

Local Market Update for June 2026

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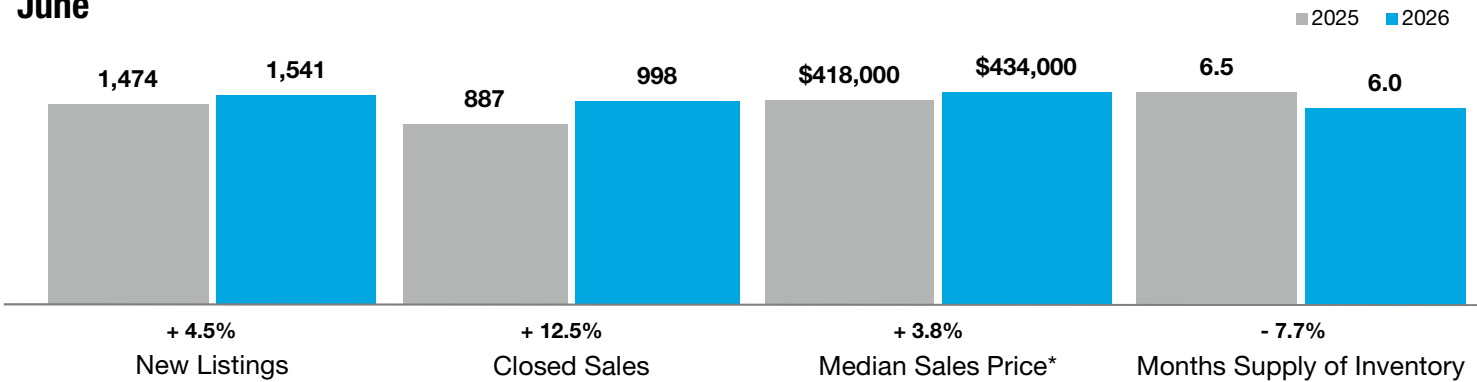
Asheville Region

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

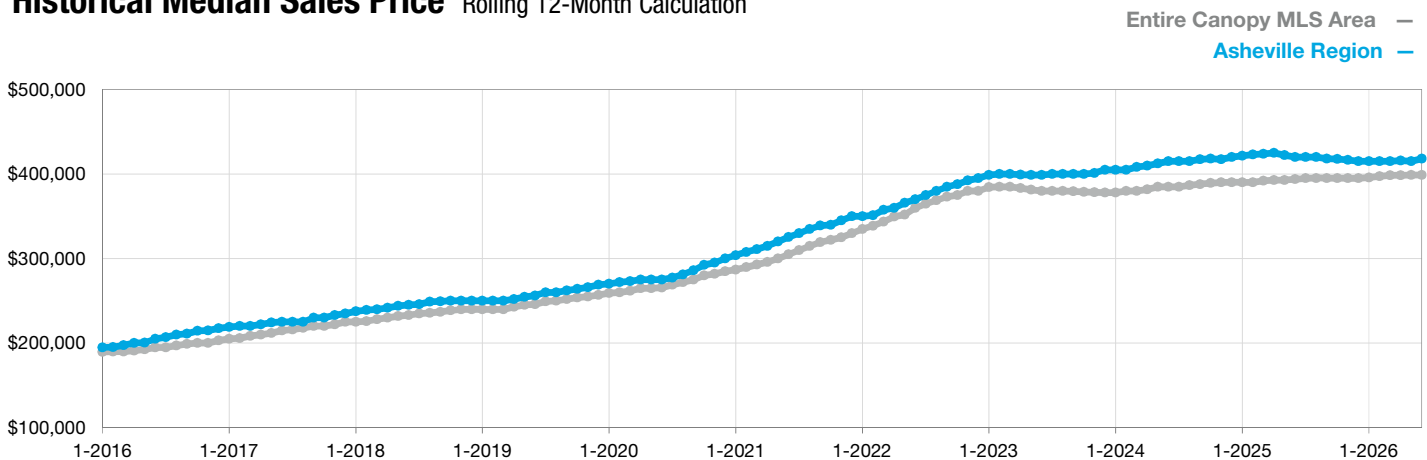
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	1,474	1,541	+ 4.5%	8,351	8,491	+ 1.7%
Pending Sales	892	1,030	+ 15.5%	4,854	5,282	+ 8.8%
Closed Sales	887	998	+ 12.5%	4,553	4,740	+ 4.1%
Median Sales Price*	\$418,000	\$434,000	+ 3.8%	\$415,000	\$420,000	+ 1.2%
Average Sales Price*	\$509,855	\$541,404	+ 6.2%	\$506,976	\$530,211	+ 4.6%
Percent of Original List Price Received*	94.3%	93.9%	- 0.4%	94.4%	93.0%	- 1.5%
List to Close	100	106	+ 6.0%	109	122	+ 11.9%
Days on Market Until Sale	55	63	+ 14.5%	62	78	+ 25.8%
Cumulative Days on Market Until Sale	59	74	+ 25.4%	70	92	+ 31.4%
Average List Price	\$623,918	\$696,186	+ 11.6%	\$605,436	\$649,578	+ 7.3%
Inventory of Homes for Sale	4,963	5,197	+ 4.7%	--	--	--
Months Supply of Inventory	6.5	6.0	- 7.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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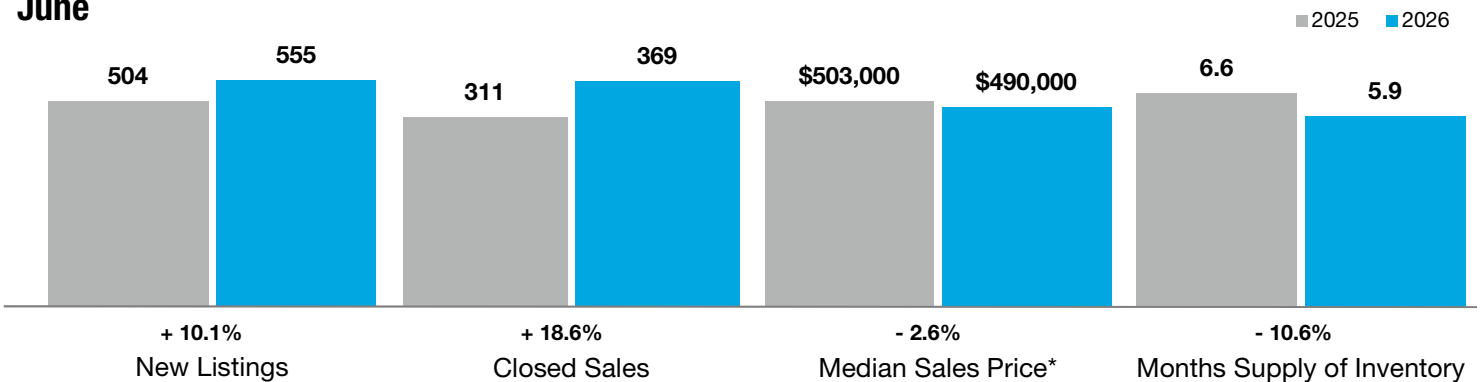
Buncombe County

