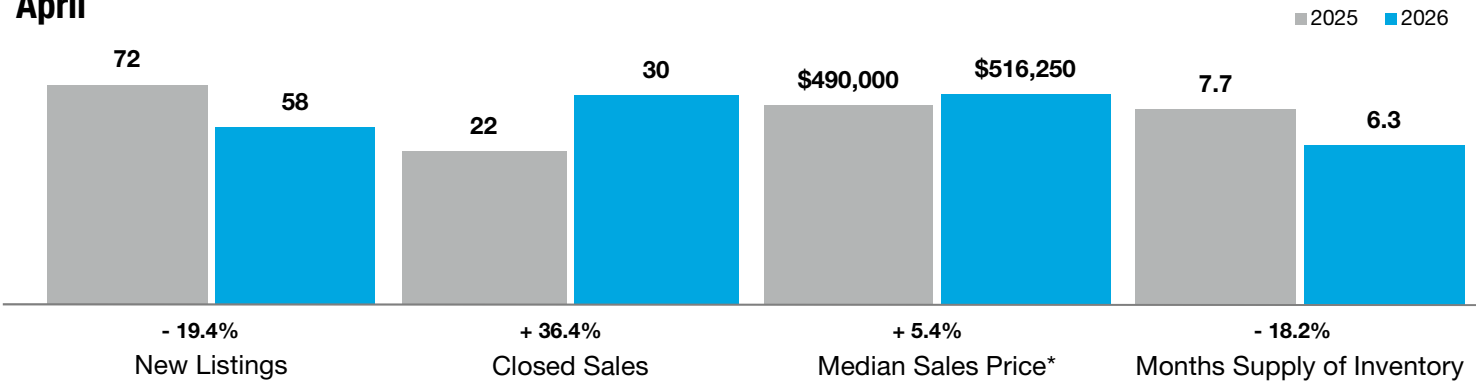
Polk County

North Carolina

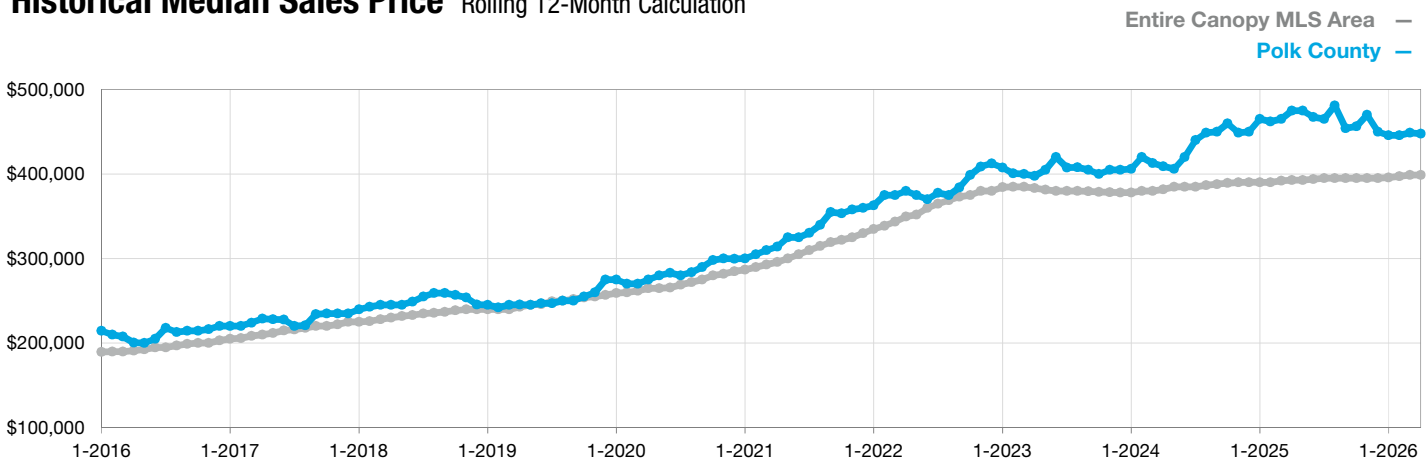
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	72	58	- 19.4%	178	159	- 10.7%
Pending Sales	27	35	+ 29.6%	80	111	+ 38.8%
Closed Sales	22	30	+ 36.4%	69	88	+ 27.5%
Median Sales Price*	\$490,000	\$516,250	+ 5.4%	\$470,000	\$484,750	+ 3.1%
Average Sales Price*	\$481,977	\$644,962	+ 33.8%	\$529,066	\$688,955	+ 30.2%
Percent of Original List Price Received*	91.5%	95.3%	+ 4.2%	91.2%	91.5%	+ 0.3%
List to Close	110	133	+ 20.9%	125	140	+ 12.0%
Days on Market Until Sale	66	96	+ 45.5%	77	97	+ 26.0%
Cumulative Days on Market Until Sale	86	121	+ 40.7%	96	124	+ 29.2%
Average List Price	\$793,319	\$681,160	- 14.1%	\$762,163	\$695,534	- 8.7%
Inventory of Homes for Sale	171	164	- 4.1%	--	--	--
Months Supply of Inventory	7.7	6.3	- 18.2%	--	--	--

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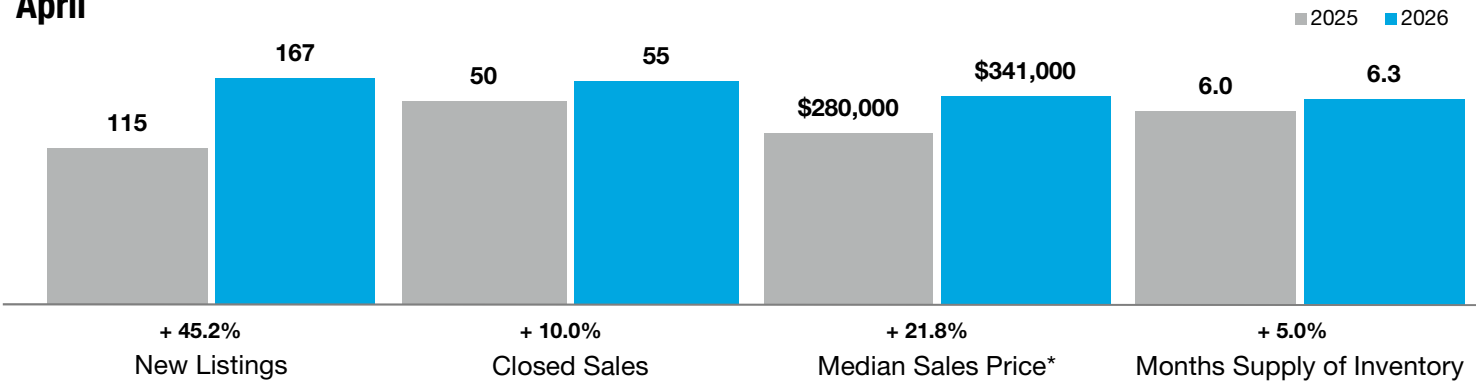
Rutherford County

