

Local Market Update for May 2026

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

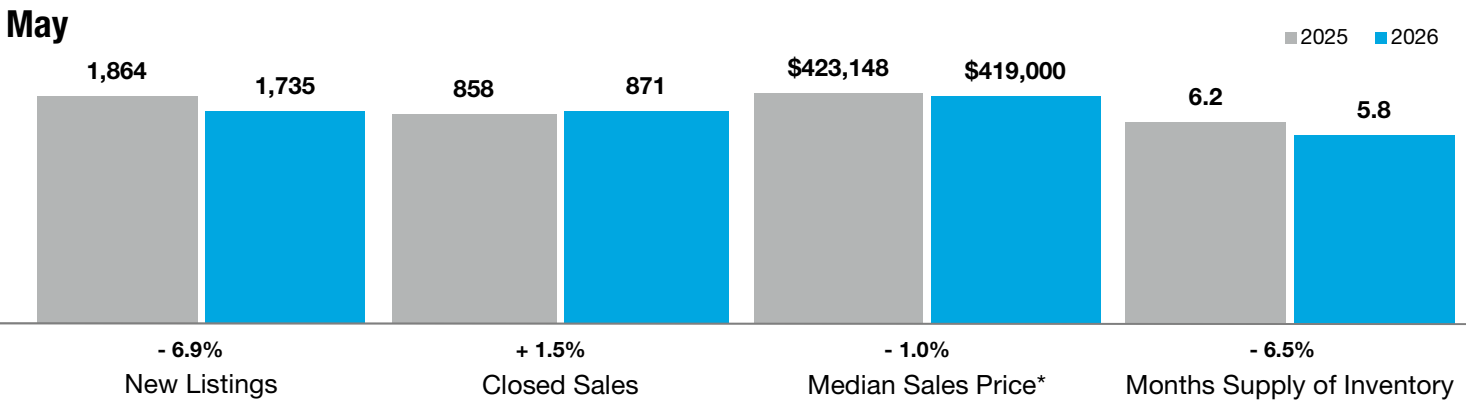


Asheville Region

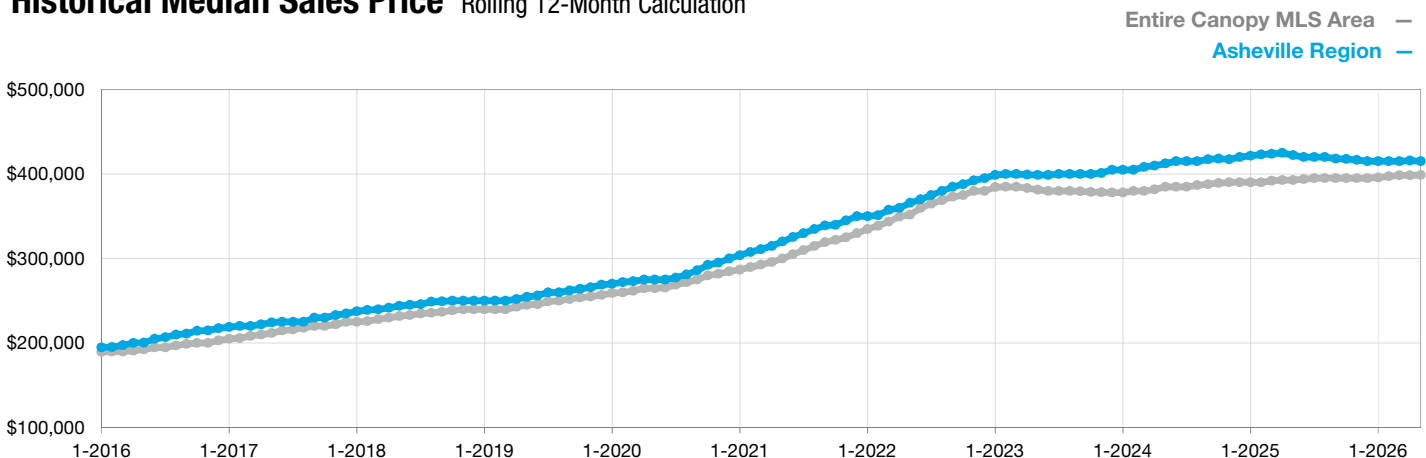
Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,864	1,735	- 6.9%	6,876	6,924	+ 0.7%
Pending Sales	900	1,068	+ 18.7%	3,961	4,349	+ 9.8%
Closed Sales	858	871	+ 1.5%	3,666	3,725	+ 1.6%
Median Sales Price*	\$423,148	\$419,000	- 1.0%	\$415,000	\$417,000	+ 0.5%
Average Sales Price*	\$508,939	\$518,836	+ 1.9%	\$506,279	\$527,449	+ 4.2%
Percent of Original List Price Received*	95.1%	93.9%	- 1.3%	94.4%	92.8%	- 1.7%
List to Close	99	109	+ 10.1%	112	126	+ 12.5%
Days on Market Until Sale	53	69	+ 30.2%	64	82	+ 28.1%
Cumulative Days on Market Until Sale	61	83	+ 36.1%	72	97	+ 34.7%
Average List Price	\$612,510	\$689,521	+ 12.6%	\$601,625	\$644,161	+ 7.1%
Inventory of Homes for Sale	4,705	4,975	+ 5.7%	--	--	--
Months Supply of Inventory	6.2	5.8	- 6.5%	--	--	--

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



Historical Median Sales Price Rolling 12-Month Calculation



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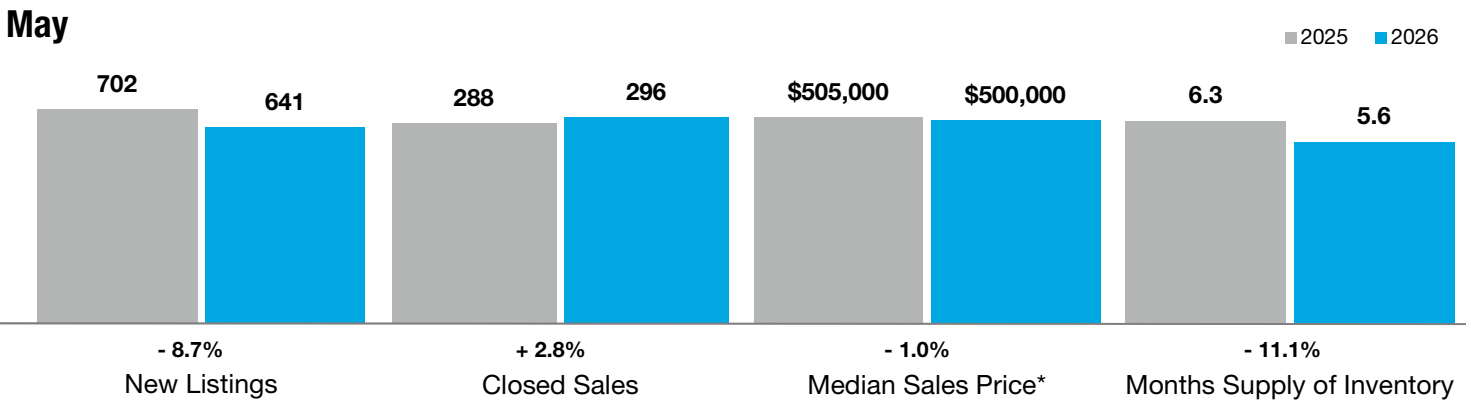


Buncombe County

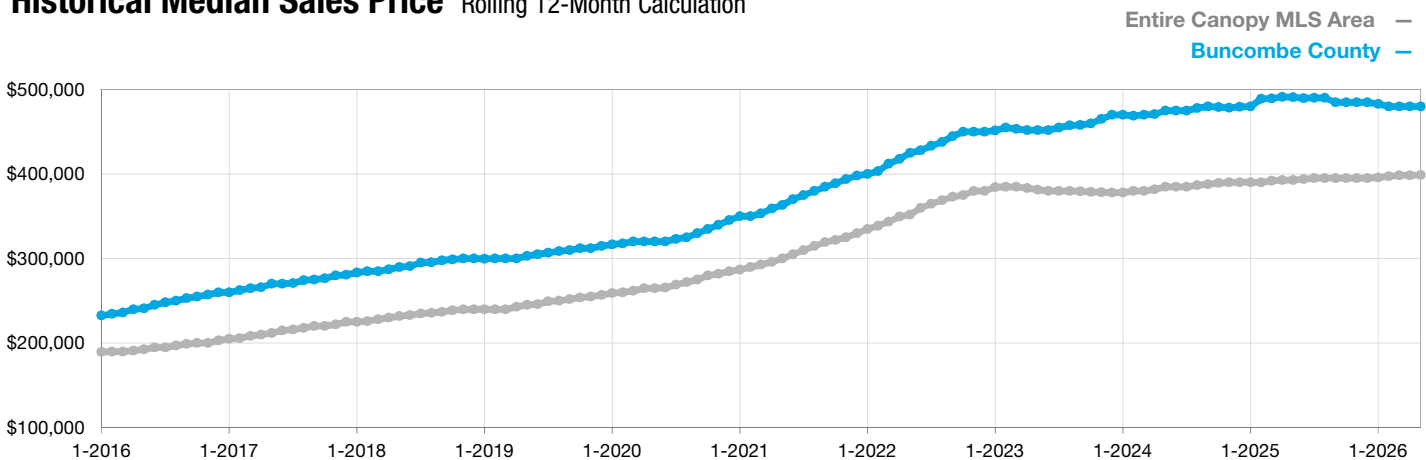
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	702	641	- 8.7%	2,442	2,429	- 0.5%
Pending Sales	319	406	+ 27.3%	1,357	1,545	+ 13.9%
Closed Sales	288	296	+ 2.8%	1,245	1,276	+ 2.5%
Median Sales Price*	\$505,000	\$500,000	- 1.0%	\$493,945	\$478,550	- 3.1%
Average Sales Price*	\$615,487	\$656,761	+ 6.7%	\$604,660	\$632,101	+ 4.5%
Percent of Original List Price Received*	95.8%	94.2%	- 1.7%	95.0%	92.9%	- 2.2%
List to Close	84	108	+ 28.6%	101	123	+ 21.8%
Days on Market Until Sale	44	69	+ 56.8%	56	81	+ 44.6%
Cumulative Days on Market Until Sale	49	79	+ 61.2%	63	95	+ 50.8%
Average List Price	\$669,137	\$785,694	+ 17.4%	\$700,062	\$771,976	+ 10.3%
Inventory of Homes for Sale	1,582	1,663	+ 5.1%	--	--	--
Months Supply of Inventory	6.3	5.6	- 11.1%	--	--	--

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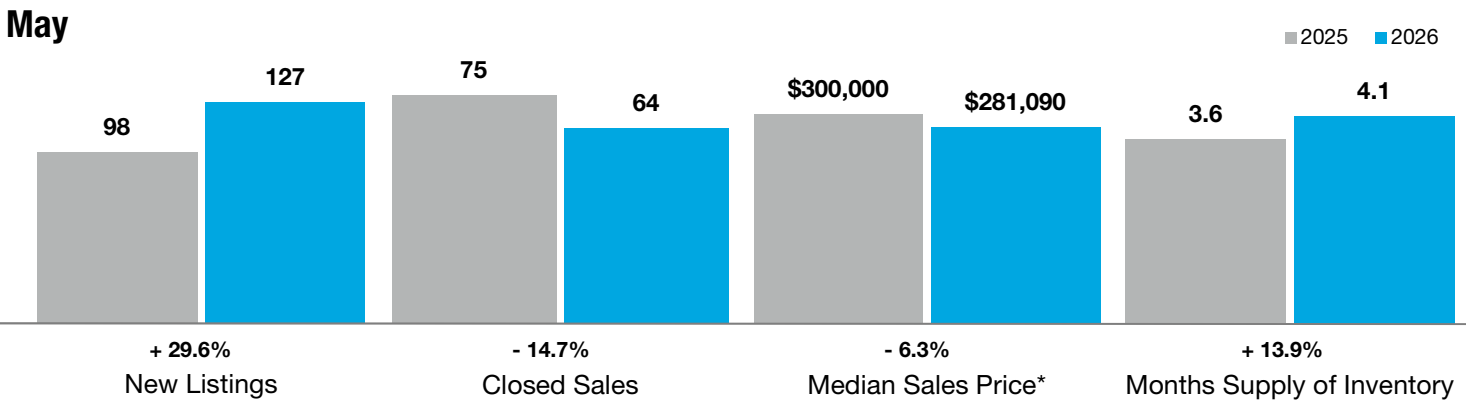