North Carolina

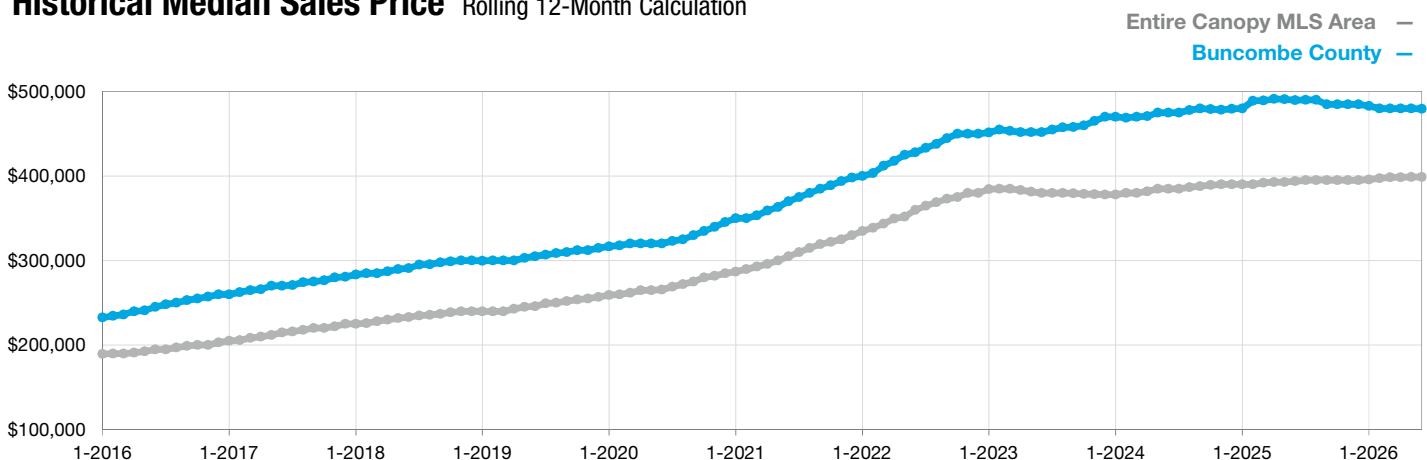
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	504	555	+ 10.1%	2,946	2,998	+ 1.8%
Pending Sales	308	363	+ 17.9%	1,665	1,877	+ 12.7%
Closed Sales	311	369	+ 18.6%	1,556	1,651	+ 6.1%
Median Sales Price*	\$503,000	\$490,000	- 2.6%	\$494,000	\$480,000	- 2.8%
Average Sales Price*	\$604,419	\$616,733	+ 2.0%	\$604,612	\$628,726	+ 4.0%
Percent of Original List Price Received*	95.2%	94.3%	- 0.9%	95.1%	93.2%	- 2.0%
List to Close	83	99	+ 19.3%	97	118	+ 21.6%
Days on Market Until Sale	43	58	+ 34.9%	53	76	+ 43.4%
Cumulative Days on Market Until Sale	50	69	+ 38.0%	61	89	+ 45.9%
Average List Price	\$704,497	\$858,501	+ 21.9%	\$700,649	\$781,223	+ 11.5%
Inventory of Homes for Sale	1,656	1,749	+ 5.6%	--	--	--
Months Supply of Inventory	6.6	5.9	- 10.6%	--	--	--

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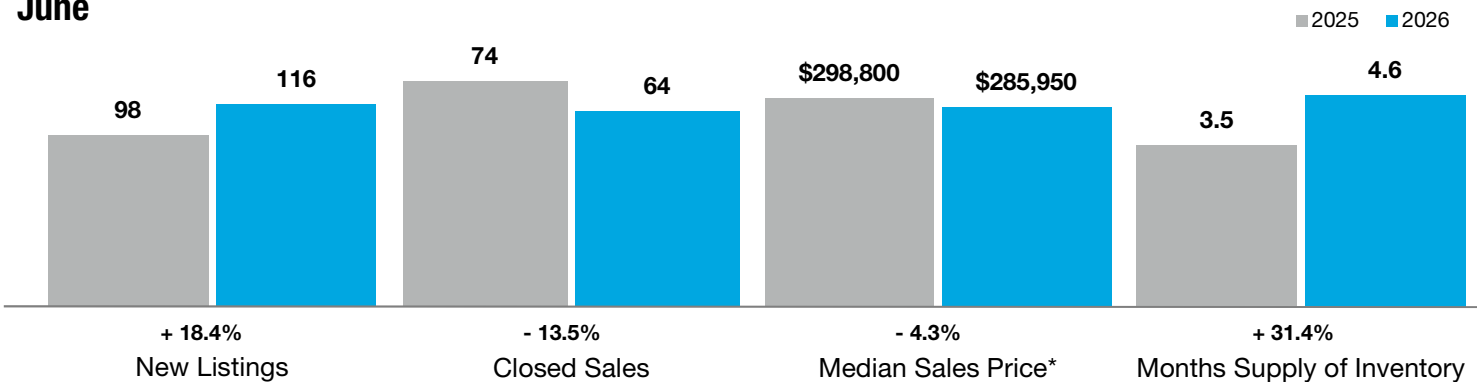
Burke County

North Carolina

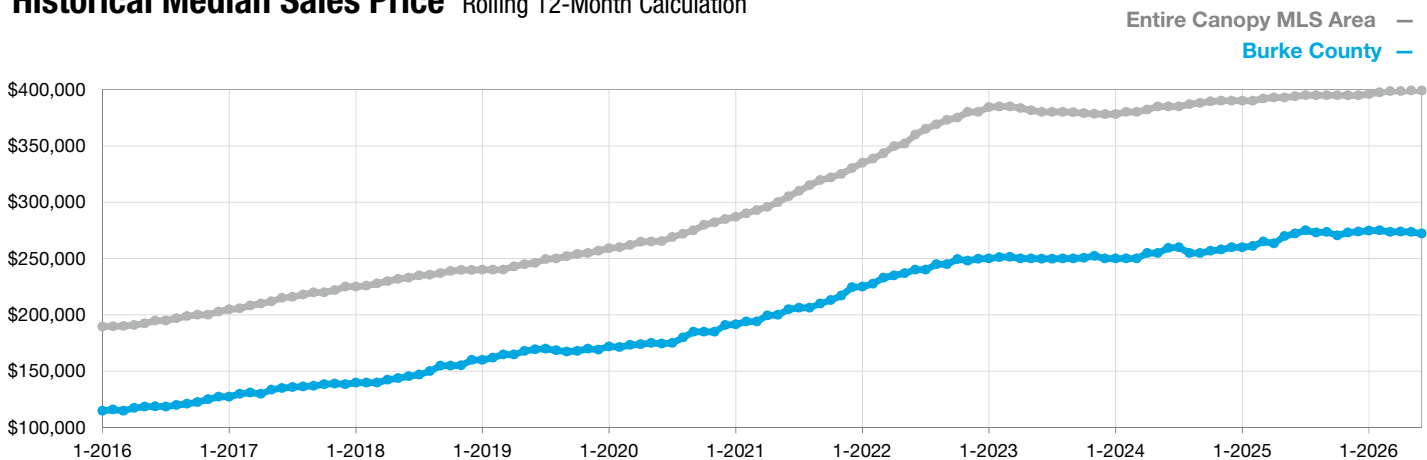
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	98	116	+ 18.4%	558	577	+ 3.4%
Pending Sales	80	72	- 10.0%	417	396	- 5.0%
Closed Sales	74	64	- 13.5%	387	341	- 11.9%
Median Sales Price*	\$298,800	\$285,950	- 4.3%	\$280,000	\$275,000	- 1.8%
Average Sales Price*	\$375,419	\$354,185	- 5.7%	\$332,930	\$333,424	+ 0.1%
Percent of Original List Price Received*	94.4%	95.6%	+ 1.3%	93.5%	94.2%	+ 0.7%
List to Close	87	91	+ 4.6%	105	111	+ 5.7%
Days on Market Until Sale	43	50	+ 16.3%	64	69	+ 7.8%
Cumulative Days on Market Until Sale	56	51	- 8.9%	72	76	+ 5.6%
Average List Price	\$369,982	\$408,027	+ 10.3%	\$397,242	\$404,783	+ 1.9%
Inventory of Homes for Sale	233	285	+ 22.3%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Current as of July 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.