North Carolina

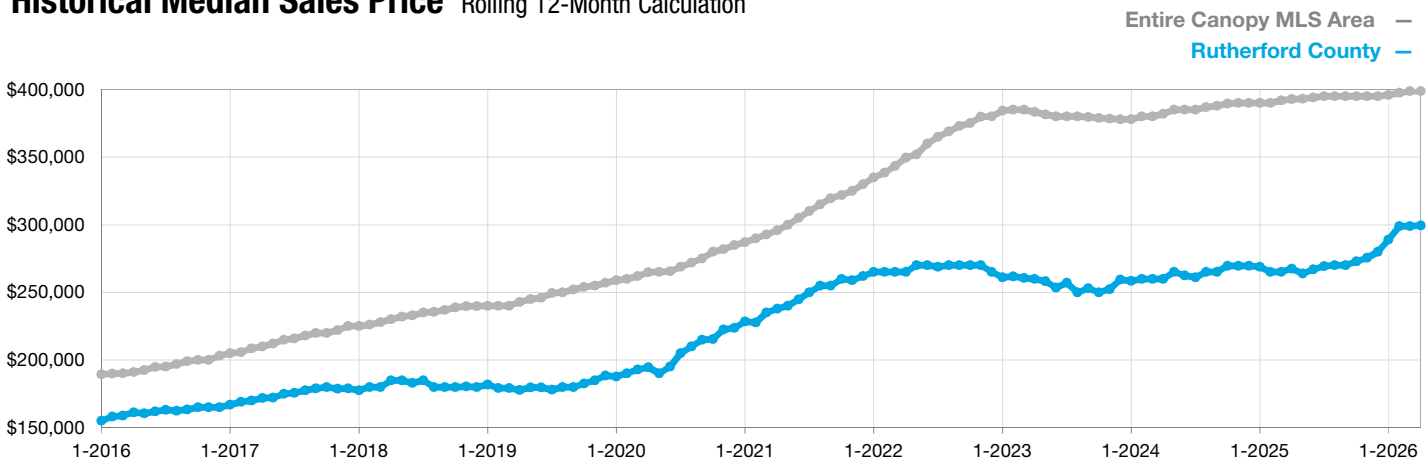
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	115	167	+ 45.2%	381	409	+ 7.3%
Pending Sales	52	90	+ 73.1%	218	240	+ 10.1%
Closed Sales	50	55	+ 10.0%	200	181	- 9.5%
Median Sales Price*	\$280,000	\$341,000	+ 21.8%	\$260,000	\$295,000	+ 13.5%
Average Sales Price*	\$358,823	\$379,548	+ 5.8%	\$326,369	\$404,921	+ 24.1%
Percent of Original List Price Received*	94.7%	92.9%	- 1.9%	93.0%	92.2%	- 0.9%
List to Close	117	141	+ 20.5%	117	134	+ 14.5%
Days on Market Until Sale	69	88	+ 27.5%	71	87	+ 22.5%
Cumulative Days on Market Until Sale	97	103	+ 6.2%	84	108	+ 28.6%
Average List Price	\$480,298	\$508,887	+ 6.0%	\$408,478	\$441,422	+ 8.1%
Inventory of Homes for Sale	336	371	+ 10.4%	--	--	--
Months Supply of Inventory	6.0	6.3	+ 5.0%	--	--	--

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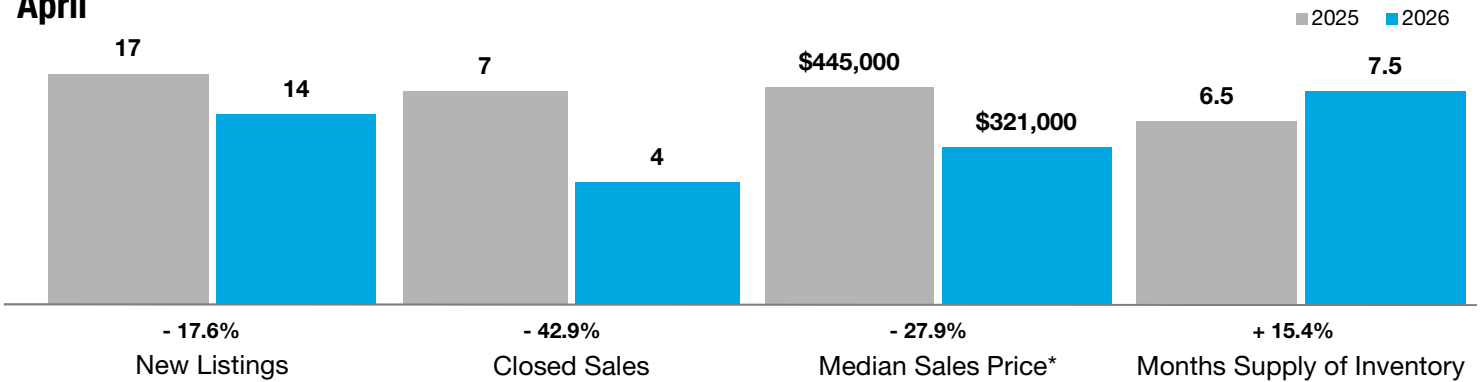
Swain County

North Carolina

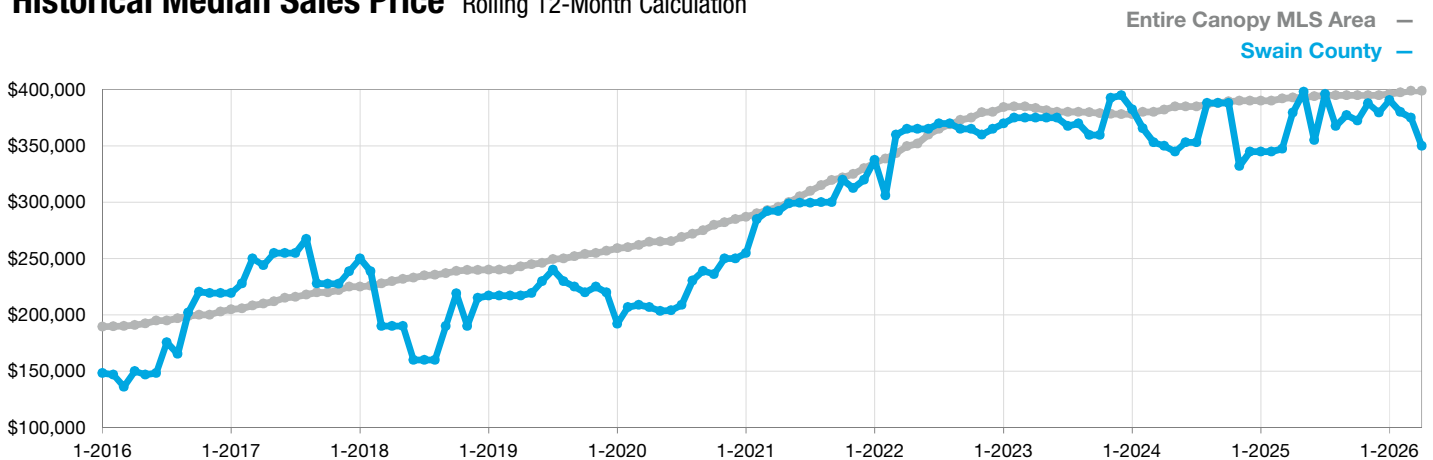
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	17	14	- 17.6%	51	44	- 13.7%
Pending Sales	9	8	- 11.1%	29	16	- 44.8%
Closed Sales	7	4	- 42.9%	28	9	- 67.9%
Median Sales Price*	\$445,000	\$321,000	- 27.9%	\$402,500	\$340,000	- 15.5%
Average Sales Price*	\$432,143	\$365,500	- 15.4%	\$420,471	\$472,167	+ 12.3%
Percent of Original List Price Received*	99.1%	92.0%	- 7.2%	93.5%	92.2%	- 1.4%
List to Close	71	135	+ 90.1%	123	154	+ 25.2%
Days on Market Until Sale	31	91	+ 193.5%	70	106	+ 51.4%
Cumulative Days on Market Until Sale	32	92	+ 187.5%	79	127	+ 60.8%
Average List Price	\$360,165	\$680,663	+ 89.0%	\$528,427	\$646,741	+ 22.4%
Inventory of Homes for Sale	48	45	- 6.3%	--	--	--
Months Supply of Inventory	6.5	7.5	+ 15.4%	--	--	--