Burke County

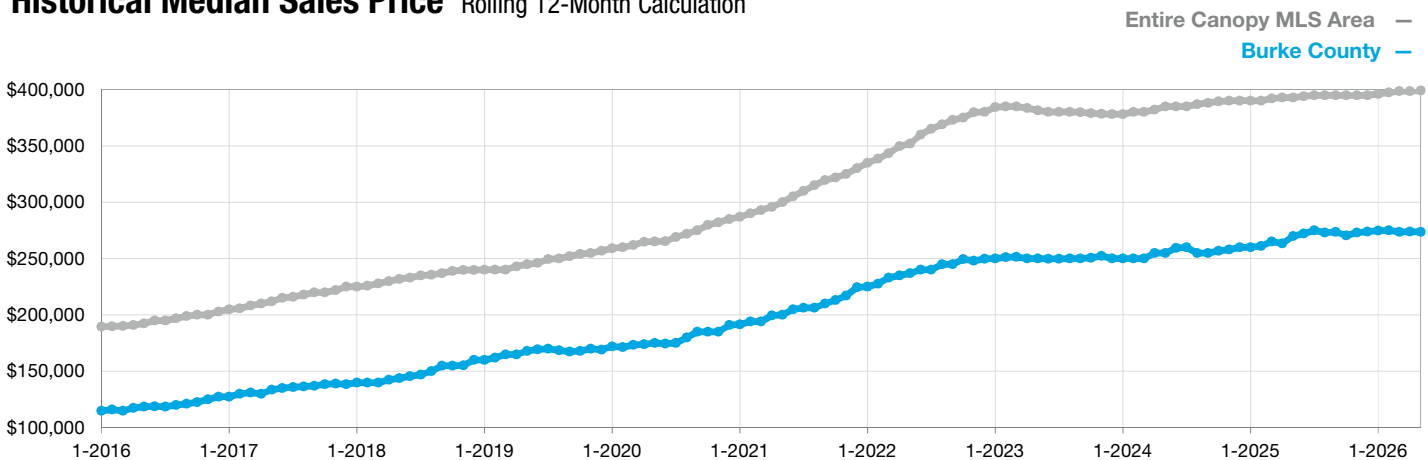
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	98	127	+ 29.6%	460	462	+ 0.4%
Pending Sales	71	89	+ 25.4%	337	337	0.0%
Closed Sales	75	64	- 14.7%	313	277	- 11.5%
Median Sales Price*	\$300,000	\$281,090	- 6.3%	\$274,950	\$274,000	- 0.3%
Average Sales Price*	\$320,701	\$313,084	- 2.4%	\$322,852	\$328,627	+ 1.8%
Percent of Original List Price Received*	93.4%	94.7%	+ 1.4%	93.2%	93.9%	+ 0.8%
List to Close	109	105	- 3.7%	109	116	+ 6.4%
Days on Market Until Sale	67	61	- 9.0%	69	73	+ 5.8%
Cumulative Days on Market Until Sale	73	78	+ 6.8%	76	81	+ 6.6%
Average List Price	\$434,199	\$397,791	- 8.4%	\$402,763	\$402,305	- 0.1%
Inventory of Homes for Sale	238	259	+ 8.8%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

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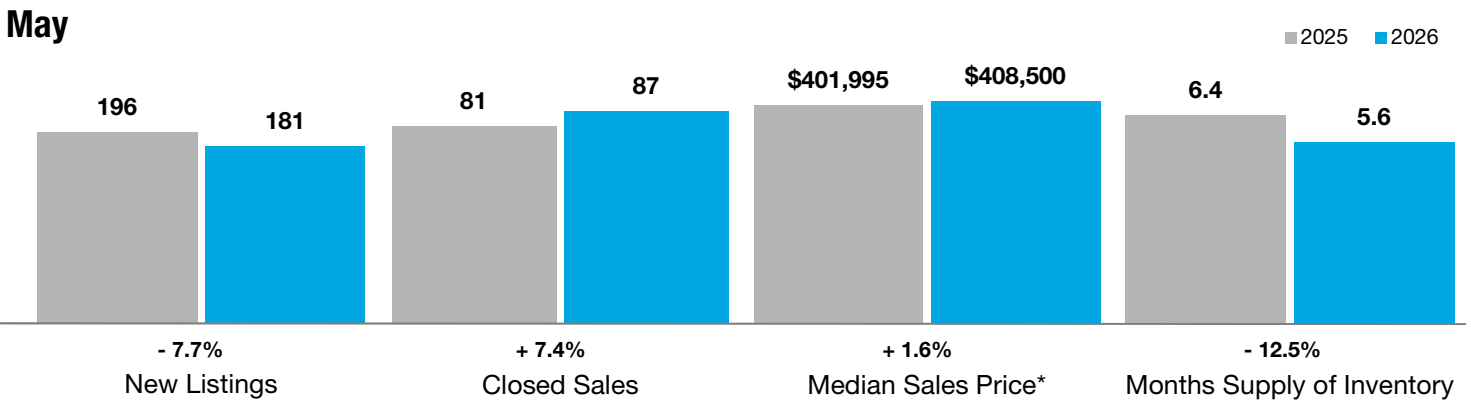


Haywood County

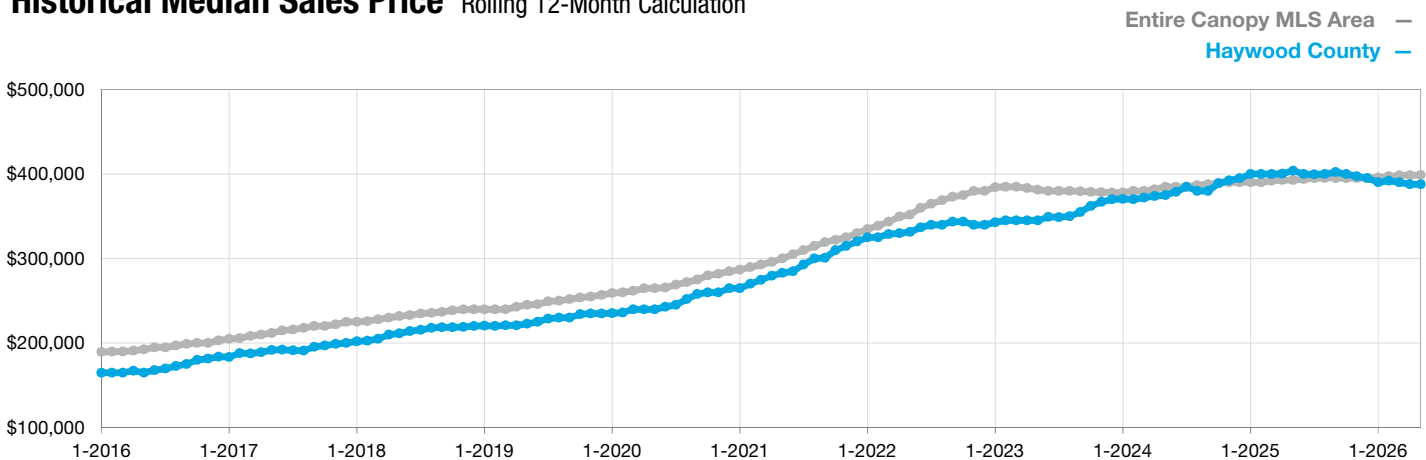
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	196	181	- 7.7%	696	697	+ 0.1%
Pending Sales	91	96	+ 5.5%	393	428	+ 8.9%
Closed Sales	81	87	+ 7.4%	375	404	+ 7.7%
Median Sales Price*	\$401,995	\$408,500	+ 1.6%	\$399,700	\$385,000	- 3.7%
Average Sales Price*	\$458,007	\$463,783	+ 1.3%	\$447,064	\$436,940	- 2.3%
Percent of Original List Price Received*	94.7%	93.7%	- 1.1%	94.1%	93.0%	- 1.2%
List to Close	116	102	- 12.1%	123	122	- 0.8%
Days on Market Until Sale	61	62	+ 1.6%	73	75	+ 2.7%
Cumulative Days on Market Until Sale	75	71	- 5.3%	83	91	+ 9.6%
Average List Price	\$517,121	\$574,902	+ 11.2%	\$480,432	\$519,808	+ 8.2%
Inventory of Homes for Sale	504	508	+ 0.8%	--	--	--
Months Supply of Inventory	6.4	5.6	- 12.5%	--	--	--

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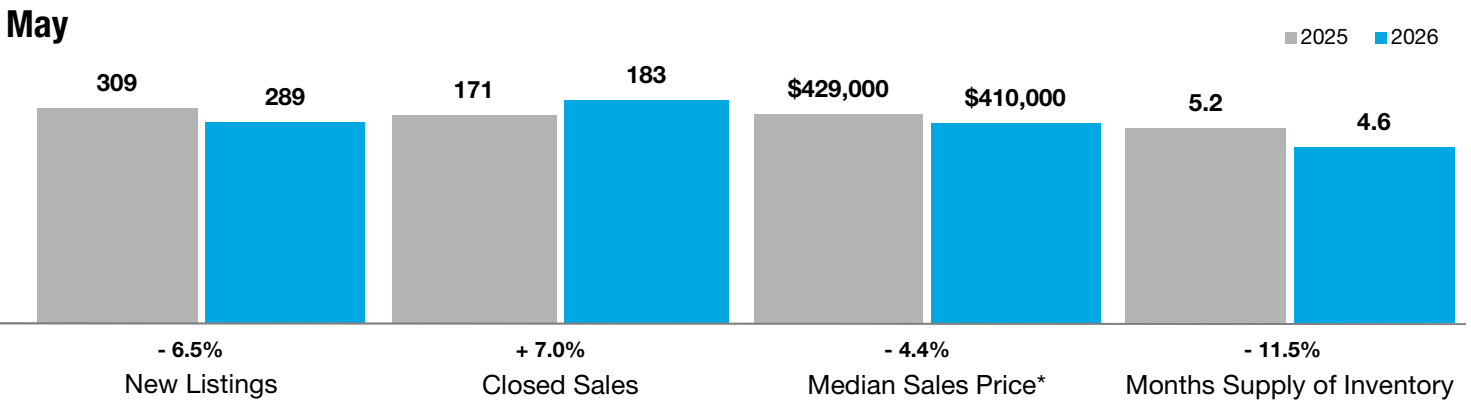


Henderson County

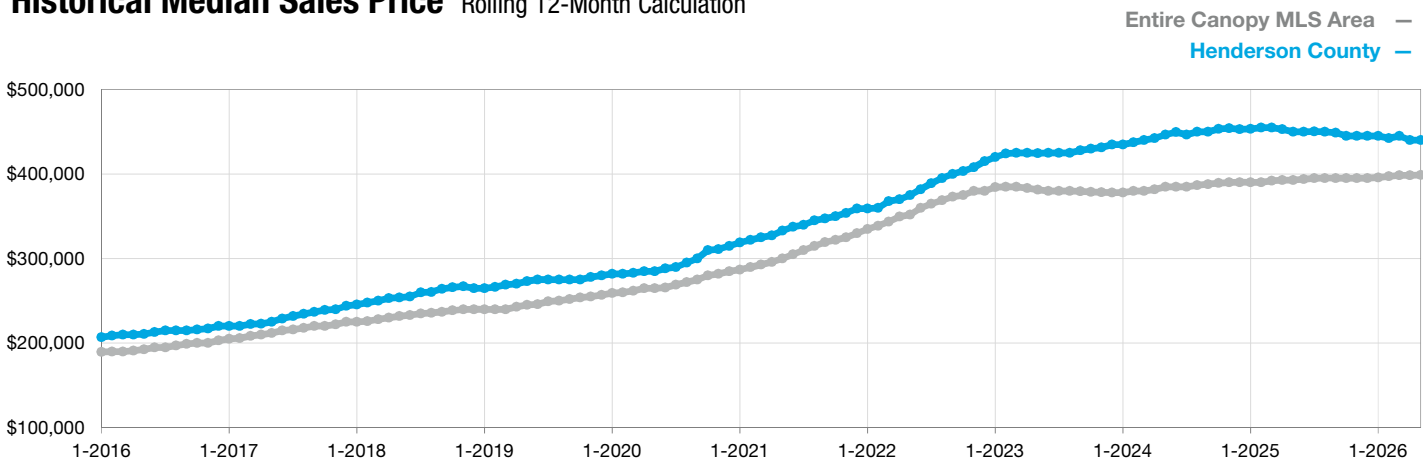
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	309	289	- 6.5%	1,196	1,243	+ 3.9%
Pending Sales	172	196	+ 14.0%	785	878	+ 11.8%
Closed Sales	171	183	+ 7.0%	736	763	+ 3.7%
Median Sales Price*	\$429,000	\$410,000	- 4.4%	\$437,500	\$430,000	- 1.7%
Average Sales Price*	\$511,274	\$508,860	- 0.5%	\$502,398	\$501,213	- 0.2%
Percent of Original List Price Received*	96.0%	95.6%	- 0.4%	95.8%	93.9%	- 2.0%
List to Close	106	88	- 17.0%	116	117	+ 0.9%
Days on Market Until Sale	58	48	- 17.2%	61	73	+ 19.7%
Cumulative Days on Market Until Sale	65	55	- 15.4%	68	85	+ 25.0%
Average List Price	\$580,119	\$670,752	+ 15.6%	\$585,829	\$617,663	+ 5.4%
Inventory of Homes for Sale	770	769	- 0.1%	--	--	--
Months Supply of Inventory	5.2	4.6	- 11.5%	--	--	--