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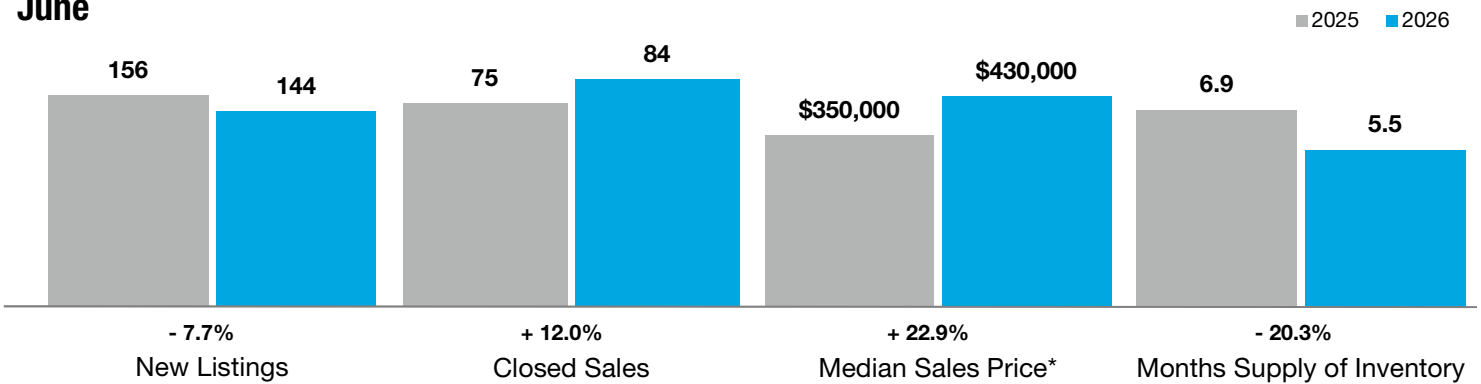
Haywood County

North Carolina

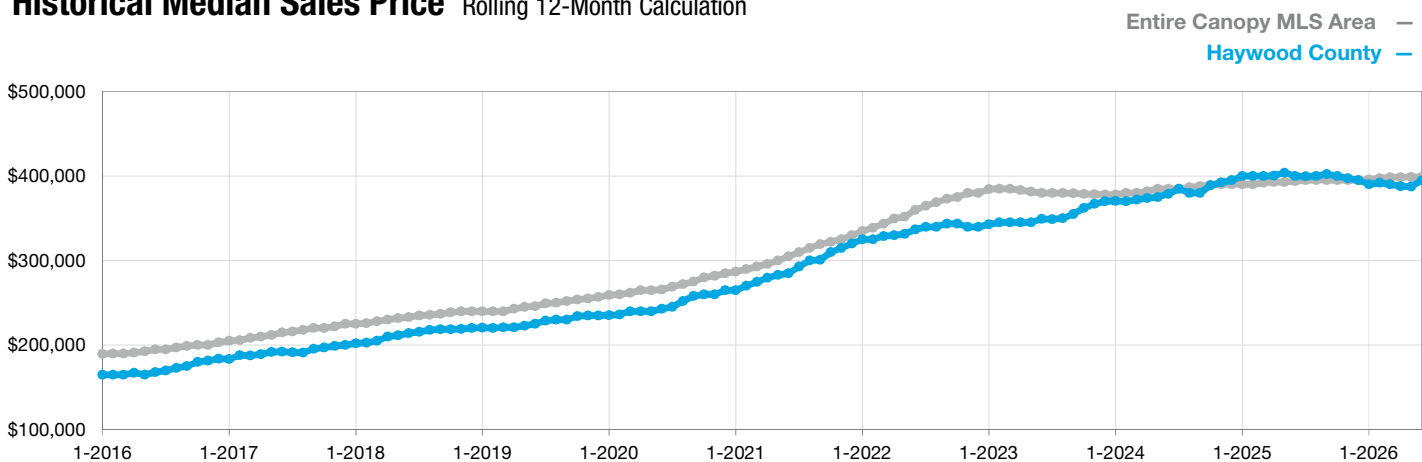
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	156	144	- 7.7%	852	842	- 1.2%
Pending Sales	94	116	+ 23.4%	487	533	+ 9.4%
Closed Sales	75	84	+ 12.0%	450	491	+ 9.1%
Median Sales Price*	\$350,000	\$430,000	+ 22.9%	\$394,990	\$390,000	- 1.3%
Average Sales Price*	\$376,437	\$497,086	+ 32.1%	\$435,267	\$446,554	+ 2.6%
Percent of Original List Price Received*	93.6%	92.6%	- 1.1%	94.0%	93.0%	- 1.1%
List to Close	93	106	+ 14.0%	118	119	+ 0.8%
Days on Market Until Sale	52	64	+ 23.1%	69	73	+ 5.8%
Cumulative Days on Market Until Sale	54	75	+ 38.9%	78	88	+ 12.8%
Average List Price	\$501,322	\$569,909	+ 13.7%	\$484,315	\$526,239	+ 8.7%
Inventory of Homes for Sale	542	507	- 6.5%	--	--	--
Months Supply of Inventory	6.9	5.5	- 20.3%	--	--	--

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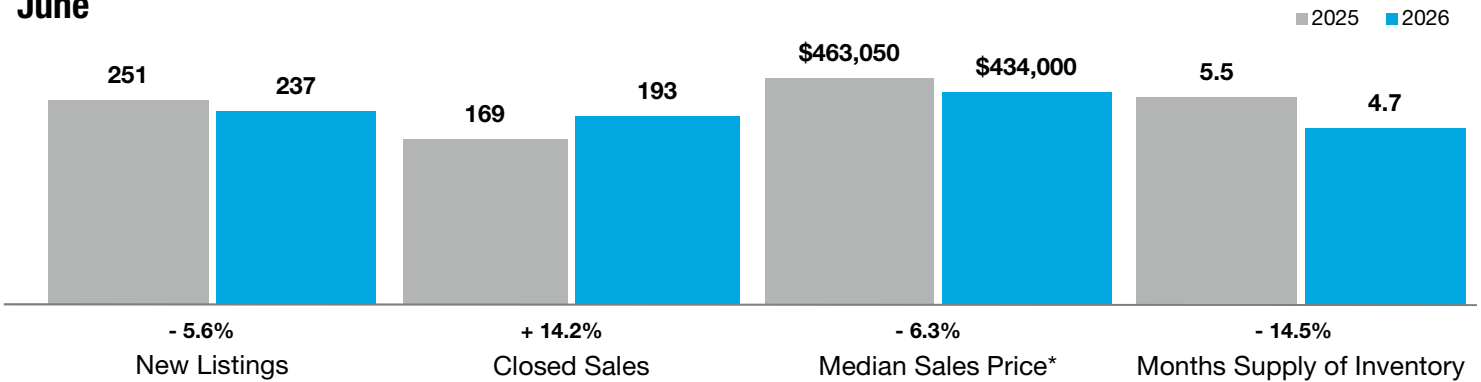
Henderson County