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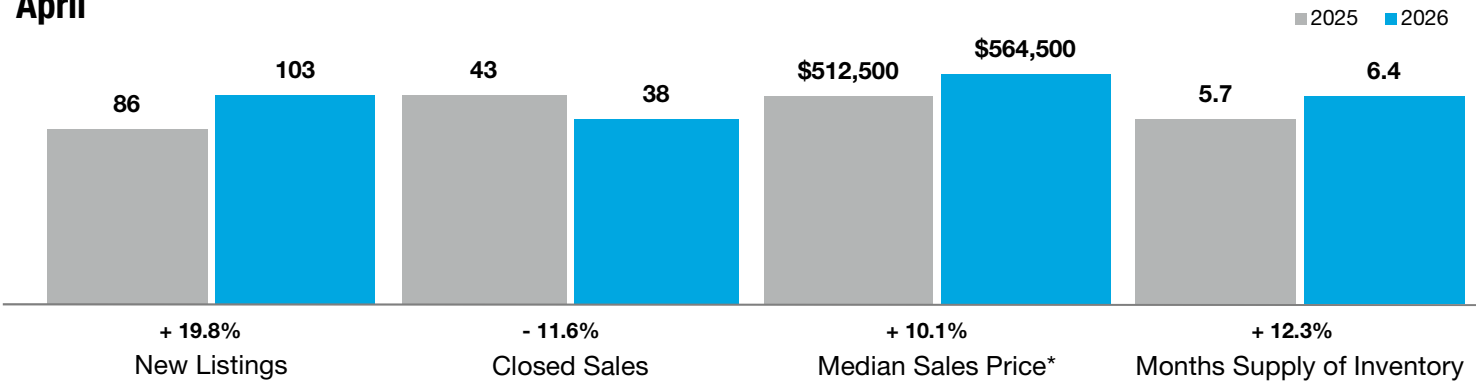
Transylvania County

North Carolina

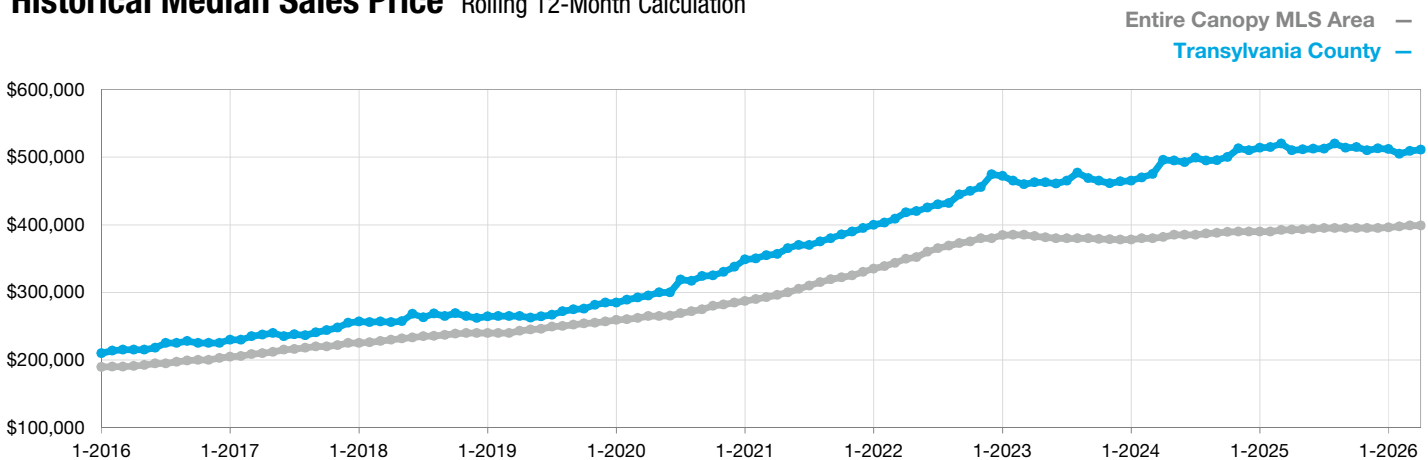
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	86	103	+ 19.8%	260	285	+ 9.6%
Pending Sales	47	56	+ 19.1%	153	166	+ 8.5%
Closed Sales	43	38	- 11.6%	134	140	+ 4.5%
Median Sales Price*	\$512,500	\$564,500	+ 10.1%	\$519,000	\$515,500	- 0.7%
Average Sales Price*	\$691,066	\$646,342	- 6.5%	\$765,727	\$658,685	- 14.0%
Percent of Original List Price Received*	93.8%	91.3%	- 2.7%	92.4%	91.4%	- 1.1%
List to Close	105	149	+ 41.9%	121	144	+ 19.0%
Days on Market Until Sale	65	97	+ 49.2%	77	97	+ 26.0%
Cumulative Days on Market Until Sale	68	119	+ 75.0%	84	114	+ 35.7%
Average List Price	\$711,201	\$949,385	+ 33.5%	\$769,067	\$808,924	+ 5.2%
Inventory of Homes for Sale	224	276	+ 23.2%	--	--	--
Months Supply of Inventory	5.7	6.4	+ 12.3%	--	--	--

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April



Historical Median Sales Price Rolling 12-Month Calculation



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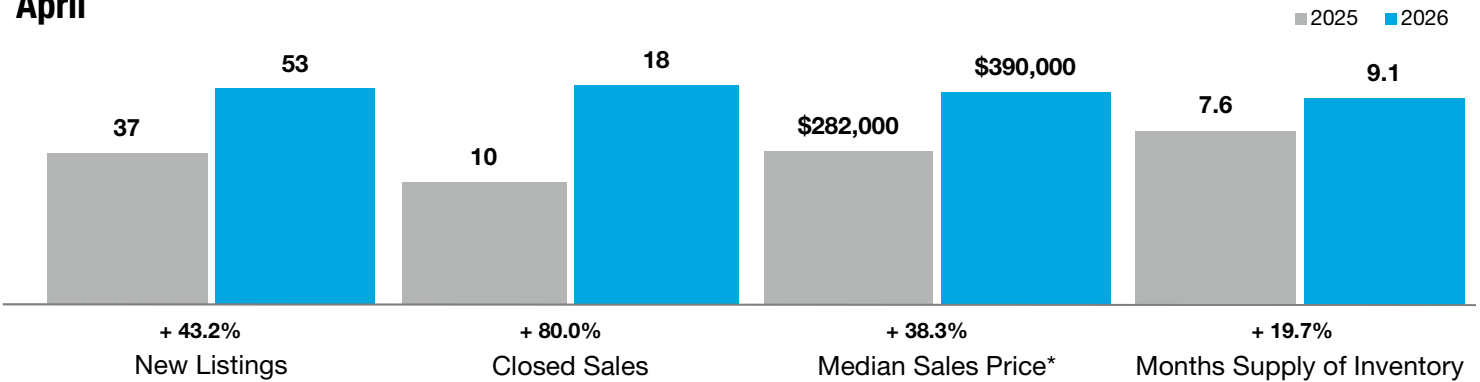
Yancey County