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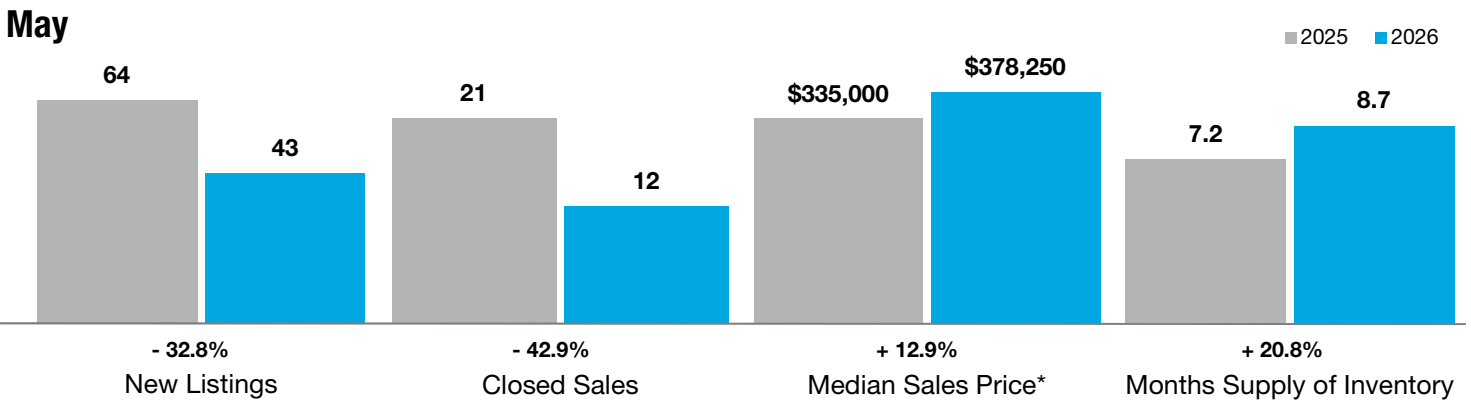


Jackson County

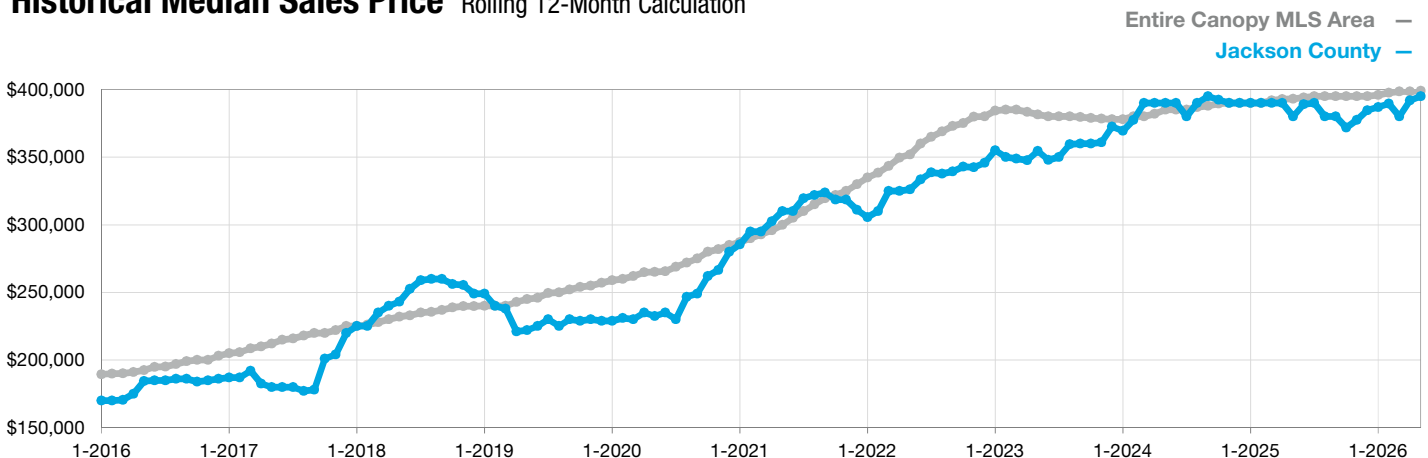
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	64	43	- 32.8%	196	186	- 5.1%
Pending Sales	26	16	- 38.5%	93	81	- 12.9%
Closed Sales	21	12	- 42.9%	80	90	+ 12.5%
Median Sales Price*	\$335,000	\$378,250	+ 12.9%	\$378,750	\$404,500	+ 6.8%
Average Sales Price*	\$450,507	\$398,542	- 11.5%	\$519,248	\$645,204	+ 24.3%
Percent of Original List Price Received*	94.4%	93.6%	- 0.8%	94.9%	91.0%	- 4.1%
List to Close	96	158	+ 64.6%	110	174	+ 58.2%
Days on Market Until Sale	56	114	+ 103.6%	64	130	+ 103.1%
Cumulative Days on Market Until Sale	57	159	+ 178.9%	73	123	+ 68.5%
Average List Price	\$757,988	\$683,403	- 9.8%	\$607,752	\$592,889	- 2.4%
Inventory of Homes for Sale	147	177	+ 20.4%	--	--	--
Months Supply of Inventory	7.2	8.7	+ 20.8%	--	--	--

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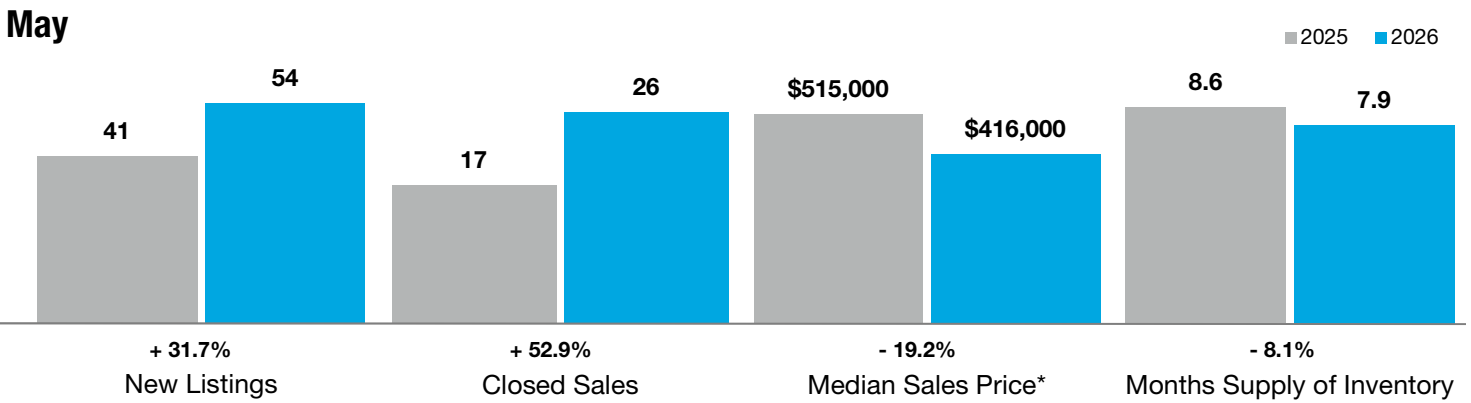


Madison County

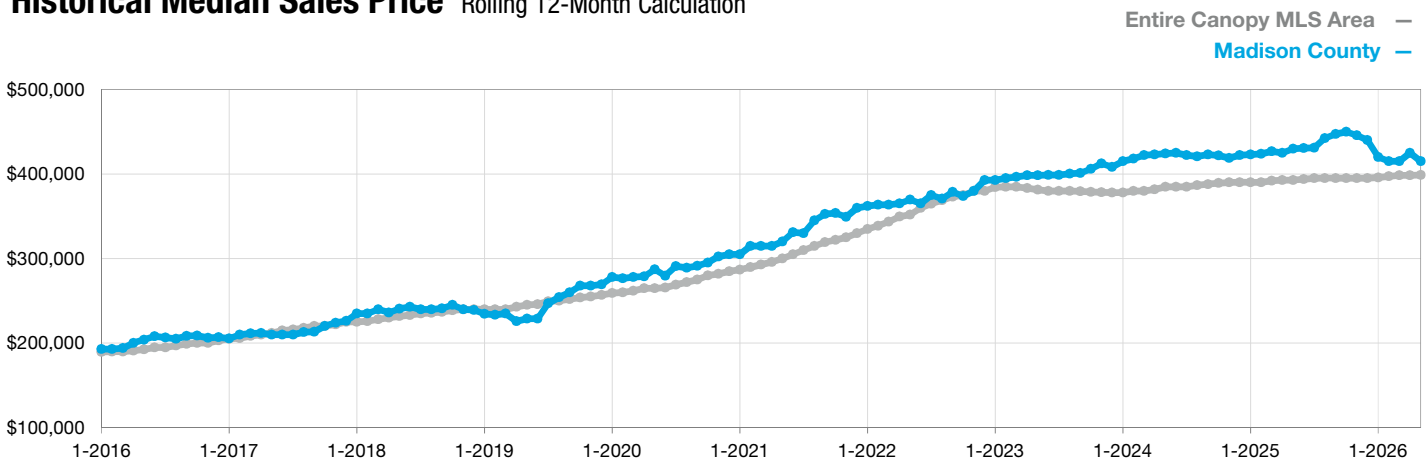
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	54	+ 31.7%	157	173	+ 10.2%
Pending Sales	13	30	+ 130.8%	83	96	+ 15.7%
Closed Sales	17	26	+ 52.9%	83	81	- 2.4%
Median Sales Price*	\$515,000	\$416,000	- 19.2%	\$462,500	\$400,000	- 13.5%
Average Sales Price*	\$534,738	\$440,212	- 17.7%	\$488,899	\$454,711	- 7.0%
Percent of Original List Price Received*	95.7%	90.9%	- 5.0%	94.5%	90.7%	- 4.0%
List to Close	107	174	+ 62.6%	129	150	+ 16.3%
Days on Market Until Sale	63	123	+ 95.2%	79	105	+ 32.9%
Cumulative Days on Market Until Sale	72	154	+ 113.9%	96	120	+ 25.0%
Average List Price	\$635,989	\$659,734	+ 3.7%	\$621,259	\$629,474	+ 1.3%
Inventory of Homes for Sale	139	152	+ 9.4%	--	--	--
Months Supply of Inventory	8.6	7.9	- 8.1%	--	--	--

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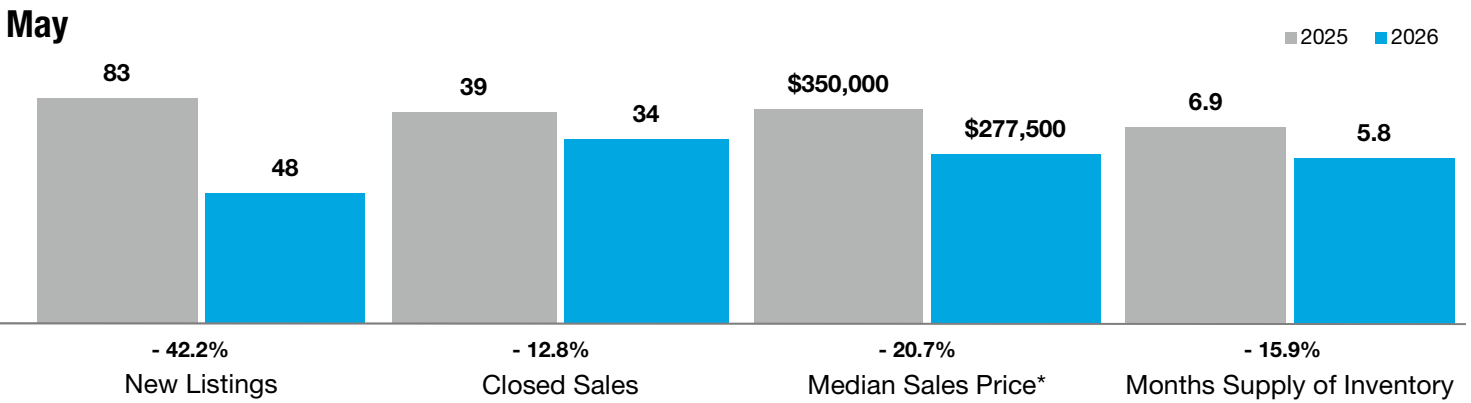


McDowell County

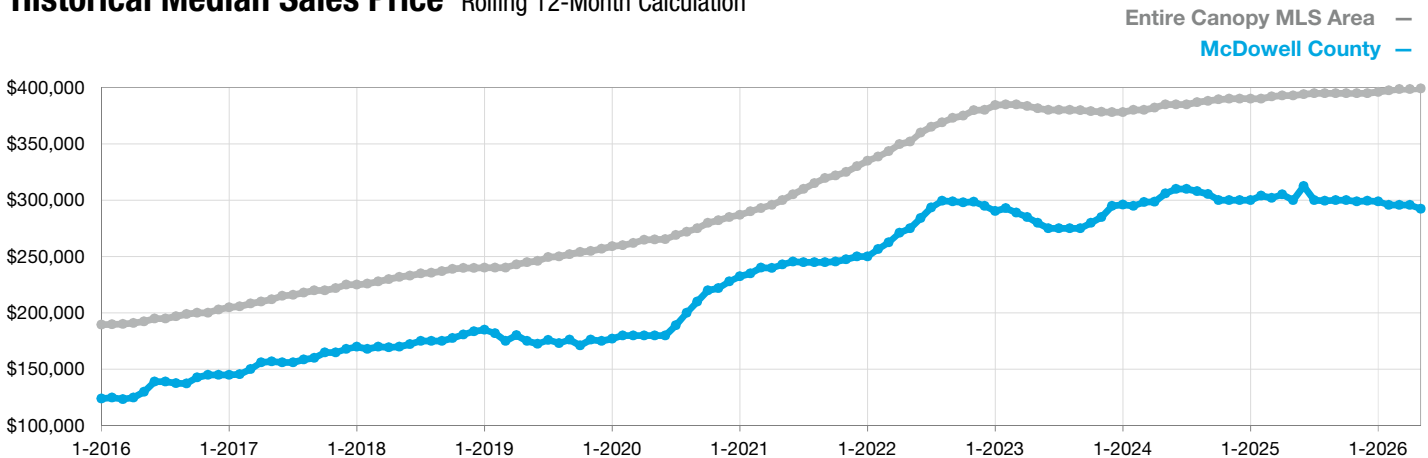
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	83	48	- 42.2%	303	278	- 8.3%
Pending Sales	44	44	0.0%	172	166	- 3.5%
Closed Sales	39	34	- 12.8%	160	145	- 9.4%
Median Sales Price*	\$350,000	\$277,500	- 20.7%	\$315,000	\$292,000	- 7.3%
Average Sales Price*	\$473,271	\$314,918	- 33.5%	\$393,374	\$392,951	- 0.1%
Percent of Original List Price Received*	95.8%	89.0%	- 7.1%	92.6%	89.7%	- 3.1%
List to Close	93	113	+ 21.5%	118	129	+ 9.3%
Days on Market Until Sale	48	76	+ 58.3%	68	90	+ 32.4%
Cumulative Days on Market Until Sale	61	79	+ 29.5%	74	107	+ 44.6%
Average List Price	\$454,368	\$516,453	+ 13.7%	\$502,190	\$518,792	+ 3.3%
Inventory of Homes for Sale	210	212	+ 1.0%	--	--	--
Months Supply of Inventory	6.9	5.8	- 15.9%	--	--	--