North Carolina

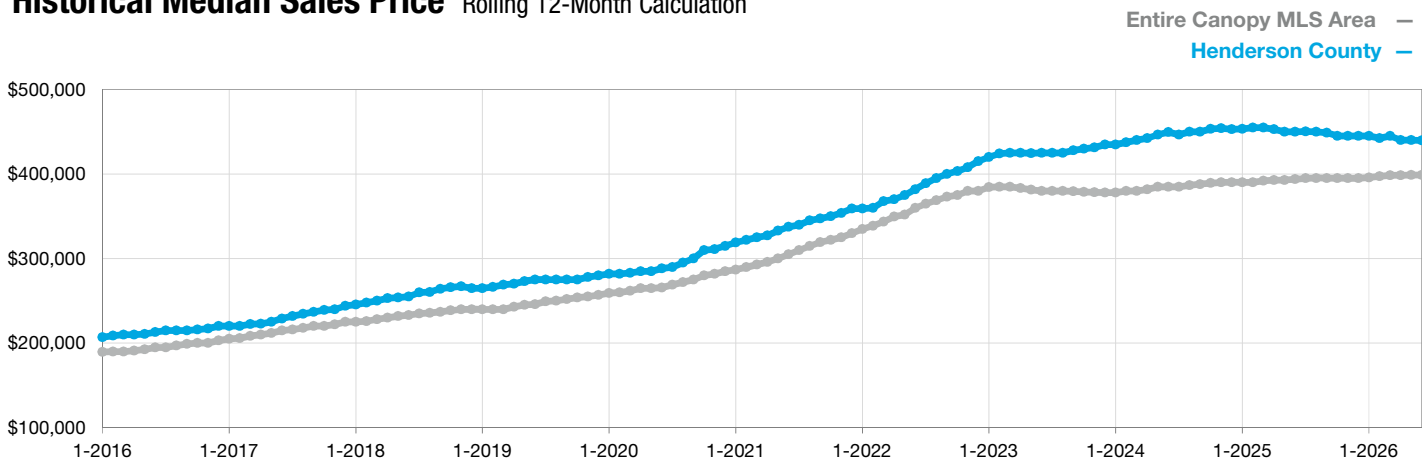
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	251	237	- 5.6%	1,447	1,483	+ 2.5%
Pending Sales	145	191	+ 31.7%	930	1,050	+ 12.9%
Closed Sales	169	193	+ 14.2%	905	958	+ 5.9%
Median Sales Price*	\$463,050	\$434,000	- 6.3%	\$441,000	\$430,500	- 2.4%
Average Sales Price*	\$540,338	\$507,658	- 6.0%	\$509,483	\$502,193	- 1.4%
Percent of Original List Price Received*	95.3%	95.0%	- 0.3%	95.7%	94.2%	- 1.6%
List to Close	120	100	- 16.7%	116	114	- 1.7%
Days on Market Until Sale	68	54	- 20.6%	63	69	+ 9.5%
Cumulative Days on Market Until Sale	70	62	- 11.4%	68	80	+ 17.6%
Average List Price	\$618,758	\$657,034	+ 6.2%	\$591,439	\$620,700	+ 4.9%
Inventory of Homes for Sale	816	783	- 4.0%	--	--	--
Months Supply of Inventory	5.5	4.7	- 14.5%	--	--	--

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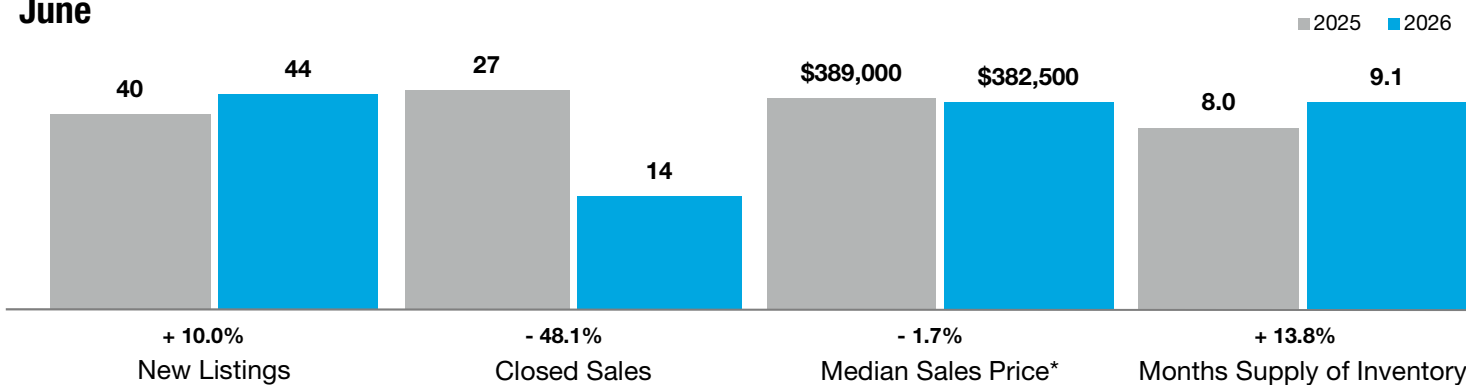
Jackson County

North Carolina

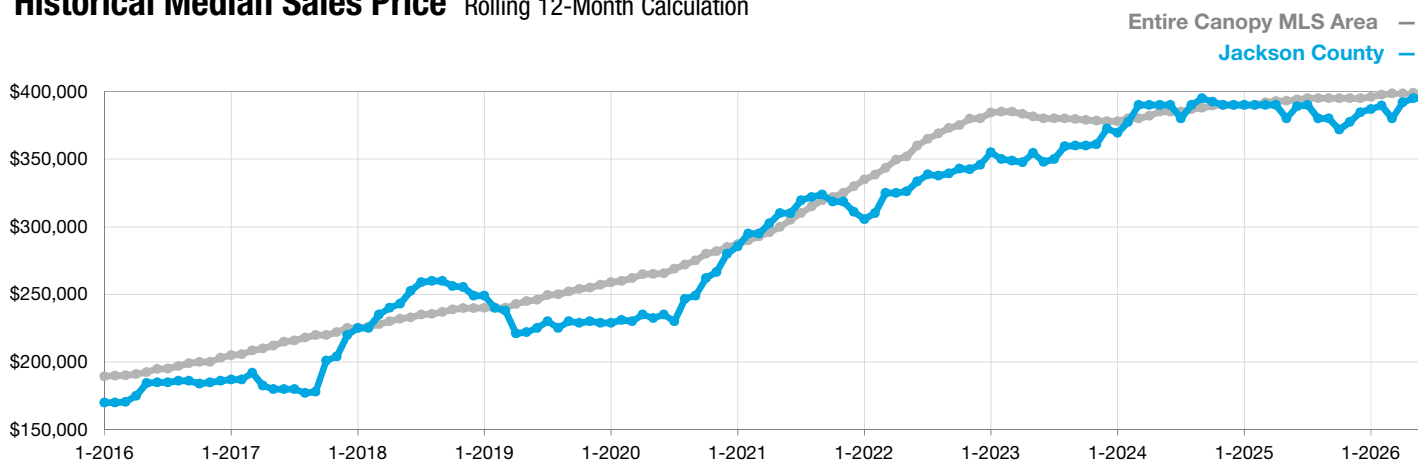
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	40	44	+ 10.0%	236	230	- 2.5%
Pending Sales	21	23	+ 9.5%	114	99	- 13.2%
Closed Sales	27	14	- 48.1%	107	104	- 2.8%
Median Sales Price*	\$389,000	\$382,500	- 1.7%	\$380,000	\$399,500	+ 5.1%
Average Sales Price*	\$434,722	\$457,786	+ 5.3%	\$497,919	\$619,975	+ 24.5%
Percent of Original List Price Received*	94.9%	95.1%	+ 0.2%	94.9%	91.6%	- 3.5%
List to Close	174	110	- 36.8%	126	165	+ 31.0%
Days on Market Until Sale	137	64	- 53.3%	82	121	+ 47.6%
Cumulative Days on Market Until Sale	51	97	+ 90.2%	68	119	+ 75.0%
Average List Price	\$675,653	\$846,027	+ 25.2%	\$618,767	\$636,795	+ 2.9%
Inventory of Homes for Sale	156	183	+ 17.3%	--	--	--
Months Supply of Inventory	8.0	9.1	+ 13.8%	--	--	--