North Carolina

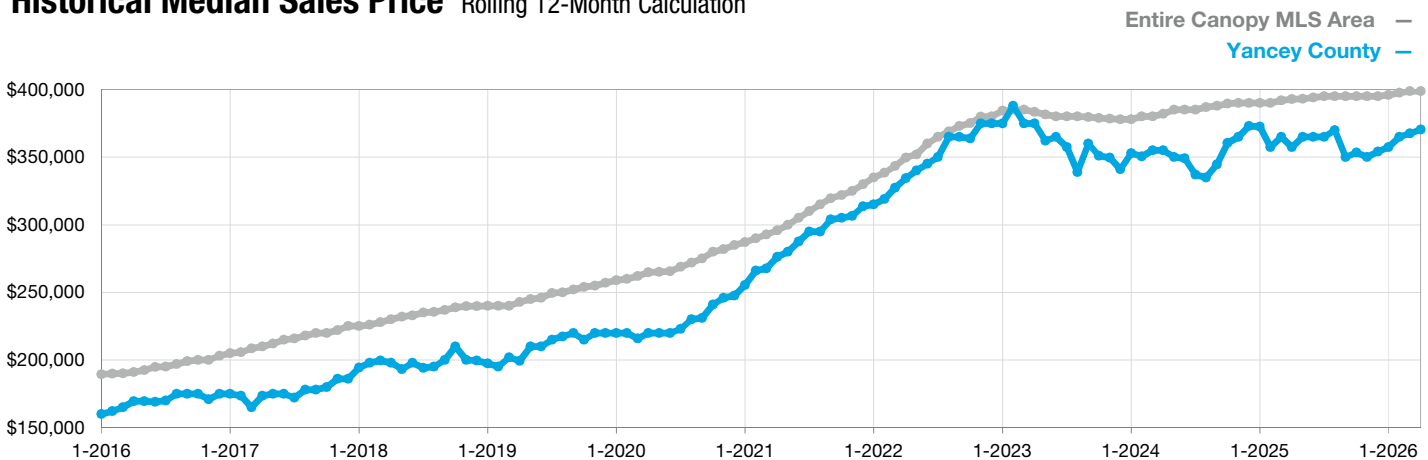
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	37	53	+ 43.2%	112	115	+ 2.7%
Pending Sales	16	25	+ 56.3%	61	70	+ 14.8%
Closed Sales	10	18	+ 80.0%	45	61	+ 35.6%
Median Sales Price*	\$282,000	\$390,000	+ 38.3%	\$320,000	\$390,000	+ 21.9%
Average Sales Price*	\$386,650	\$448,389	+ 16.0%	\$407,211	\$449,644	+ 10.4%
Percent of Original List Price Received*	92.7%	92.3%	- 0.4%	93.4%	89.2%	- 4.5%
List to Close	122	131	+ 7.4%	121	177	+ 46.3%
Days on Market Until Sale	74	87	+ 17.6%	76	127	+ 67.1%
Cumulative Days on Market Until Sale	75	107	+ 42.7%	86	131	+ 52.3%
Average List Price	\$457,825	\$570,781	+ 24.7%	\$501,081	\$579,063	+ 15.6%
Inventory of Homes for Sale	116	165	+ 42.2%	--	--	--
Months Supply of Inventory	7.6	9.1	+ 19.7%	--	--	--

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April



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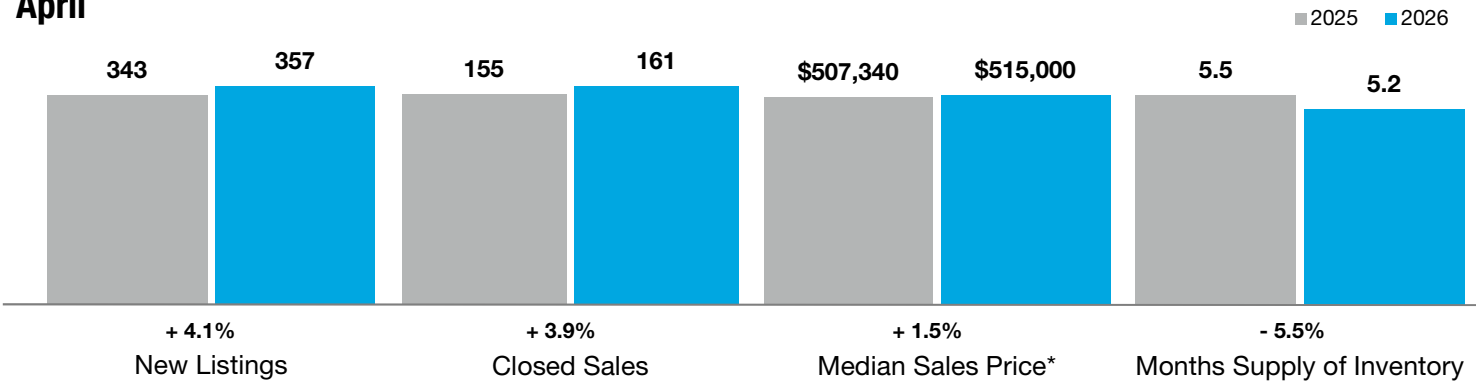
City of Asheville

North Carolina

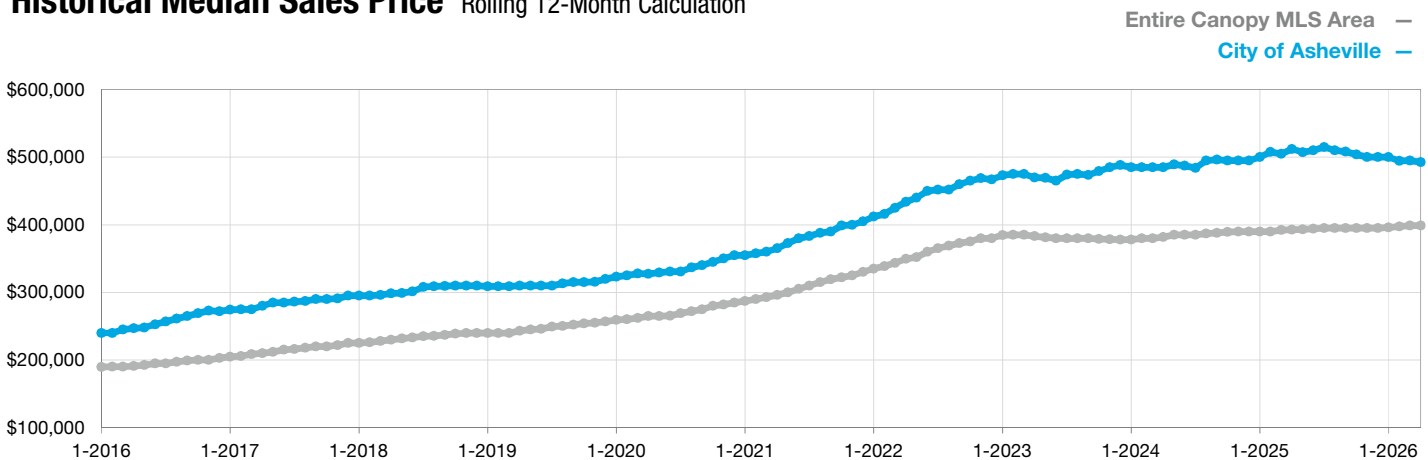
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	343	357	+ 4.1%	956	920	- 3.8%
Pending Sales	151	202	+ 33.8%	551	612	+ 11.1%
Closed Sales	155	161	+ 3.9%	502	513	+ 2.2%
Median Sales Price*	\$507,340	\$515,000	+ 1.5%	\$506,170	\$492,000	- 2.8%
Average Sales Price*	\$634,424	\$674,950	+ 6.4%	\$623,760	\$639,805	+ 2.6%
Percent of Original List Price Received*	95.0%	93.9%	- 1.2%	94.6%	92.1%	- 2.6%
List to Close	90	116	+ 28.9%	98	131	+ 33.7%
Days on Market Until Sale	44	73	+ 65.9%	53	87	+ 64.2%
Cumulative Days on Market Until Sale	49	80	+ 63.3%	60	100	+ 66.7%
Average List Price	\$813,140	\$848,358	+ 4.3%	\$741,315	\$794,600	+ 7.2%
Inventory of Homes for Sale	722	783	+ 8.4%	--	--	--
Months Supply of Inventory	5.5	5.2	- 5.5%	--	--	--