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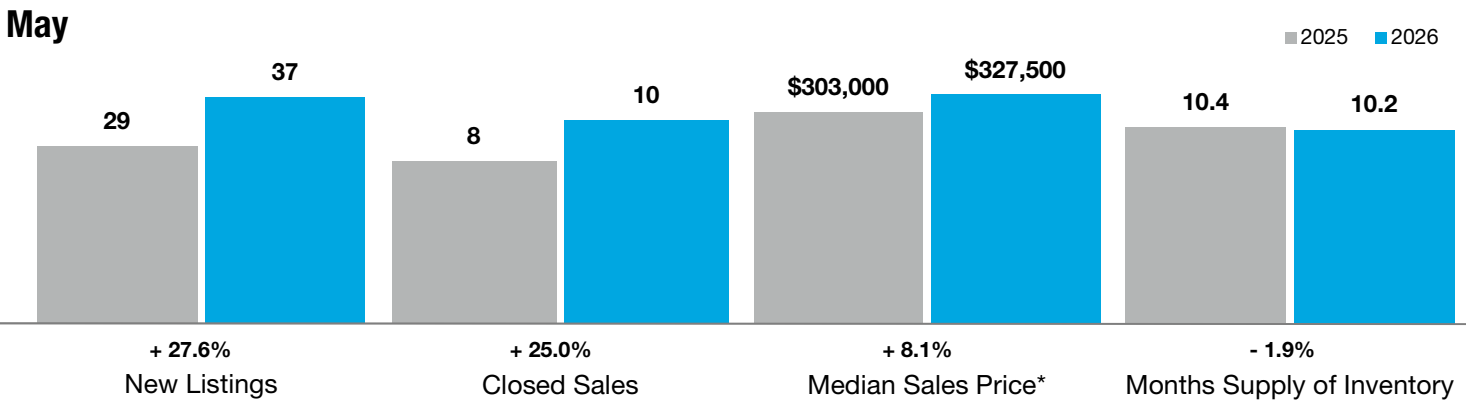


Mitchell County

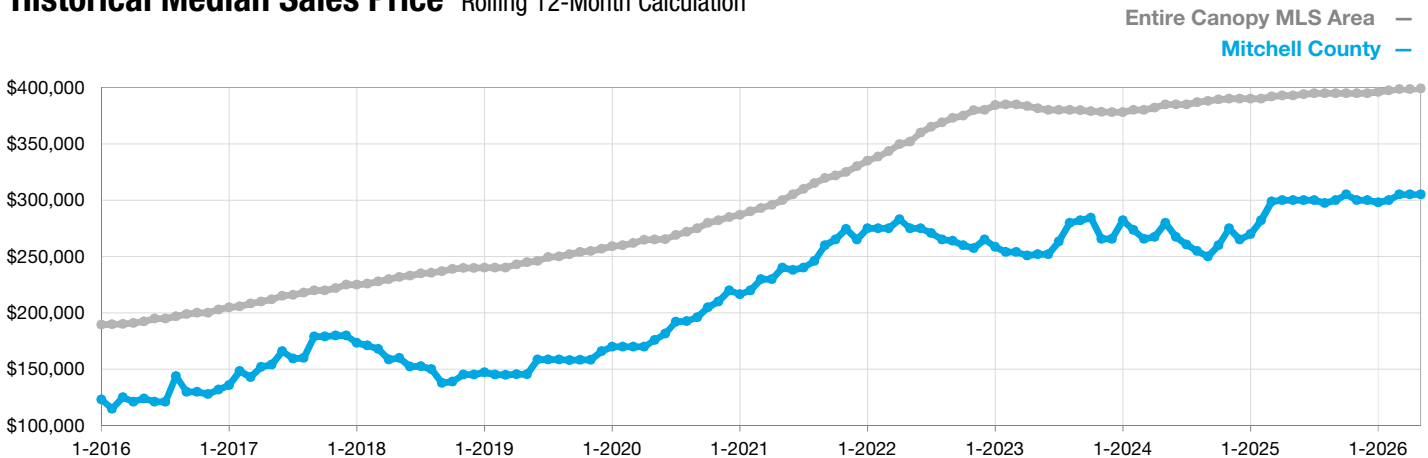
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	29	37	+ 27.6%	102	123	+ 20.6%
Pending Sales	8	14	+ 75.0%	44	50	+ 13.6%
Closed Sales	8	10	+ 25.0%	40	45	+ 12.5%
Median Sales Price*	\$303,000	\$327,500	+ 8.1%	\$305,000	\$325,000	+ 6.6%
Average Sales Price*	\$329,010	\$363,155	+ 10.4%	\$345,359	\$482,665	+ 39.8%
Percent of Original List Price Received*	91.5%	90.9%	- 0.7%	91.1%	89.9%	- 1.3%
List to Close	187	126	- 32.6%	167	116	- 30.5%
Days on Market Until Sale	127	75	- 40.9%	110	69	- 37.3%
Cumulative Days on Market Until Sale	138	134	- 2.9%	125	104	- 16.8%
Average List Price	\$370,452	\$576,397	+ 55.6%	\$390,271	\$475,187	+ 21.8%
Inventory of Homes for Sale	89	116	+ 30.3%	--	--	--
Months Supply of Inventory	10.4	10.2	- 1.9%	--	--	--

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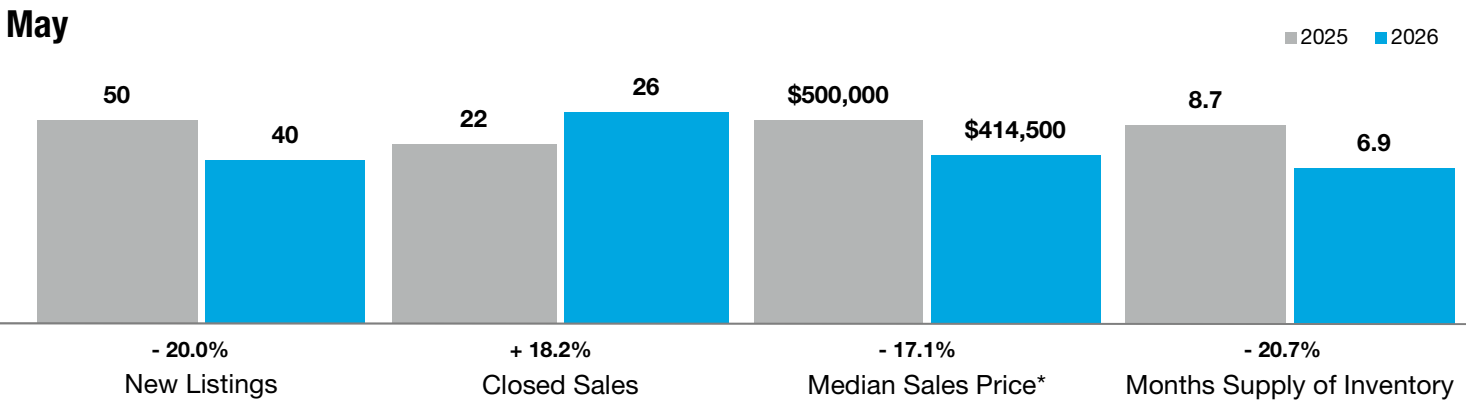


Polk County

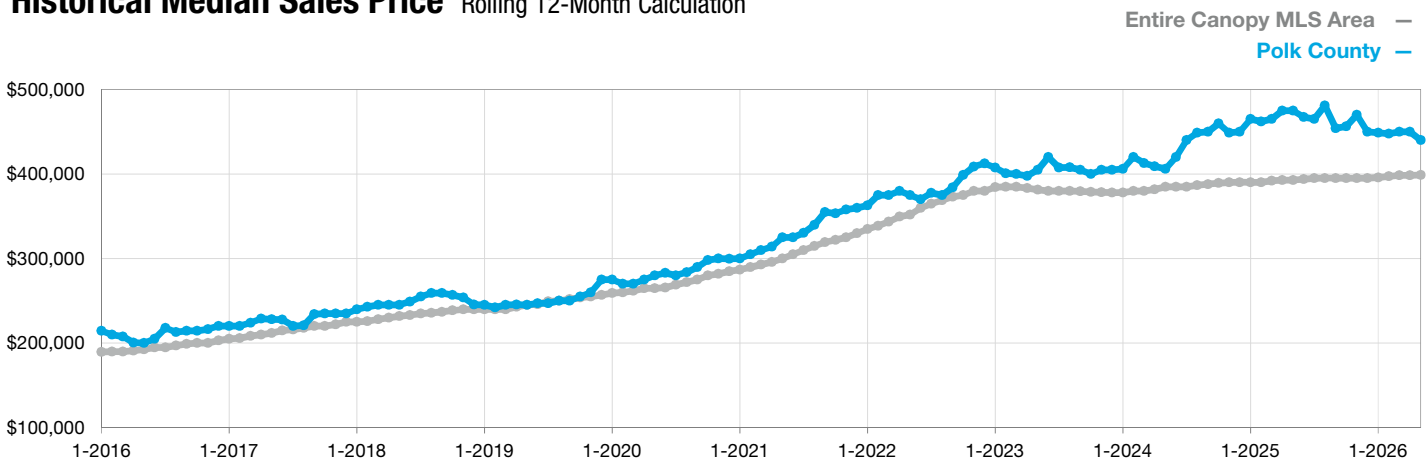
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	50	40	- 20.0%	228	199	- 12.7%
Pending Sales	25	21	- 16.0%	105	129	+ 22.9%
Closed Sales	22	26	+ 18.2%	91	115	+ 26.4%
Median Sales Price*	\$500,000	\$414,500	- 17.1%	\$470,000	\$445,000	- 5.3%
Average Sales Price*	\$515,233	\$434,568	- 15.7%	\$525,838	\$632,406	+ 20.3%
Percent of Original List Price Received*	92.7%	89.2%	- 3.8%	91.6%	91.0%	- 0.7%
List to Close	104	131	+ 26.0%	120	139	+ 15.8%
Days on Market Until Sale	58	95	+ 63.8%	73	97	+ 32.9%
Cumulative Days on Market Until Sale	66	136	+ 106.1%	89	129	+ 44.9%
Average List Price	\$788,815	\$738,492	- 6.4%	\$768,059	\$703,296	- 8.4%
Inventory of Homes for Sale	193	173	- 10.4%	--	--	--
Months Supply of Inventory	8.7	6.9	- 20.7%	--	--	--

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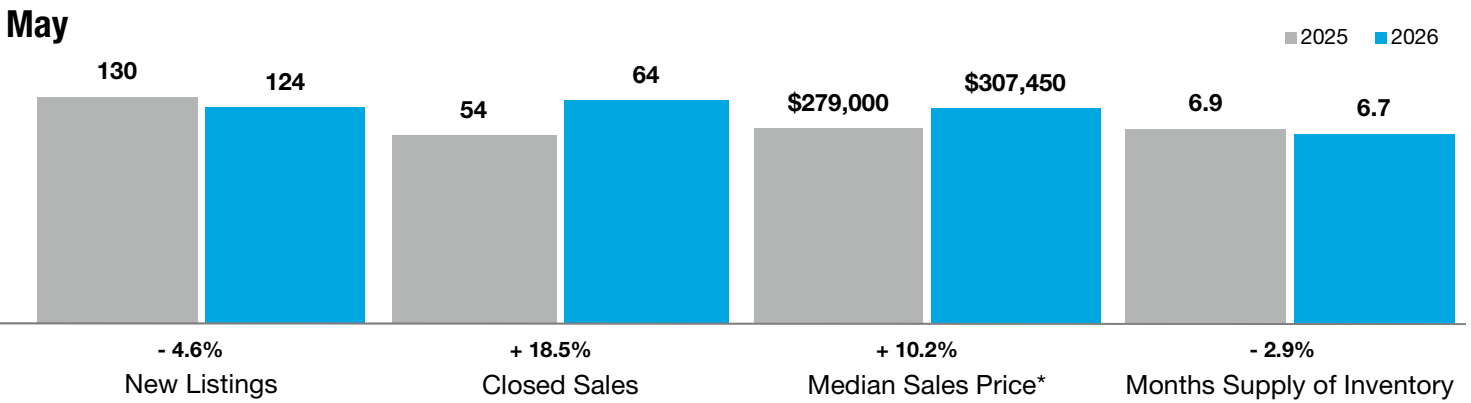