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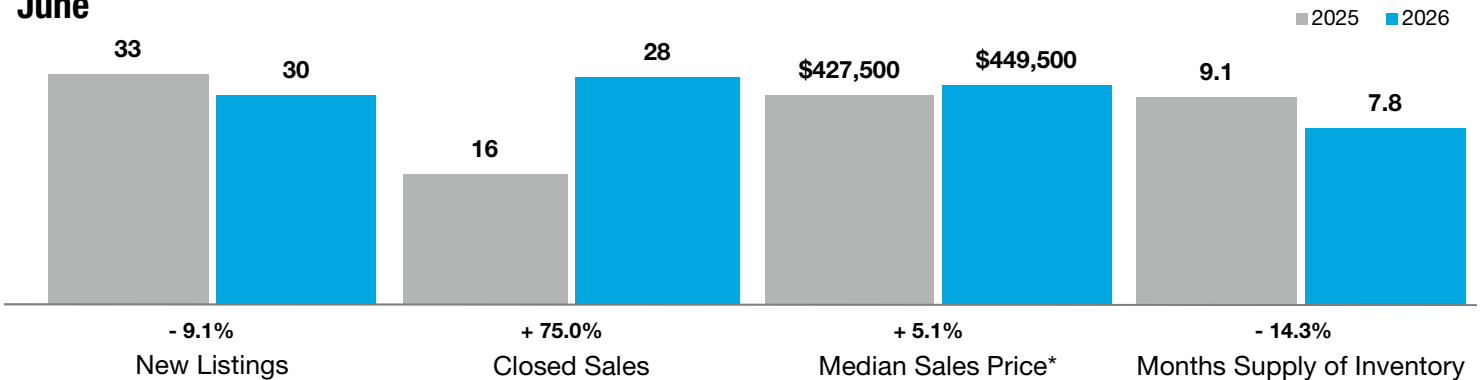
Madison County

North Carolina

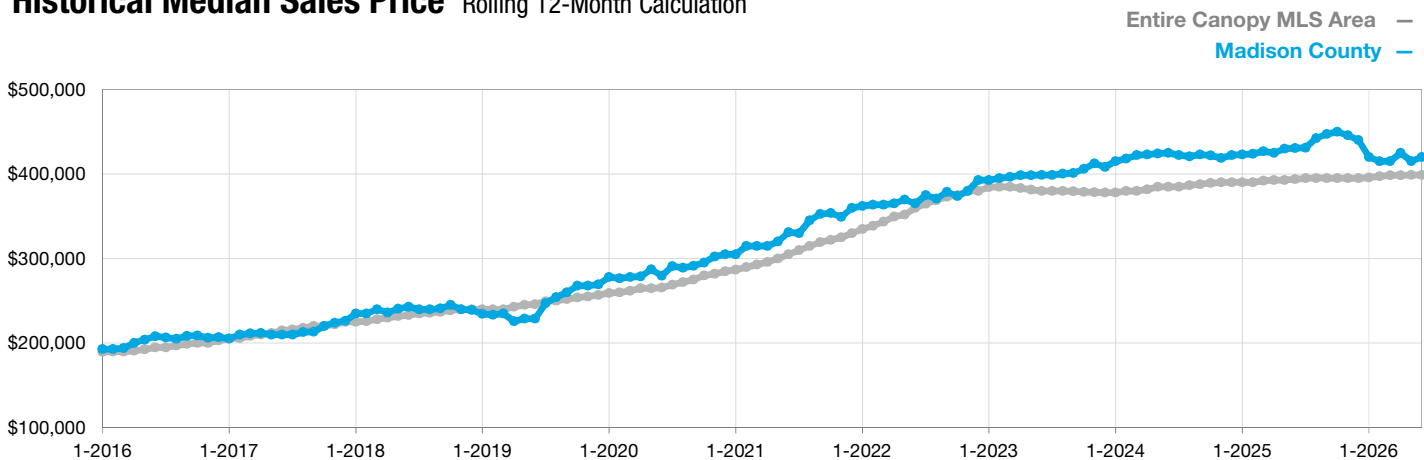
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	33	30	- 9.1%	191	204	+ 6.8%
Pending Sales	16	21	+ 31.3%	100	118	+ 18.0%
Closed Sales	16	28	+ 75.0%	99	110	+ 11.1%
Median Sales Price*	\$427,500	\$449,500	+ 5.1%	\$450,000	\$419,365	- 6.8%
Average Sales Price*	\$472,969	\$521,797	+ 10.3%	\$486,325	\$472,653	- 2.8%
Percent of Original List Price Received*	93.9%	88.8%	- 5.4%	94.4%	90.2%	- 4.4%
List to Close	120	138	+ 15.0%	128	145	+ 13.3%
Days on Market Until Sale	77	94	+ 22.1%	79	101	+ 27.8%
Cumulative Days on Market Until Sale	78	103	+ 32.1%	93	116	+ 24.7%
Average List Price	\$546,500	\$586,874	+ 7.4%	\$607,915	\$631,505	+ 3.9%
Inventory of Homes for Sale	146	154	+ 5.5%	--	--	--
Months Supply of Inventory	9.1	7.8	- 14.3%	--	--	--

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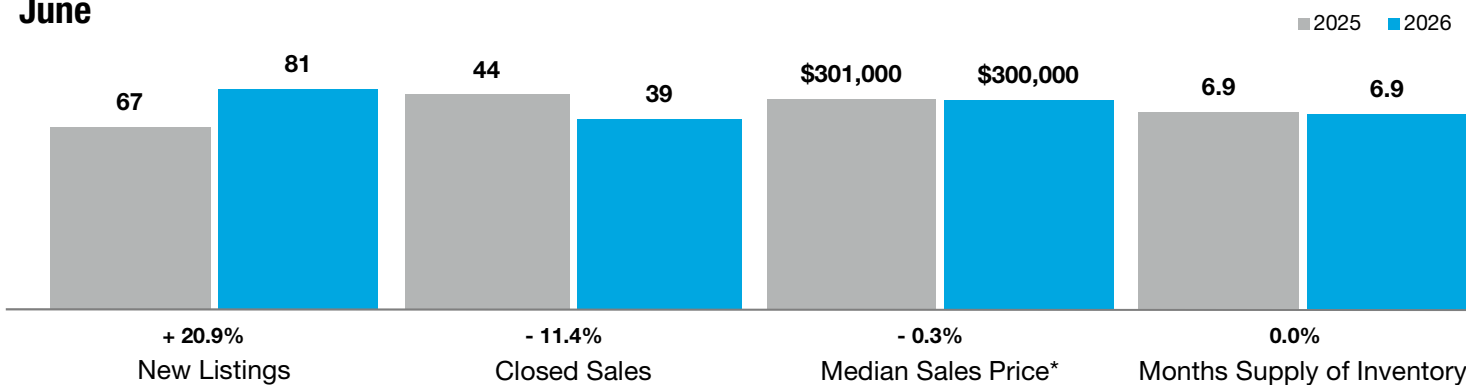
McDowell County