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April



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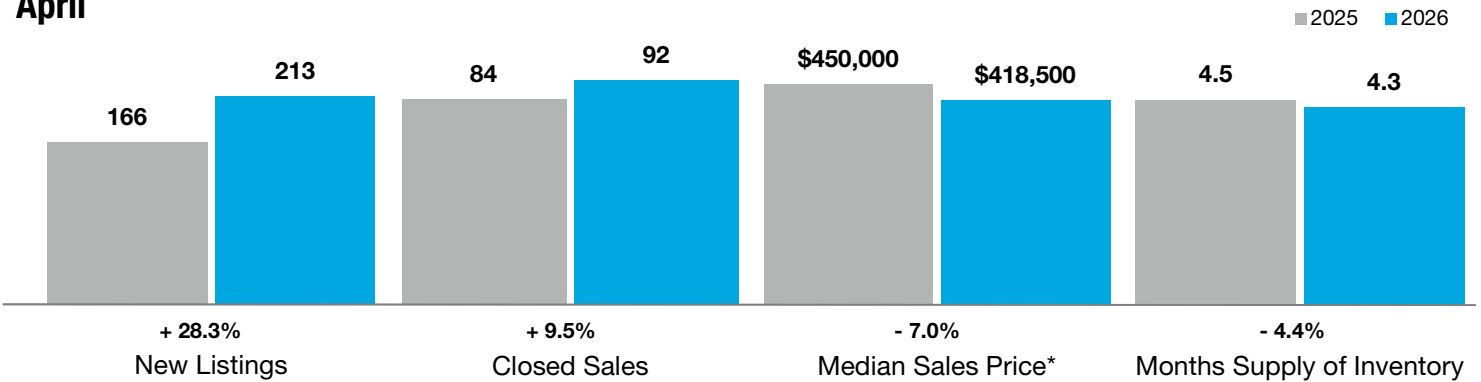
City of Hendersonville

North Carolina

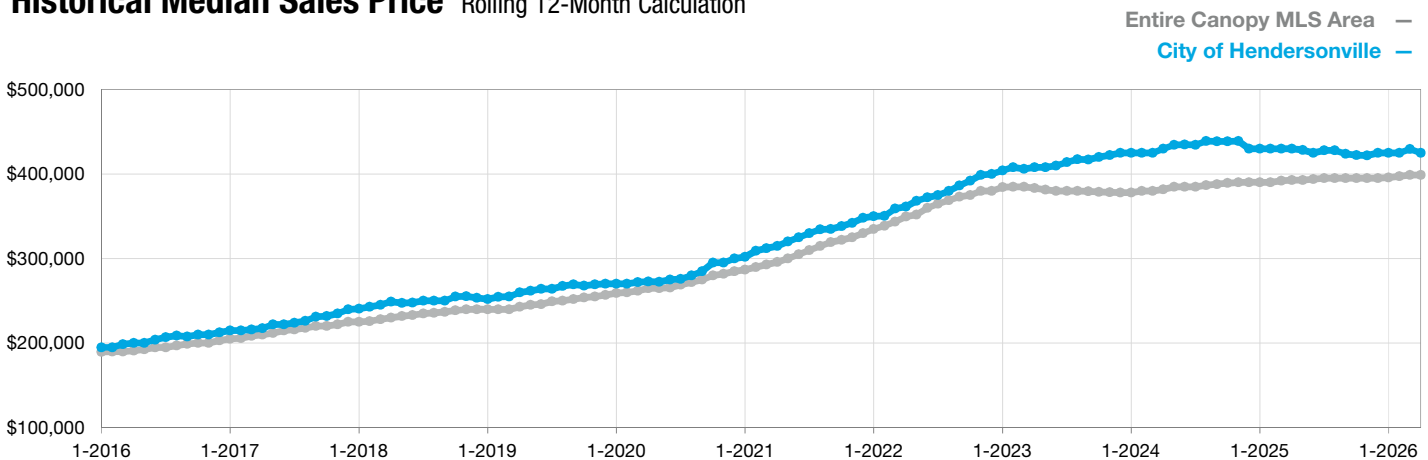
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	166	213	+ 28.3%	514	566	+ 10.1%
Pending Sales	93	122	+ 31.2%	338	400	+ 18.3%
Closed Sales	84	92	+ 9.5%	311	322	+ 3.5%
Median Sales Price*	\$450,000	\$418,500	- 7.0%	\$418,000	\$421,250	+ 0.8%
Average Sales Price*	\$494,071	\$469,088	- 5.1%	\$473,615	\$472,039	- 0.3%
Percent of Original List Price Received*	96.5%	94.9%	- 1.7%	95.8%	93.0%	- 2.9%
List to Close	118	112	- 5.1%	113	124	+ 9.7%
Days on Market Until Sale	68	62	- 8.8%	61	79	+ 29.5%
Cumulative Days on Market Until Sale	77	78	+ 1.3%	69	94	+ 36.2%
Average List Price	\$562,584	\$645,798	+ 14.8%	\$557,908	\$581,466	+ 4.2%
Inventory of Homes for Sale	389	418	+ 7.5%	--	--	--
Months Supply of Inventory	4.5	4.3	- 4.4%	--	--	--

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April



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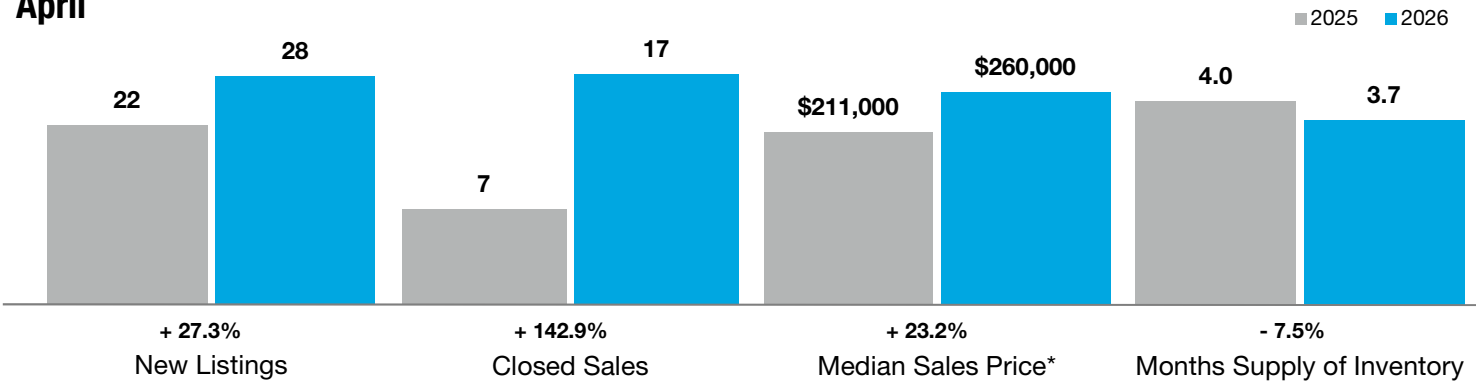
Forest City