Rutherford County

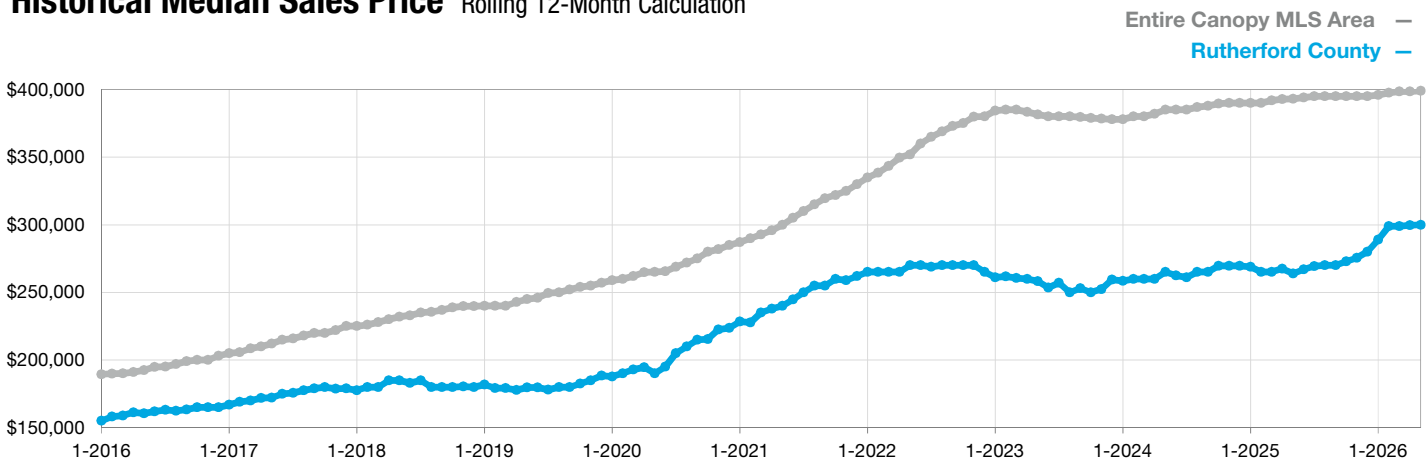
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	130	124	- 4.6%	511	535	+ 4.7%
Pending Sales	58	81	+ 39.7%	276	313	+ 13.4%
Closed Sales	54	64	+ 18.5%	254	248	- 2.4%
Median Sales Price*	\$279,000	\$307,450	+ 10.2%	\$261,500	\$299,500	+ 14.5%
Average Sales Price*	\$302,900	\$372,602	+ 23.0%	\$321,380	\$396,840	+ 23.5%
Percent of Original List Price Received*	92.4%	94.7%	+ 2.5%	92.9%	92.8%	- 0.1%
List to Close	96	103	+ 7.3%	113	128	+ 13.3%
Days on Market Until Sale	48	65	+ 35.4%	66	83	+ 25.8%
Cumulative Days on Market Until Sale	59	97	+ 64.4%	79	107	+ 35.4%
Average List Price	\$388,887	\$432,341	+ 11.2%	\$403,336	\$442,351	+ 9.7%
Inventory of Homes for Sale	378	401	+ 6.1%	--	--	--
Months Supply of Inventory	6.9	6.7	- 2.9%	--	--	--

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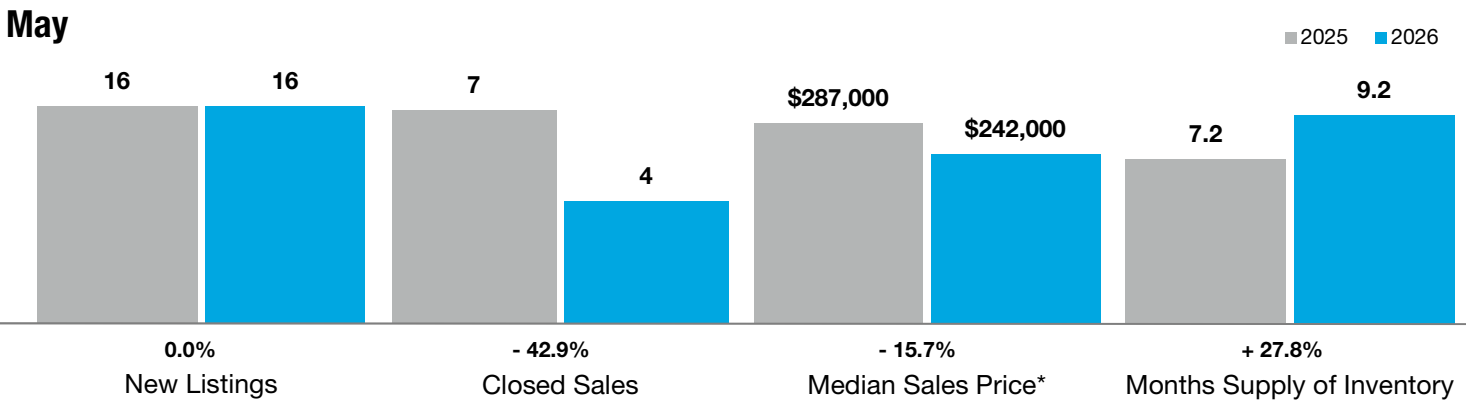


Swain County

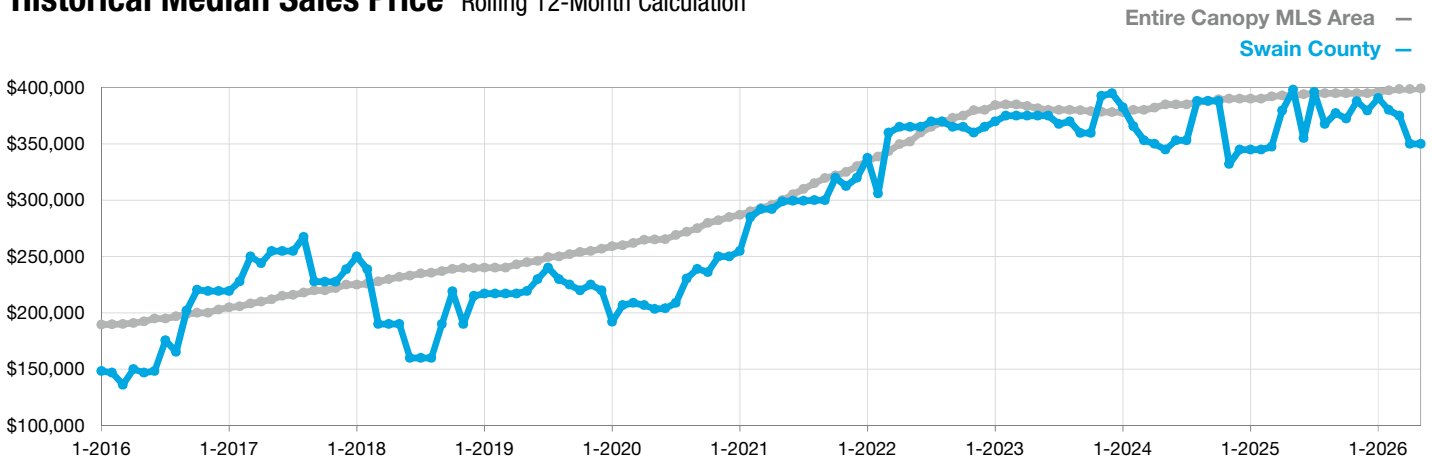
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	16	16	0.0%	67	60	- 10.4%
Pending Sales	10	6	- 40.0%	39	22	- 43.6%
Closed Sales	7	4	- 42.9%	35	13	- 62.9%
Median Sales Price*	\$287,000	\$242,000	- 15.7%	\$400,000	\$285,000	- 28.8%
Average Sales Price*	\$375,700	\$270,700	- 27.9%	\$411,517	\$410,177	- 0.3%
Percent of Original List Price Received*	91.1%	92.1%	+ 1.1%	93.0%	92.2%	- 0.9%
List to Close	87	168	+ 93.1%	116	158	+ 36.2%
Days on Market Until Sale	44	109	+ 147.7%	65	107	+ 64.6%
Cumulative Days on Market Until Sale	48	109	+ 127.1%	73	121	+ 65.8%
Average List Price	\$439,550	\$668,213	+ 52.0%	\$508,228	\$647,075	+ 27.3%
Inventory of Homes for Sale	53	52	- 1.9%	--	--	--
Months Supply of Inventory	7.2	9.2	+ 27.8%	--	--	--

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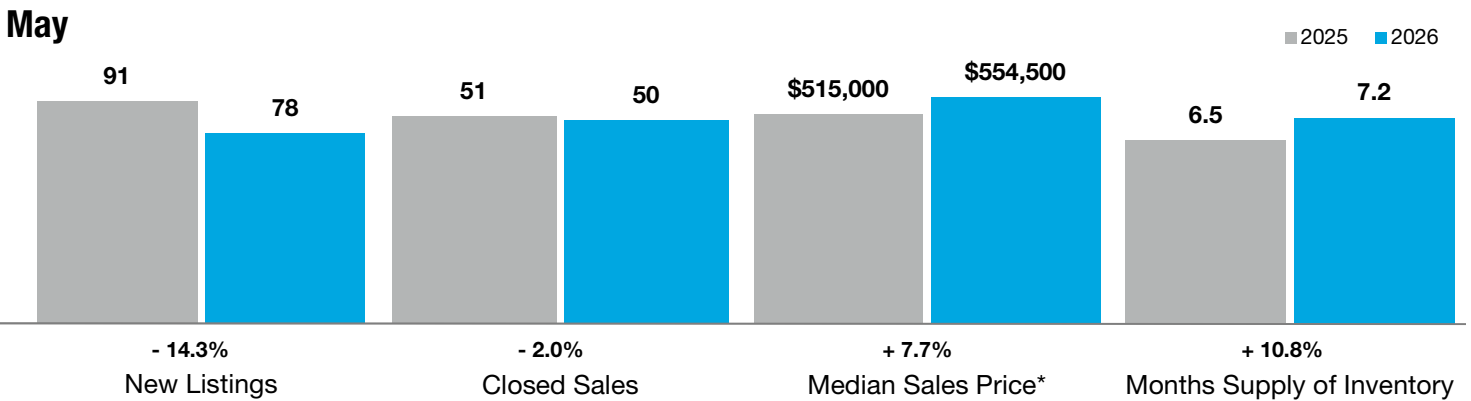


Transylvania County

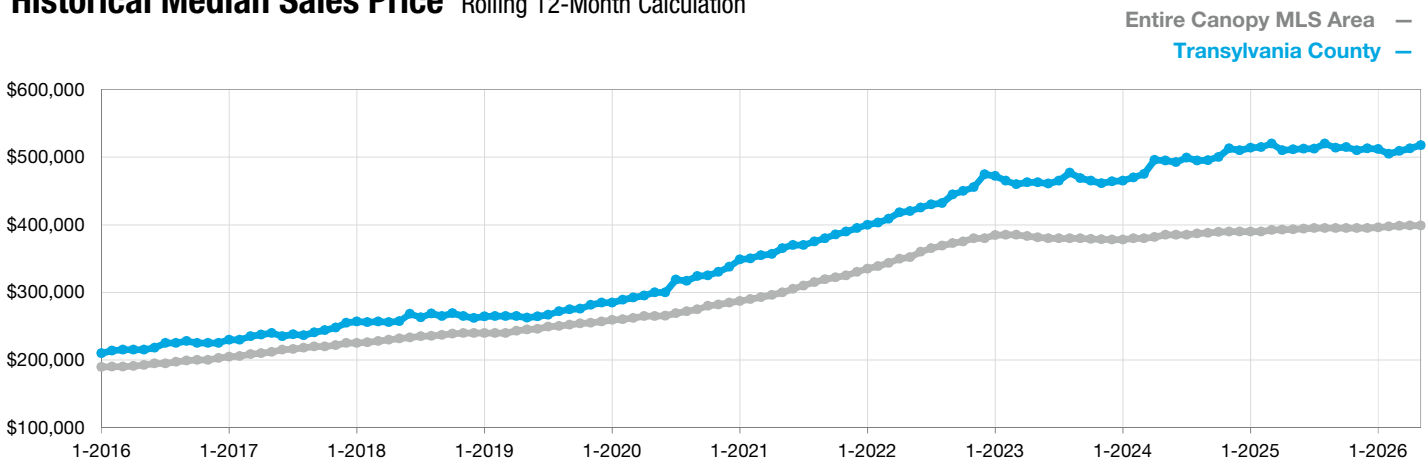
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	91	78	- 14.3%	351	366	+ 4.3%
Pending Sales	46	40	- 13.0%	199	205	+ 3.0%
Closed Sales	51	50	- 2.0%	185	191	+ 3.2%
Median Sales Price*	\$515,000	\$554,500	+ 7.7%	\$515,000	\$540,000	+ 4.9%
Average Sales Price*	\$609,912	\$598,674	- 1.8%	\$722,772	\$644,055	- 10.9%
Percent of Original List Price Received*	97.6%	92.6%	- 5.1%	93.8%	91.7%	- 2.2%
List to Close	86	120	+ 39.5%	111	137	+ 23.4%
Days on Market Until Sale	44	81	+ 84.1%	68	93	+ 36.8%
Cumulative Days on Market Until Sale	51	99	+ 94.1%	75	110	+ 46.7%
Average List Price	\$1,011,525	\$1,266,879	+ 25.2%	\$830,849	\$901,195	+ 8.5%
Inventory of Homes for Sale	251	308	+ 22.7%	--	--	--
Months Supply of Inventory	6.5	7.2	+ 10.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2026