North Carolina

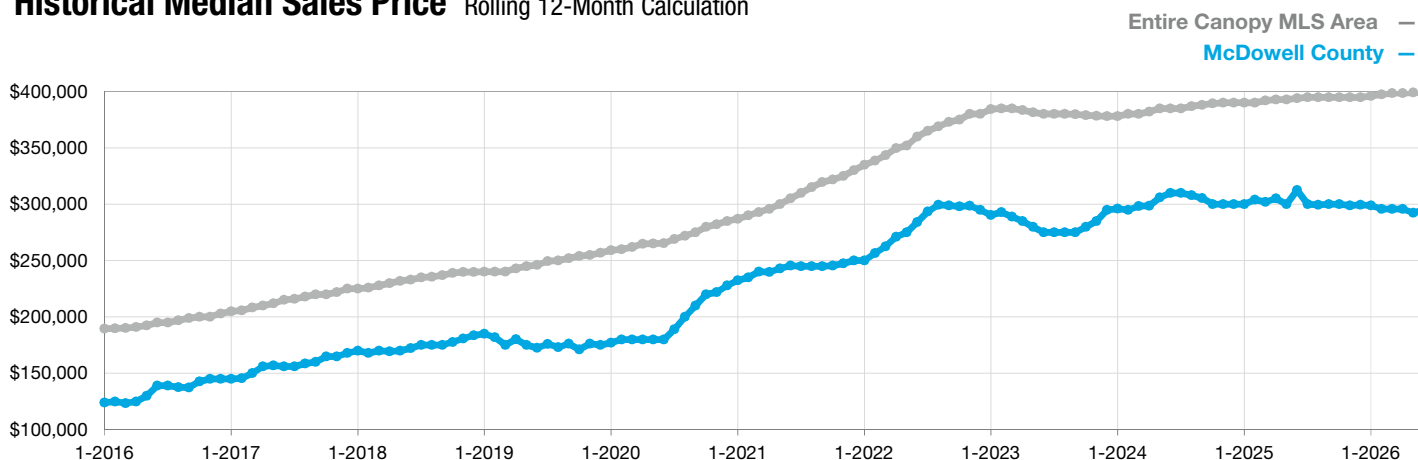
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	67	81	+ 20.9%	370	359	- 3.0%
Pending Sales	48	33	- 31.3%	220	196	- 10.9%
Closed Sales	44	39	- 11.4%	204	184	- 9.8%
Median Sales Price*	\$301,000	\$300,000	- 0.3%	\$315,000	\$293,750	- 6.7%
Average Sales Price*	\$413,733	\$448,387	+ 8.4%	\$397,787	\$404,701	+ 1.7%
Percent of Original List Price Received*	92.7%	95.6%	+ 3.1%	92.6%	91.0%	- 1.7%
List to Close	102	91	- 10.8%	115	121	+ 5.2%
Days on Market Until Sale	53	49	- 7.5%	65	81	+ 24.6%
Cumulative Days on Market Until Sale	69	63	- 8.7%	73	97	+ 32.9%
Average List Price	\$576,410	\$574,365	- 0.4%	\$515,588	\$525,242	+ 1.9%
Inventory of Homes for Sale	216	240	+ 11.1%	--	--	--
Months Supply of Inventory	6.9	6.9	0.0%	--	--	--

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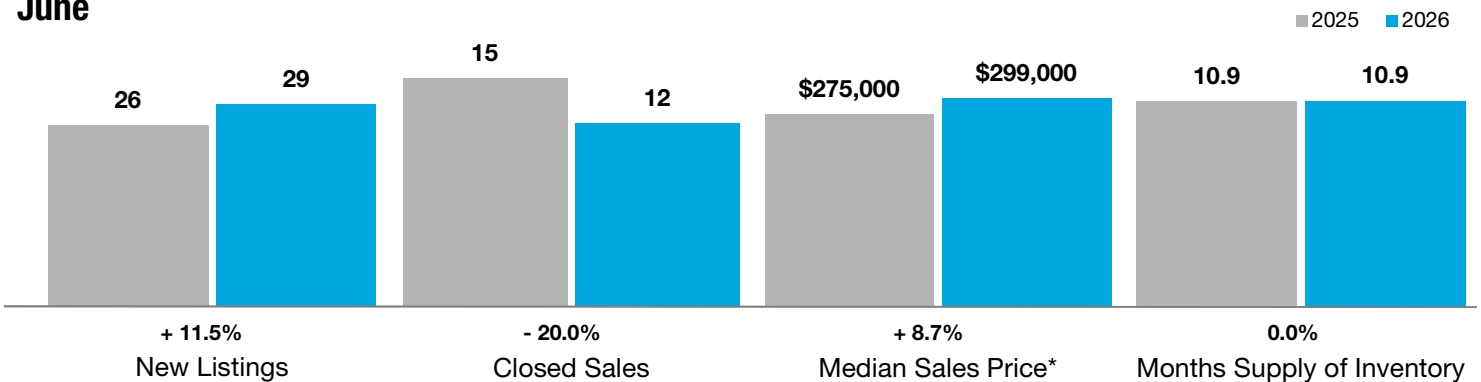
Mitchell County

North Carolina

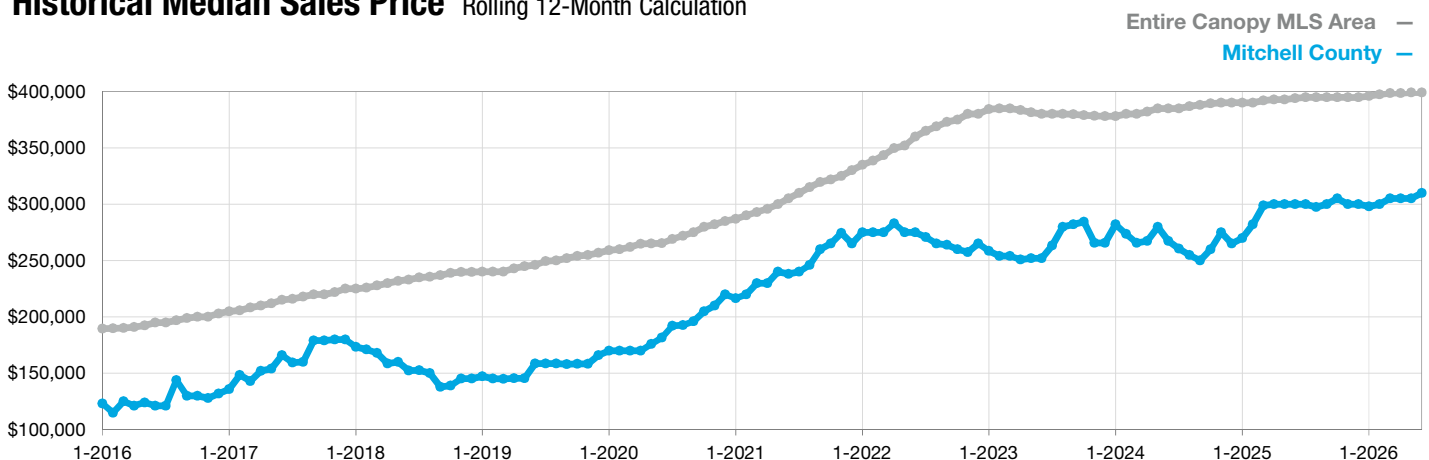
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	26	29	+ 11.5%	128	152	+ 18.8%
Pending Sales	13	16	+ 23.1%	57	65	+ 14.0%
Closed Sales	15	12	- 20.0%	55	57	+ 3.6%
Median Sales Price*	\$275,000	\$299,000	+ 8.7%	\$296,000	\$317,500	+ 7.3%
Average Sales Price*	\$266,700	\$341,659	+ 28.1%	\$323,907	\$454,967	+ 40.5%
Percent of Original List Price Received*	90.0%	92.4%	+ 2.7%	90.8%	90.4%	- 0.4%
List to Close	93	143	+ 53.8%	147	122	- 17.0%
Days on Market Until Sale	50	103	+ 106.0%	94	76	- 19.1%
Cumulative Days on Market Until Sale	63	122	+ 93.7%	108	108	0.0%
Average List Price	\$633,166	\$425,760	- 32.8%	\$439,609	\$460,356	+ 4.7%
Inventory of Homes for Sale	95	125	+ 31.6%	--	--	--
Months Supply of Inventory	10.9	10.9	0.0%	--	--	--