North Carolina

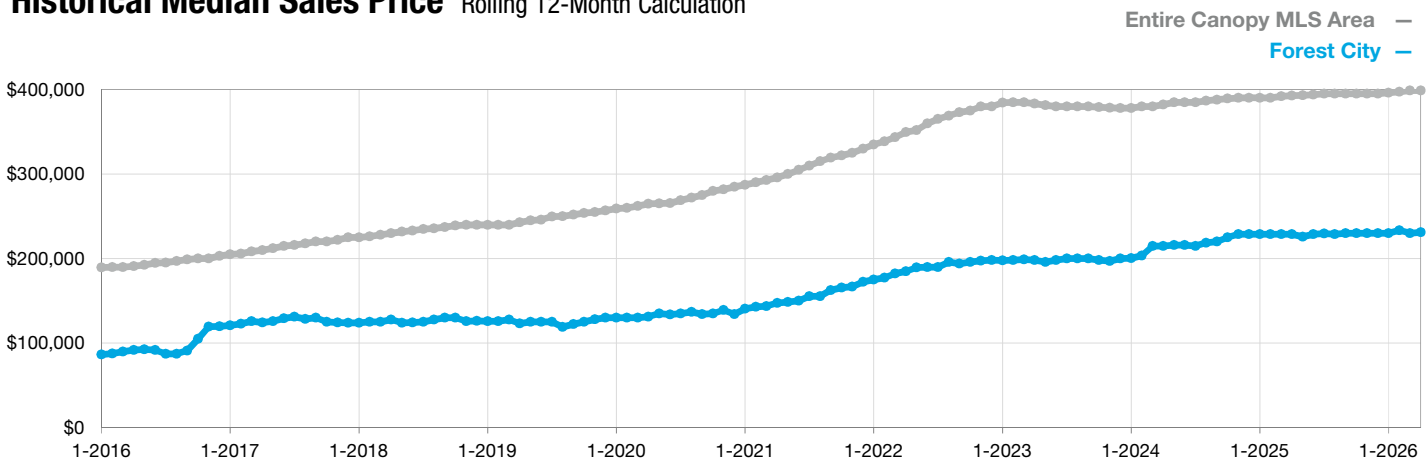
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	22	28	+ 27.3%	79	77	- 2.5%
Pending Sales	17	17	0.0%	56	56	0.0%
Closed Sales	7	17	+ 142.9%	44	49	+ 11.4%
Median Sales Price*	\$211,000	\$260,000	+ 23.2%	\$218,500	\$215,000	- 1.6%
Average Sales Price*	\$244,000	\$278,912	+ 14.3%	\$235,590	\$245,042	+ 4.0%
Percent of Original List Price Received*	92.6%	88.8%	- 4.1%	92.8%	92.0%	- 0.9%
List to Close	64	146	+ 128.1%	104	126	+ 21.2%
Days on Market Until Sale	19	99	+ 421.1%	57	82	+ 43.9%
Cumulative Days on Market Until Sale	40	137	+ 242.5%	65	105	+ 61.5%
Average List Price	\$267,008	\$266,082	- 0.3%	\$281,482	\$277,249	- 1.5%
Inventory of Homes for Sale	57	50	- 12.3%	--	--	--
Months Supply of Inventory	4.0	3.7	- 7.5%	--	--	--

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April



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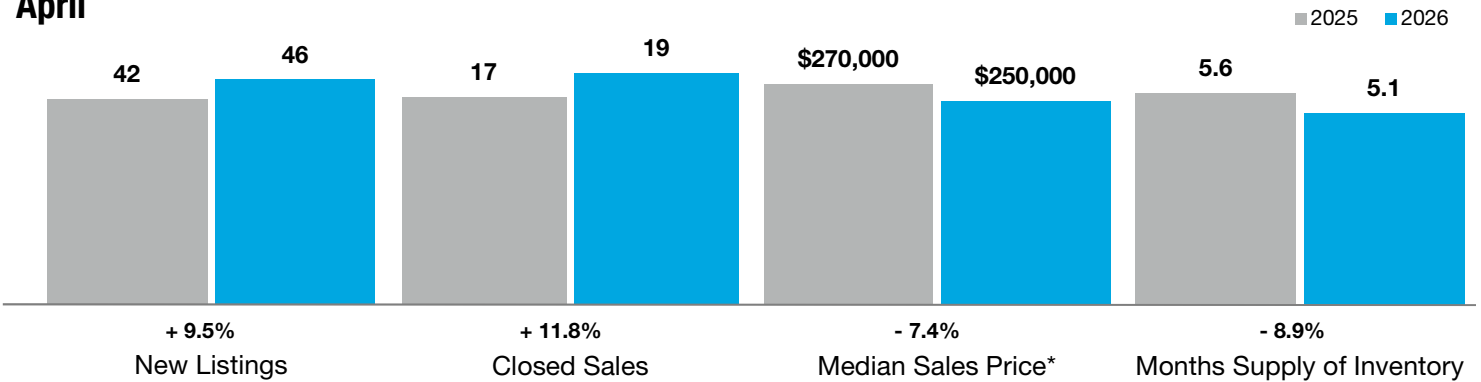
Marion