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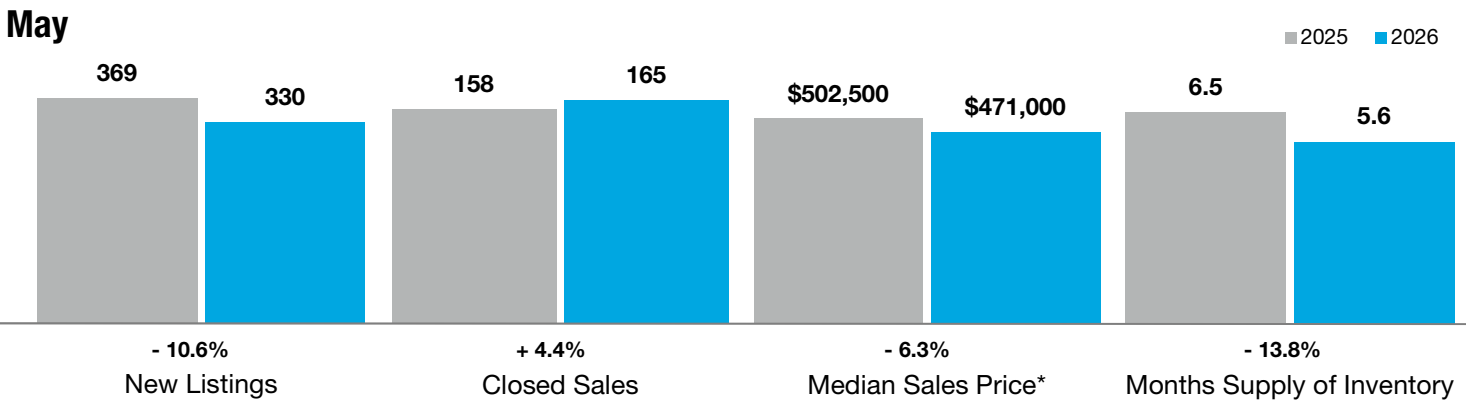


City of Asheville

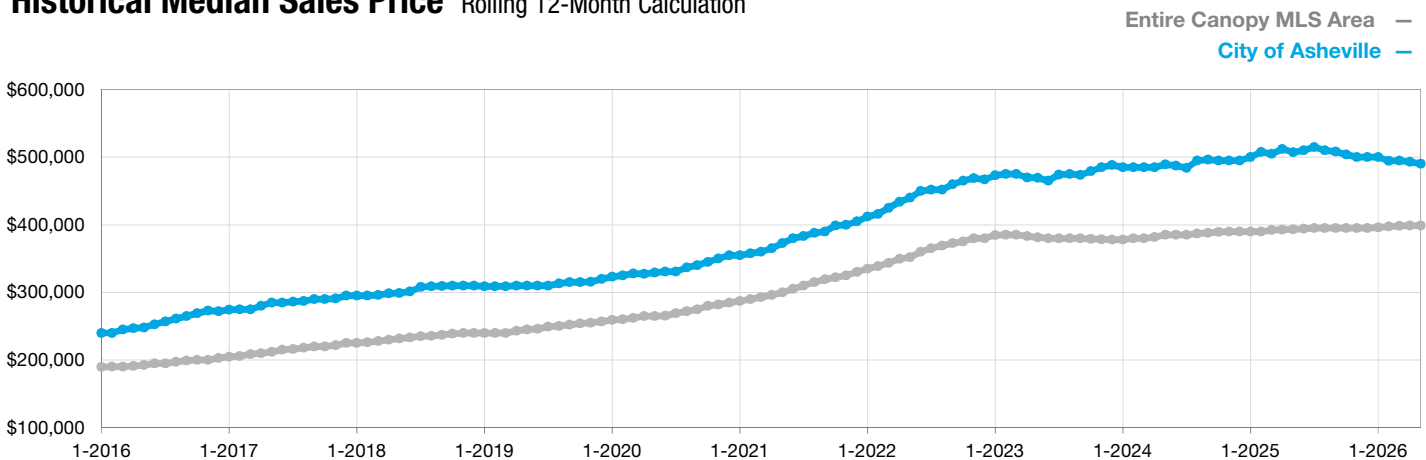
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	369	330	- 10.6%	1,325	1,256	- 5.2%
Pending Sales	167	215	+ 28.7%	718	816	+ 13.6%
Closed Sales	158	165	+ 4.4%	660	681	+ 3.2%
Median Sales Price*	\$502,500	\$471,000	- 6.3%	\$505,000	\$491,265	- 2.7%
Average Sales Price*	\$616,407	\$631,959	+ 2.5%	\$622,000	\$637,694	+ 2.5%
Percent of Original List Price Received*	95.3%	93.7%	- 1.7%	94.8%	92.5%	- 2.4%
List to Close	86	106	+ 23.3%	95	125	+ 31.6%
Days on Market Until Sale	46	68	+ 47.8%	52	82	+ 57.7%
Cumulative Days on Market Until Sale	53	79	+ 49.1%	59	95	+ 61.0%
Average List Price	\$679,407	\$785,290	+ 15.6%	\$723,658	\$787,498	+ 8.8%
Inventory of Homes for Sale	862	868	+ 0.7%	--	--	--
Months Supply of Inventory	6.5	5.6	- 13.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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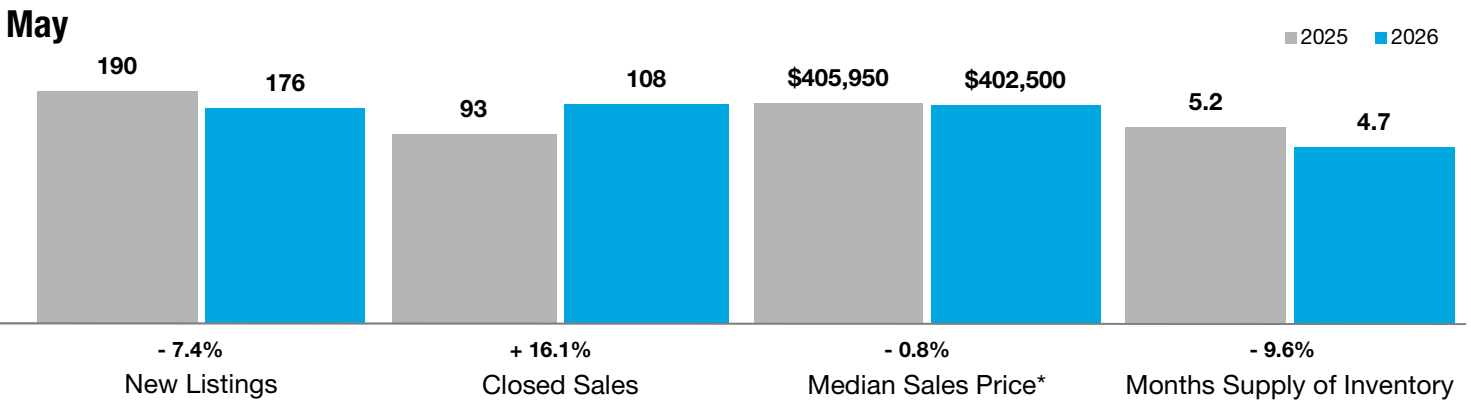


City of Hendersonville

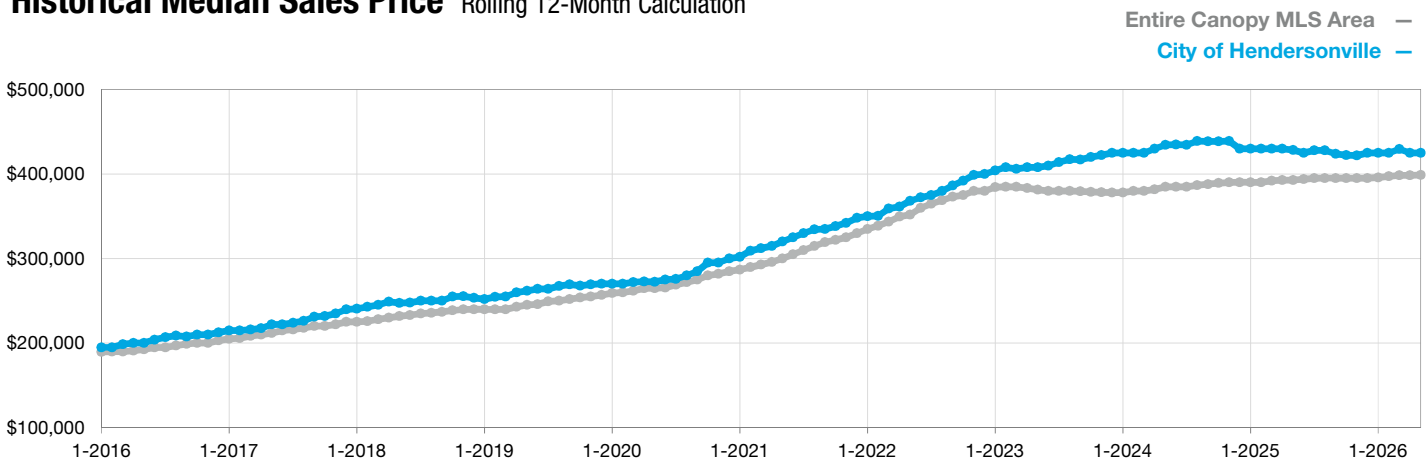
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	190	176	- 7.4%	704	745	+ 5.8%
Pending Sales	106	119	+ 12.3%	444	512	+ 15.3%
Closed Sales	93	108	+ 16.1%	404	435	+ 7.7%
Median Sales Price*	\$405,950	\$402,500	- 0.8%	\$415,000	\$418,000	+ 0.7%
Average Sales Price*	\$505,869	\$477,133	- 5.7%	\$481,040	\$475,227	- 1.2%
Percent of Original List Price Received*	95.8%	94.7%	- 1.1%	95.8%	93.5%	- 2.4%
List to Close	92	88	- 4.3%	109	116	+ 6.4%
Days on Market Until Sale	51	50	- 2.0%	58	72	+ 24.1%
Cumulative Days on Market Until Sale	62	58	- 6.5%	68	86	+ 26.5%
Average List Price	\$565,809	\$648,860	+ 14.7%	\$559,792	\$594,155	+ 6.1%
Inventory of Homes for Sale	450	451	+ 0.2%	--	--	--
Months Supply of Inventory	5.2	4.7	- 9.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2026

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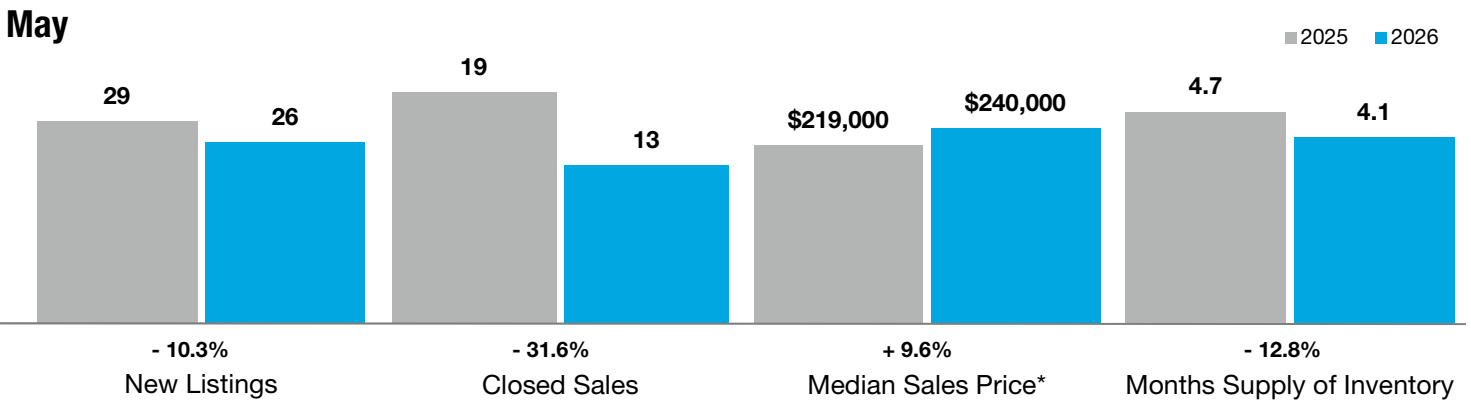