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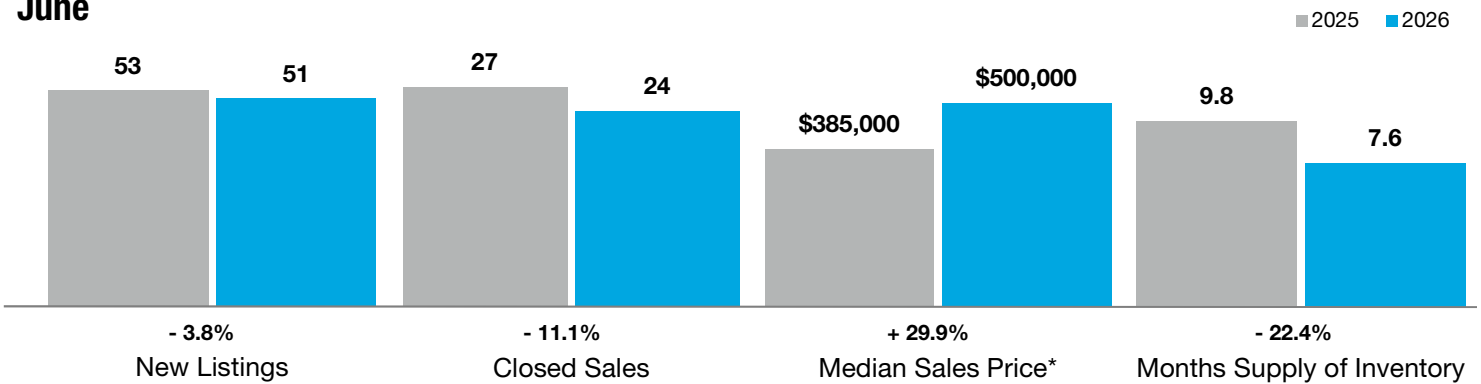
Polk County

North Carolina

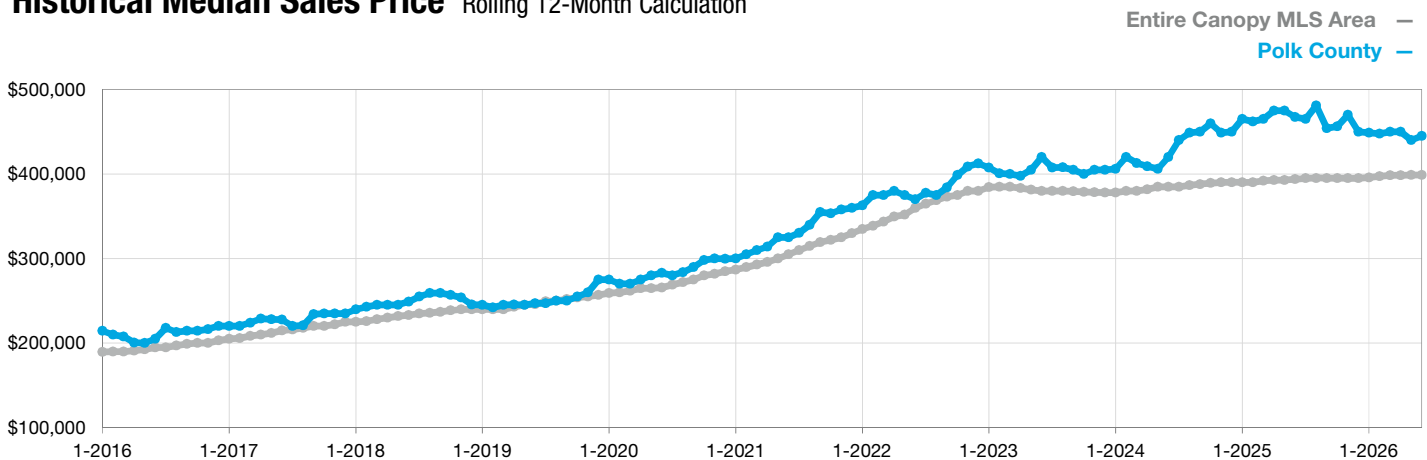
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	53	51	- 3.8%	281	250	- 11.0%
Pending Sales	24	23	- 4.2%	129	148	+ 14.7%
Closed Sales	27	24	- 11.1%	118	140	+ 18.6%
Median Sales Price*	\$385,000	\$500,000	+ 29.9%	\$452,000	\$445,000	- 1.5%
Average Sales Price*	\$541,380	\$865,583	+ 59.9%	\$529,425	\$672,845	+ 27.1%
Percent of Original List Price Received*	93.0%	94.1%	+ 1.2%	91.9%	91.6%	- 0.3%
List to Close	115	171	+ 48.7%	119	148	+ 24.4%
Days on Market Until Sale	59	118	+ 100.0%	70	103	+ 47.1%
Cumulative Days on Market Until Sale	73	134	+ 83.6%	85	132	+ 55.3%
Average List Price	\$582,301	\$700,380	+ 20.3%	\$734,068	\$702,332	- 4.3%
Inventory of Homes for Sale	212	188	- 11.3%	--	--	--
Months Supply of Inventory	9.8	7.6	- 22.4%	--	--	--

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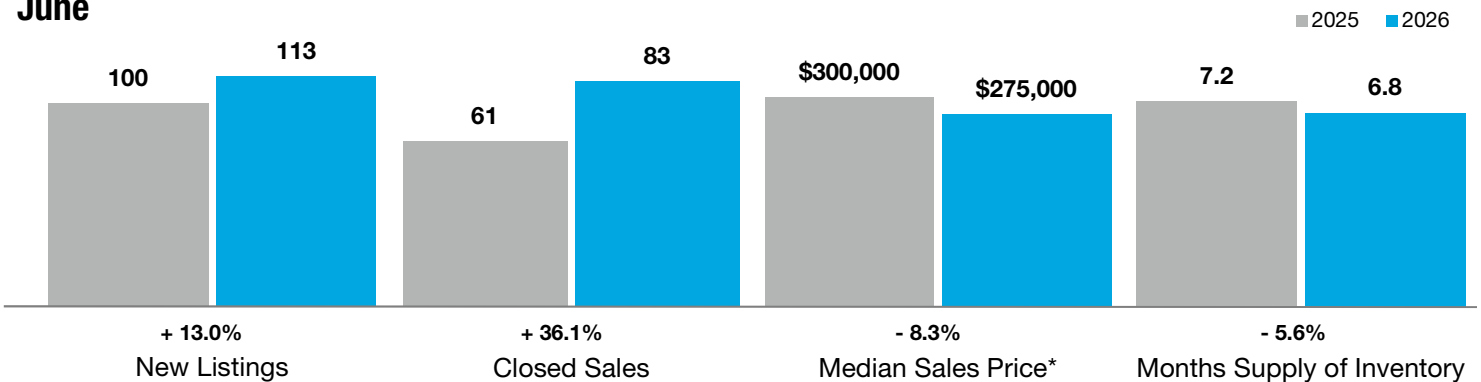
Rutherford County