North Carolina

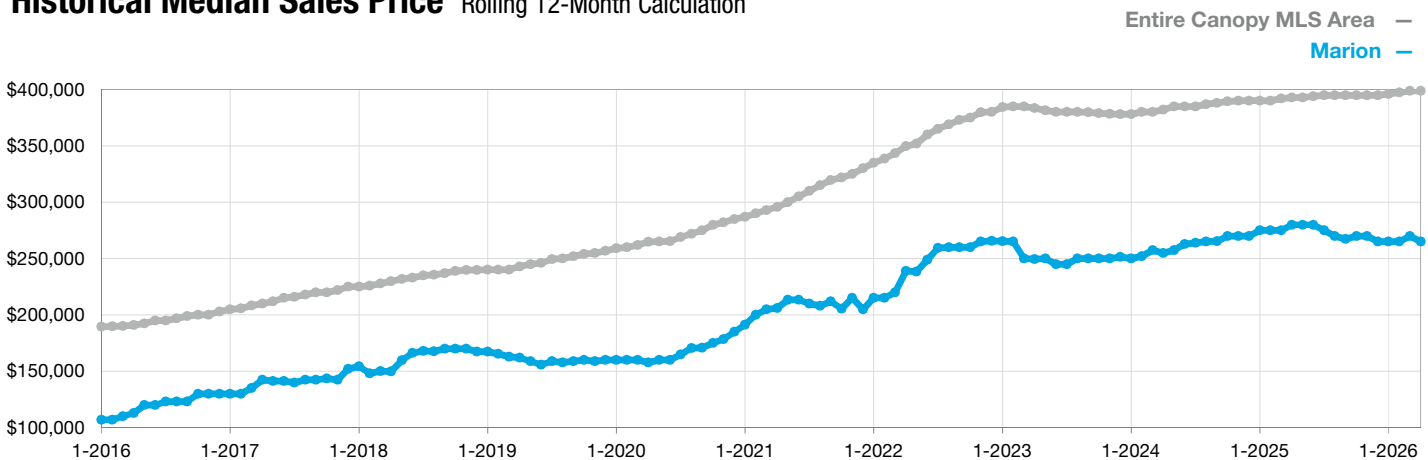
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	42	46	+ 9.5%	121	129	+ 6.6%
Pending Sales	18	29	+ 61.1%	72	74	+ 2.8%
Closed Sales	17	19	+ 11.8%	69	63	- 8.7%
Median Sales Price*	\$270,000	\$250,000	- 7.4%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$283,647	\$318,558	+ 12.3%	\$287,957	\$321,657	+ 11.7%
Percent of Original List Price Received*	90.9%	89.5%	- 1.5%	91.8%	89.2%	- 2.8%
List to Close	130	130	0.0%	125	141	+ 12.8%
Days on Market Until Sale	78	76	- 2.6%	73	103	+ 41.1%
Cumulative Days on Market Until Sale	78	119	+ 52.6%	74	126	+ 70.3%
Average List Price	\$347,885	\$416,155	+ 19.6%	\$373,474	\$397,255	+ 6.4%
Inventory of Homes for Sale	101	115	+ 13.9%	--	--	--
Months Supply of Inventory	5.6	5.1	- 8.9%	--	--	--

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April



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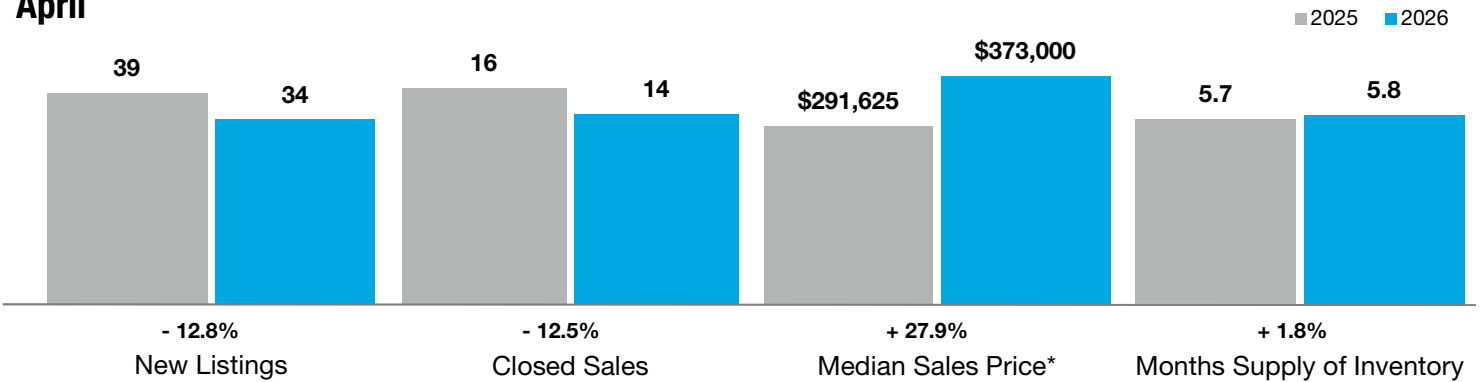
Rutherfordton

North Carolina

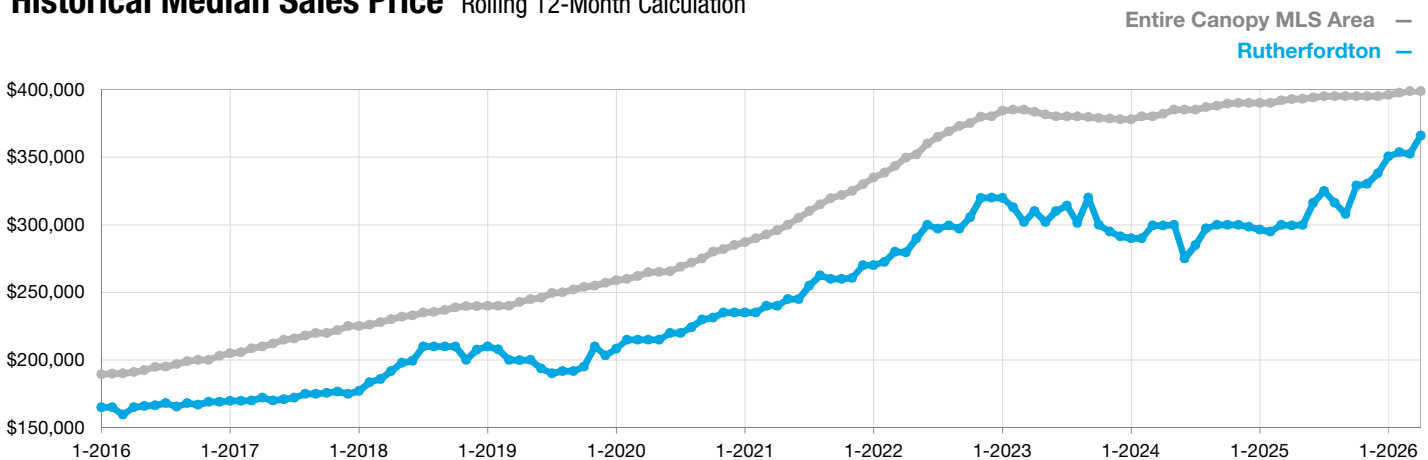
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	39	34	- 12.8%	109	110	+ 0.9%
Pending Sales	15	28	+ 86.7%	68	68	0.0%
Closed Sales	16	14	- 12.5%	60	48	- 20.0%
Median Sales Price*	\$291,625	\$373,000	+ 27.9%	\$301,125	\$380,000	+ 26.2%
Average Sales Price*	\$349,953	\$383,220	+ 9.5%	\$336,679	\$393,620	+ 16.9%
Percent of Original List Price Received*	93.6%	94.3%	+ 0.7%	94.0%	91.9%	- 2.2%
List to Close	121	130	+ 7.4%	107	143	+ 33.6%
Days on Market Until Sale	74	72	- 2.7%	64	90	+ 40.6%
Cumulative Days on Market Until Sale	126	81	- 35.7%	83	117	+ 41.0%
Average List Price	\$512,859	\$418,262	- 18.4%	\$413,168	\$415,452	+ 0.6%
Inventory of Homes for Sale	85	98	+ 15.3%	--	--	--
Months Supply of Inventory	5.7	5.8	+ 1.8%	--	--	--