Forest City

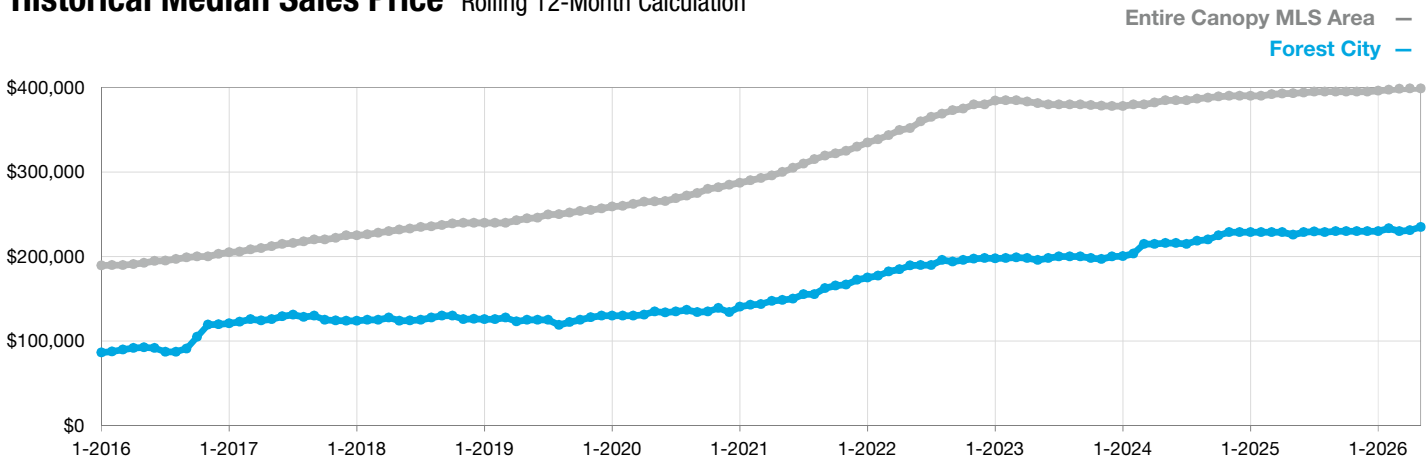
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	29	26	- 10.3%	108	103	- 4.6%
Pending Sales	14	17	+ 21.4%	70	73	+ 4.3%
Closed Sales	19	13	- 31.6%	63	62	- 1.6%
Median Sales Price*	\$219,000	\$240,000	+ 9.6%	\$219,000	\$231,500	+ 5.7%
Average Sales Price*	\$232,511	\$271,800	+ 16.9%	\$234,661	\$250,653	+ 6.8%
Percent of Original List Price Received*	90.2%	95.9%	+ 6.3%	92.0%	92.8%	+ 0.9%
List to Close	101	48	- 52.5%	103	110	+ 6.8%
Days on Market Until Sale	51	12	- 76.5%	55	67	+ 21.8%
Cumulative Days on Market Until Sale	51	54	+ 5.9%	61	94	+ 54.1%
Average List Price	\$263,441	\$317,256	+ 20.4%	\$276,638	\$285,197	+ 3.1%
Inventory of Homes for Sale	66	57	- 13.6%	--	--	--
Months Supply of Inventory	4.7	4.1	- 12.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for May 2026

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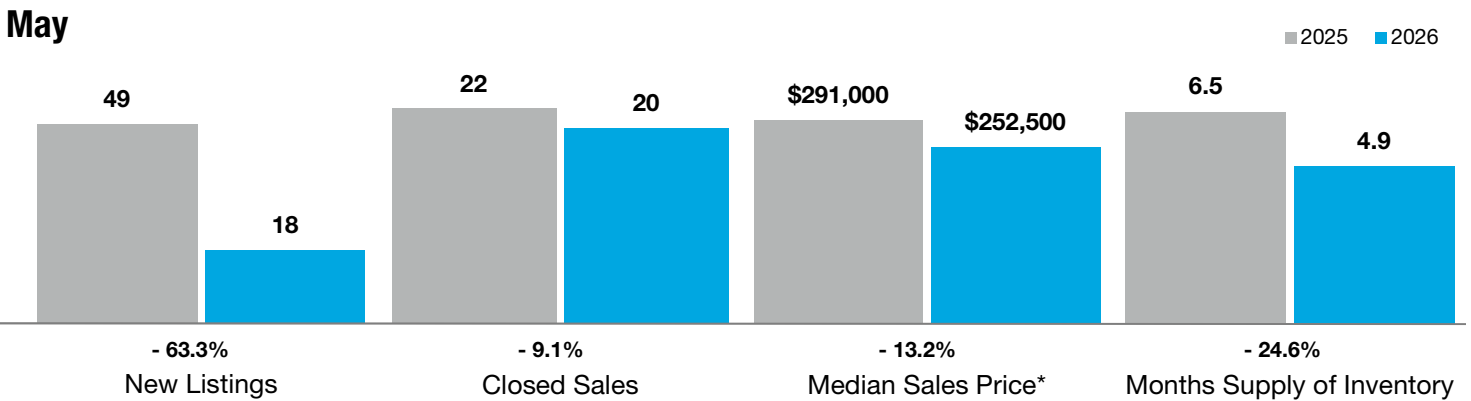


Marion

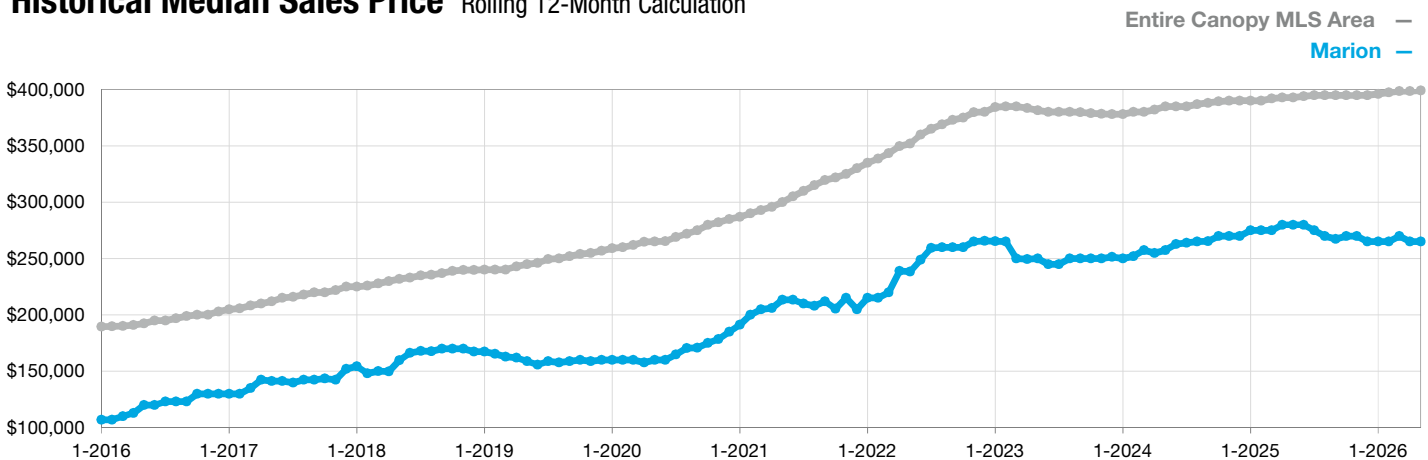
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	49	18	- 63.3%	170	148	- 12.9%
Pending Sales	24	20	- 16.7%	96	92	- 4.2%
Closed Sales	22	20	- 9.1%	91	83	- 8.8%
Median Sales Price*	\$291,000	\$252,500	- 13.2%	\$276,050	\$275,000	- 0.4%
Average Sales Price*	\$342,378	\$297,910	- 13.0%	\$301,410	\$315,934	+ 4.8%
Percent of Original List Price Received*	95.1%	91.0%	- 4.3%	92.6%	89.6%	- 3.2%
List to Close	96	104	+ 8.3%	118	132	+ 11.9%
Days on Market Until Sale	52	64	+ 23.1%	68	94	+ 38.2%
Cumulative Days on Market Until Sale	71	65	- 8.5%	74	111	+ 50.0%
Average List Price	\$421,400	\$428,165	+ 1.6%	\$387,257	\$400,739	+ 3.5%
Inventory of Homes for Sale	118	108	- 8.5%	--	--	--
Months Supply of Inventory	6.5	4.9	- 24.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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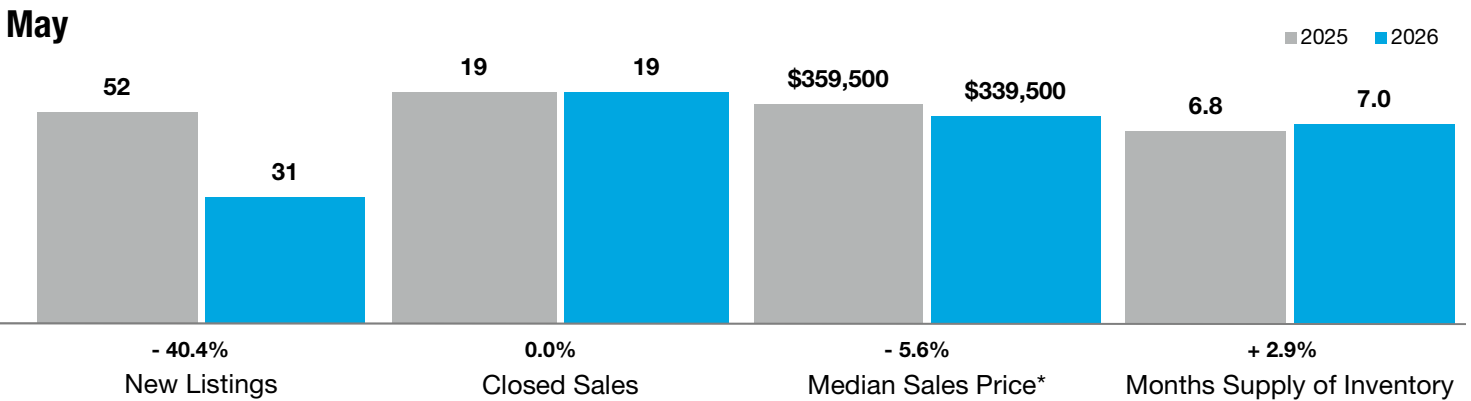


Rutherfordton

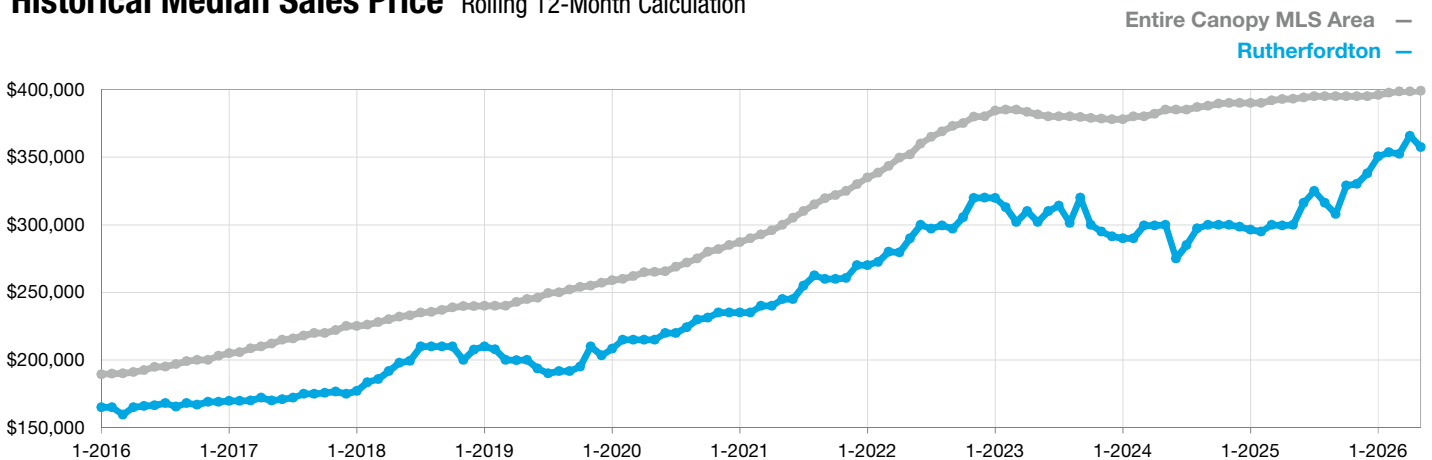
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	52	31	- 40.4%	161	141	- 12.4%
Pending Sales	22	19	- 13.6%	90	81	- 10.0%
Closed Sales	19	19	0.0%	79	68	- 13.9%
Median Sales Price*	\$359,500	\$339,500	- 5.6%	\$319,000	\$353,000	+ 10.7%
Average Sales Price*	\$402,678	\$329,053	- 18.3%	\$352,552	\$374,202	+ 6.1%
Percent of Original List Price Received*	94.0%	94.6%	+ 0.6%	94.0%	92.6%	- 1.5%
List to Close	97	83	- 14.4%	105	127	+ 21.0%
Days on Market Until Sale	47	47	0.0%	60	79	+ 31.7%
Cumulative Days on Market Until Sale	72	67	- 6.9%	81	104	+ 28.4%
Average List Price	\$473,527	\$459,447	- 3.0%	\$432,782	\$423,176	- 2.2%
Inventory of Homes for Sale	106	113	+ 6.6%	--	--	--
Months Supply of Inventory	6.8	7.0	+ 2.9%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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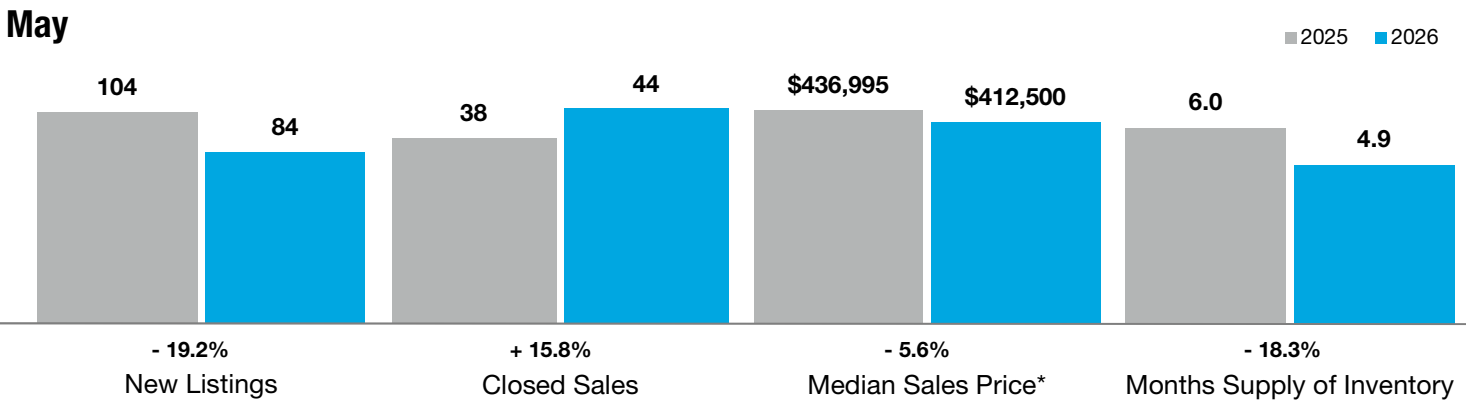


Waynesville

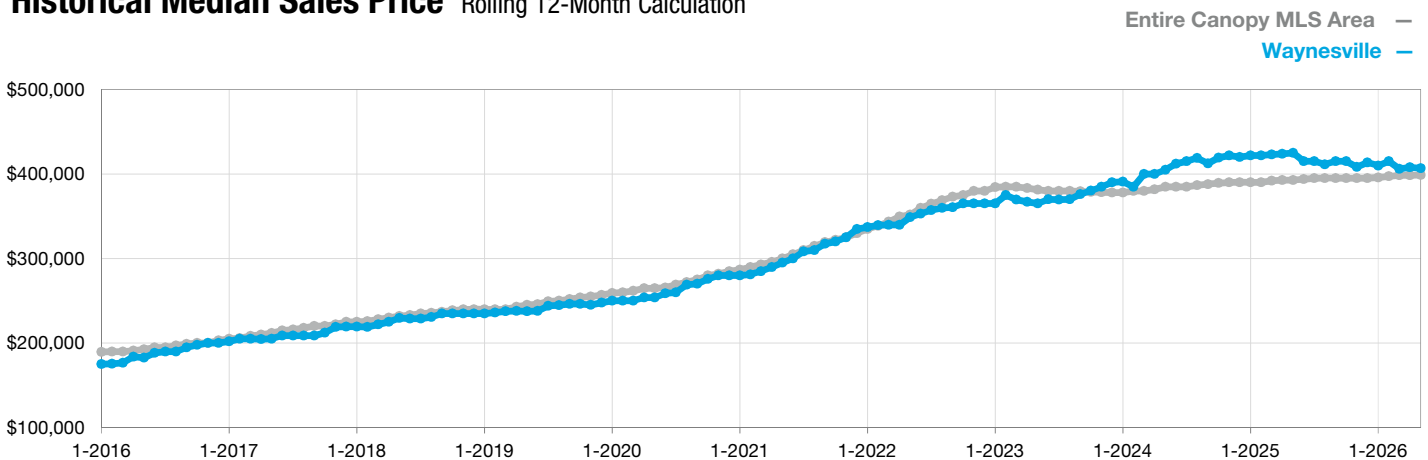
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	104	84	- 19.2%	331	328	- 0.9%
Pending Sales	46	50	+ 8.7%	200	210	+ 5.0%
Closed Sales	38	44	+ 15.8%	193	200	+ 3.6%
Median Sales Price*	\$436,995	\$412,500	- 5.6%	\$415,000	\$404,000	- 2.7%
Average Sales Price*	\$530,652	\$506,354	- 4.6%	\$480,382	\$466,139	- 3.0%
Percent of Original List Price Received*	95.1%	95.0%	- 0.1%	94.2%	93.1%	- 1.2%
List to Close	132	79	- 40.2%	134	121	- 9.7%
Days on Market Until Sale	72	38	- 47.2%	83	69	- 16.9%
Cumulative Days on Market Until Sale	81	58	- 28.4%	95	84	- 11.6%
Average List Price	\$540,088	\$643,355	+ 19.1%	\$517,320	\$535,385	+ 3.5%
Inventory of Homes for Sale	239	221	- 7.5%	--	--	--
Months Supply of Inventory	6.0	4.9	- 18.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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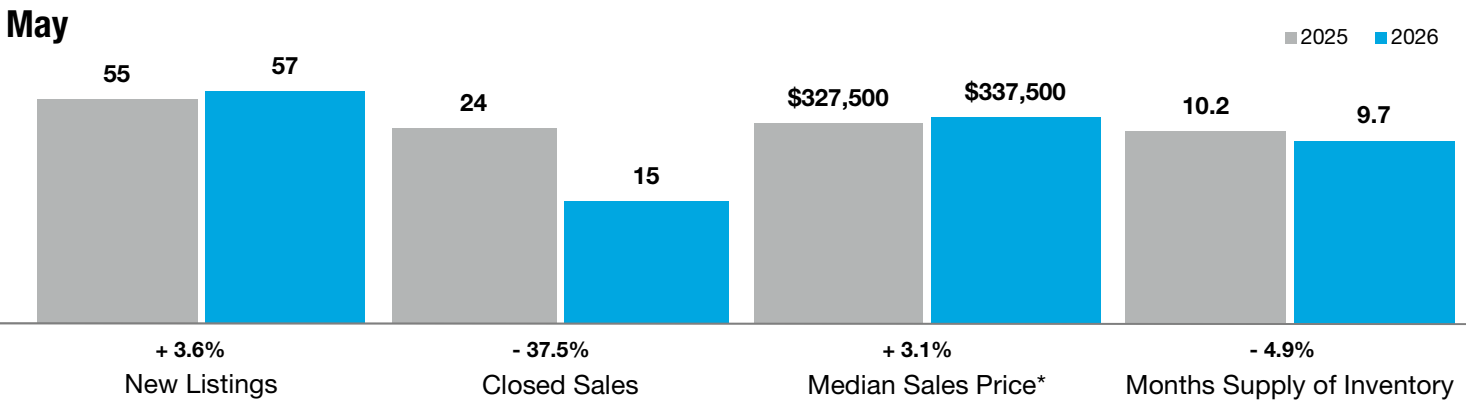


Yancey County

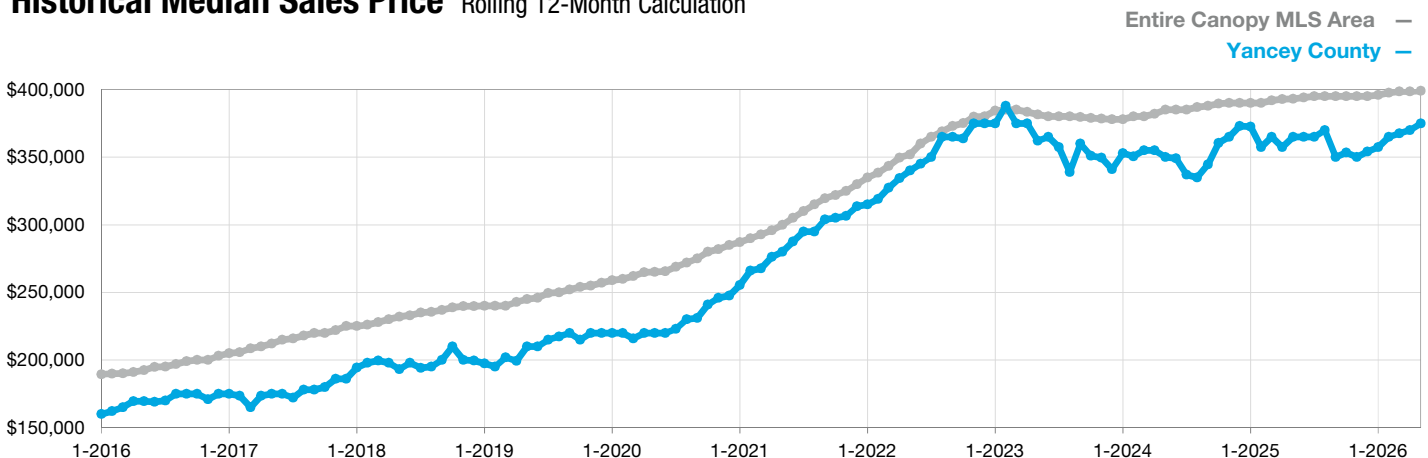
North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	55	57	+ 3.6%	167	173	+ 3.6%
Pending Sales	17	29	+ 70.6%	78	99	+ 26.9%
Closed Sales	24	15	- 37.5%	69	77	+ 11.6%
Median Sales Price*	\$327,500	\$337,500	+ 3.1%	\$325,000	\$379,000	+ 16.6%
Average Sales Price*	\$404,896	\$490,067	+ 21.0%	\$406,406	\$456,289	+ 12.3%
Percent of Original List Price Received*	91.2%	89.9%	- 1.4%	92.7%	89.2%	- 3.8%
List to Close	136	193	+ 41.9%	126	183	+ 45.2%
Days on Market Until Sale	78	137	+ 75.6%	77	131	+ 70.1%
Cumulative Days on Market Until Sale	79	145	+ 83.5%	83	136	+ 63.9%
Average List Price	\$707,044	\$675,282	- 4.5%	\$570,442	\$605,755	+ 6.2%
Inventory of Homes for Sale	151	185	+ 22.5%	--	--	--
Months Supply of Inventory	10.2	9.7	- 4.9%	--	--	--

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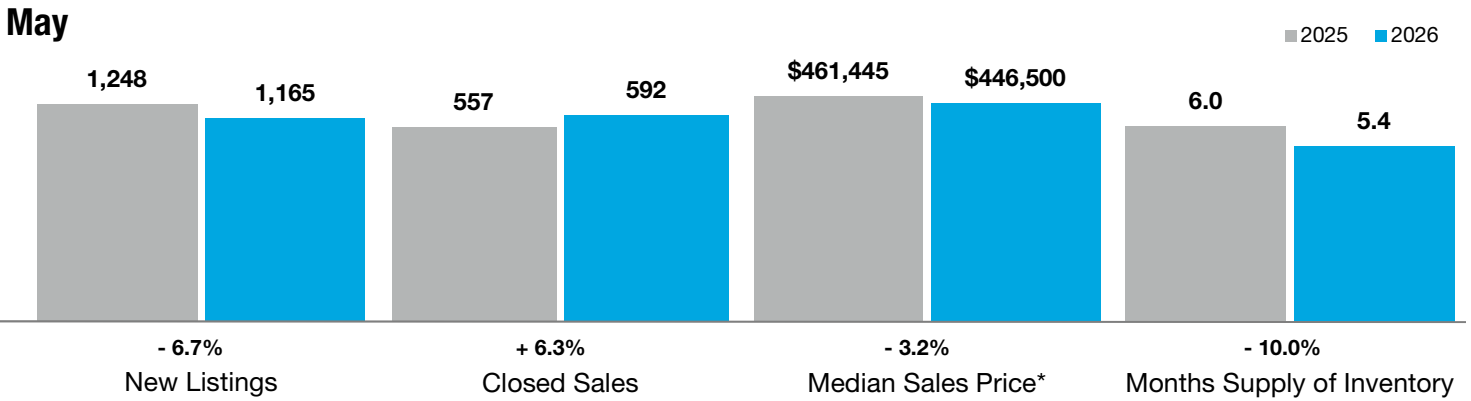


Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,248	1,165	- 6.7%	4,491	4,542	+ 1.1%
Pending Sales	595	728	+ 22.4%	2,618	2,947	+ 12.6%
Closed Sales	557	592	+ 6.3%	2,439	2,524	+ 3.5%
Median Sales Price*	\$461,445	\$446,500	- 3.2%	\$450,000	\$440,000	- 2.2%
Average Sales Price*	\$558,308	\$573,215	+ 2.7%	\$545,647	\$555,620	+ 1.8%
Percent of Original List Price Received*	95.7%	94.4%	- 1.4%	95.1%	93.2%	- 2.0%
List to Close	96	104	+ 8.3%	110	122	+ 10.9%
Days on Market Until Sale	51	64	+ 25.5%	61	78	+ 27.9%
Cumulative Days on Market Until Sale	59	74	+ 25.4%	69	92	+ 33.3%
Average List Price	\$622,330	\$718,512	+ 15.5%	\$632,773	\$685,493	+ 8.3%
Inventory of Homes for Sale	2,995	3,092	+ 3.2%	--	--	--
Months Supply of Inventory	6.0	5.4	- 10.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