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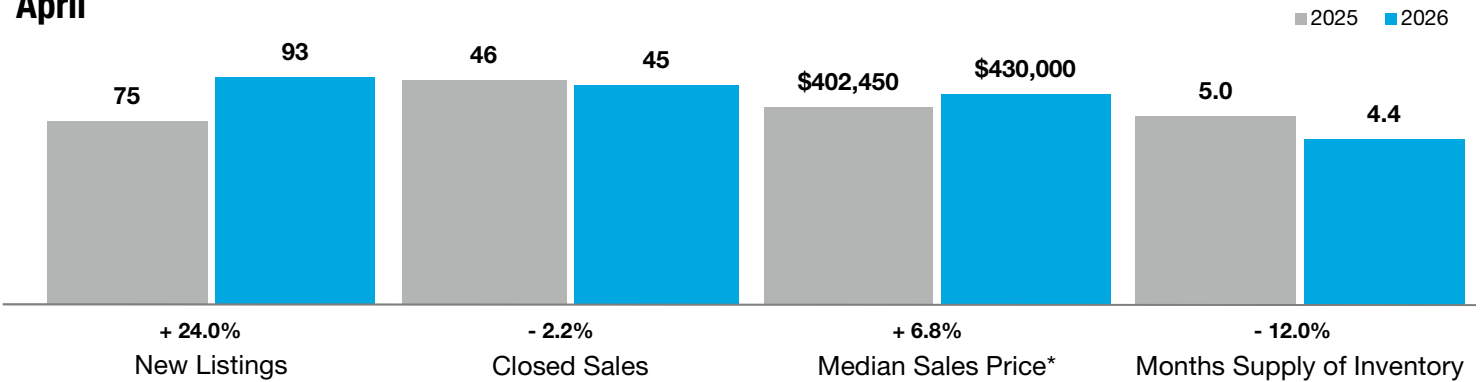
Waynesville

North Carolina

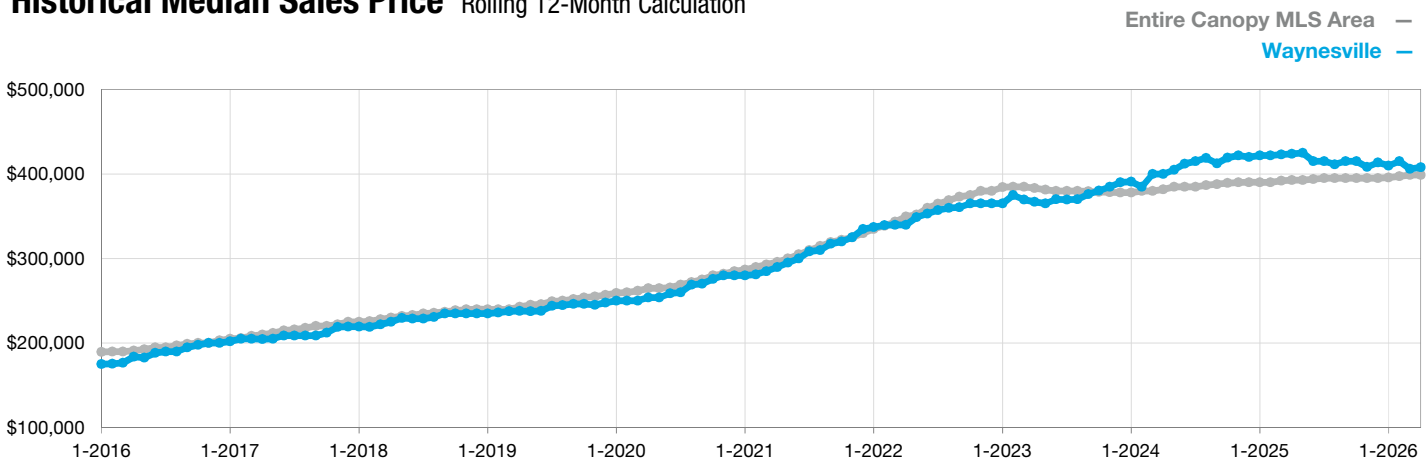
Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	75	93	+ 24.0%	227	243	+ 7.0%
Pending Sales	41	52	+ 26.8%	154	167	+ 8.4%
Closed Sales	46	45	- 2.2%	155	156	+ 0.6%
Median Sales Price*	\$402,450	\$430,000	+ 6.8%	\$410,715	\$399,895	- 2.6%
Average Sales Price*	\$523,296	\$473,386	- 9.5%	\$468,057	\$454,796	- 2.8%
Percent of Original List Price Received*	96.3%	94.7%	- 1.7%	94.0%	92.5%	- 1.6%
List to Close	120	105	- 12.5%	134	133	- 0.7%
Days on Market Until Sale	94	60	- 36.2%	86	78	- 9.3%
Cumulative Days on Market Until Sale	117	75	- 35.9%	98	93	- 5.1%
Average List Price	\$513,810	\$523,008	+ 1.8%	\$506,654	\$500,201	- 1.3%
Inventory of Homes for Sale	194	198	+ 2.1%	--	--	--
Months Supply of Inventory	5.0	4.4	- 12.0%	--	--	--

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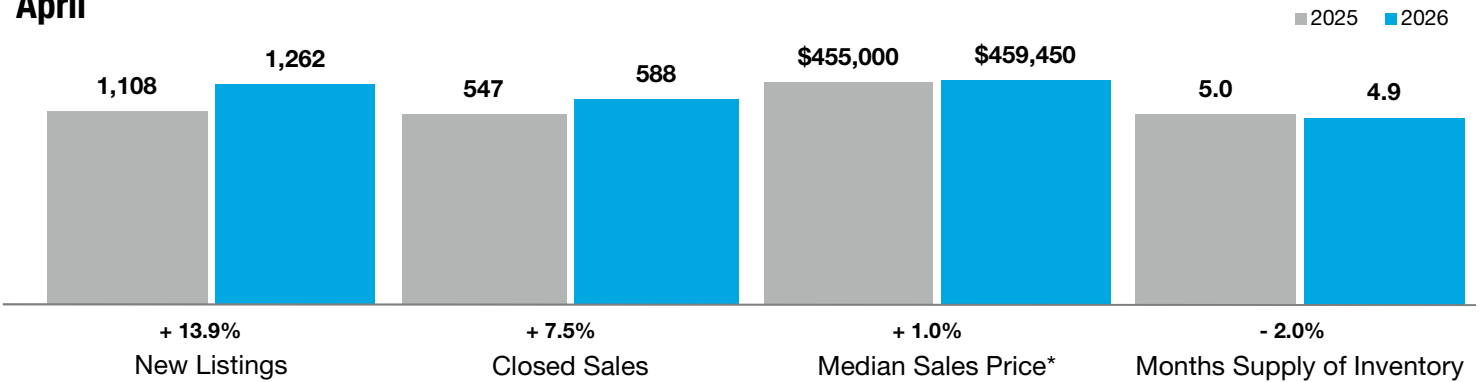
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	1,108	1,262	+ 13.9%	3,243	3,355	+ 3.5%
Pending Sales	543	680	+ 25.2%	2,023	2,261	+ 11.8%
Closed Sales	547	588	+ 7.5%	1,882	1,917	+ 1.9%
Median Sales Price*	\$455,000	\$459,450	+ 1.0%	\$447,000	\$439,990	- 1.6%
Average Sales Price*	\$563,492	\$557,041	- 1.1%	\$541,905	\$550,260	+ 1.5%
Percent of Original List Price Received*	95.9%	94.3%	- 1.7%	94.9%	92.8%	- 2.2%
List to Close	106	113	+ 6.6%	114	128	+ 12.3%
Days on Market Until Sale	59	68	+ 15.3%	64	82	+ 28.1%
Cumulative Days on Market Until Sale	68	80	+ 17.6%	72	98	+ 36.1%
Average List Price	\$661,272	\$738,998	+ 11.8%	\$637,017	\$677,562	+ 6.4%
Inventory of Homes for Sale	2,503	2,787	+ 11.3%	--	--	--
Months Supply of Inventory	5.0	4.9	- 2.0%	--	--	--

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