North Carolina

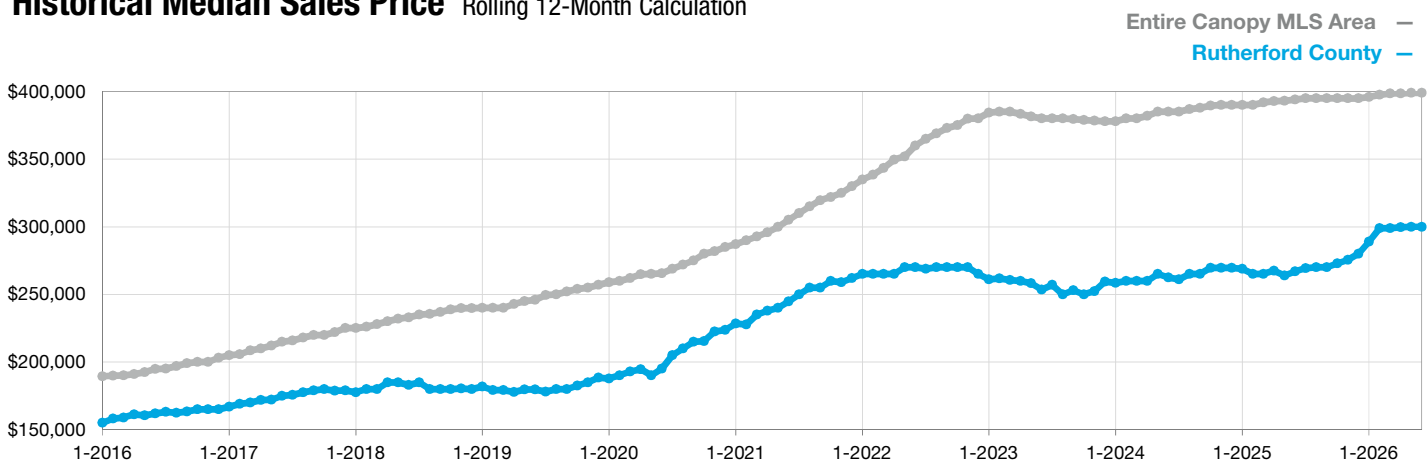
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	100	113	+ 13.0%	611	649	+ 6.2%
Pending Sales	65	81	+ 24.6%	341	387	+ 13.5%
Closed Sales	61	83	+ 36.1%	315	335	+ 6.3%
Median Sales Price*	\$300,000	\$275,000	- 8.3%	\$267,000	\$299,000	+ 12.0%
Average Sales Price*	\$350,834	\$379,561	+ 8.2%	\$327,083	\$391,779	+ 19.8%
Percent of Original List Price Received*	93.3%	92.8%	- 0.5%	92.9%	92.8%	- 0.1%
List to Close	96	112	+ 16.7%	110	125	+ 13.6%
Days on Market Until Sale	52	68	+ 30.8%	63	81	+ 28.6%
Cumulative Days on Market Until Sale	53	78	+ 47.2%	74	101	+ 36.5%
Average List Price	\$518,344	\$514,668	- 0.7%	\$421,744	\$453,535	+ 7.5%
Inventory of Homes for Sale	394	415	+ 5.3%	--	--	--
Months Supply of Inventory	7.2	6.8	- 5.6%	--	--	--

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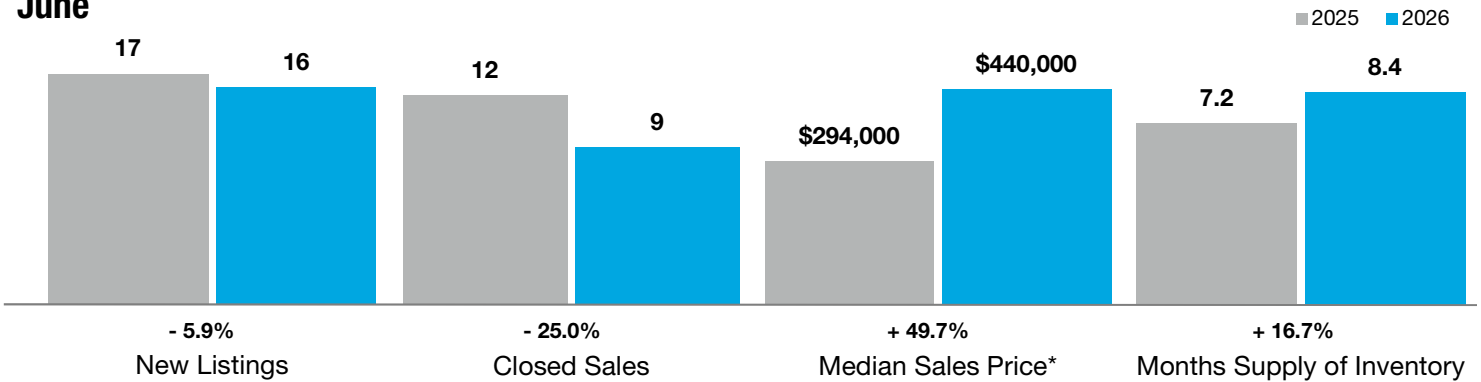
Swain County

North Carolina

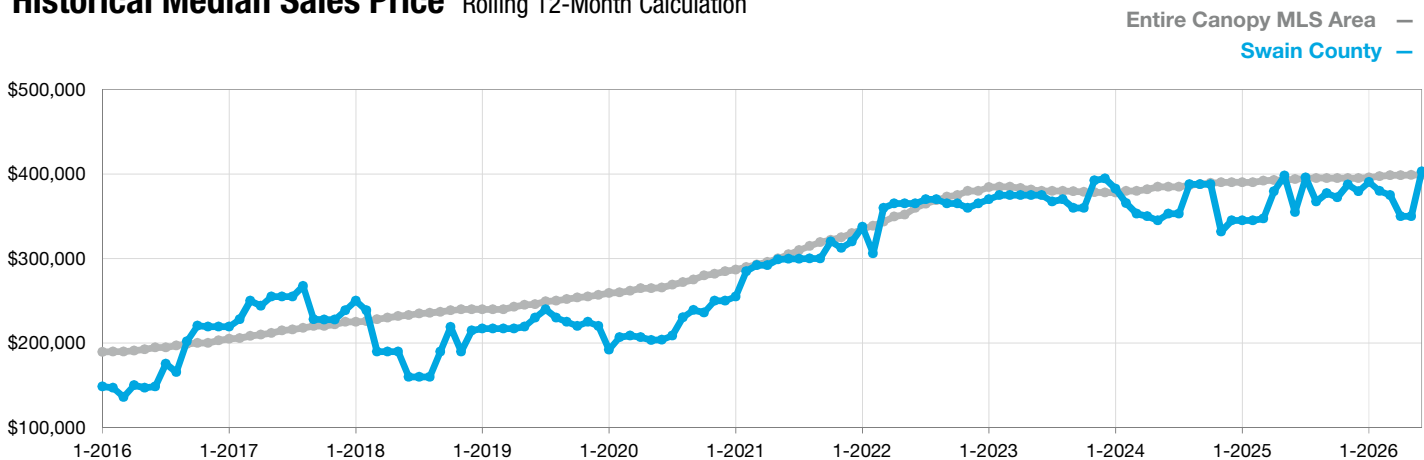
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	17	16	- 5.9%	84	76	- 9.5%
Pending Sales	9	11	+ 22.2%	48	33	- 31.3%
Closed Sales	12	9	- 25.0%	47	22	- 53.2%
Median Sales Price*	\$294,000	\$440,000	+ 49.7%	\$345,000	\$400,750	+ 16.2%
Average Sales Price*	\$272,917	\$473,278	+ 73.4%	\$376,129	\$435,991	+ 15.9%
Percent of Original List Price Received*	94.9%	90.0%	- 5.2%	93.5%	91.2%	- 2.5%
List to Close	97	136	+ 40.2%	111	150	+ 35.1%
Days on Market Until Sale	35	99	+ 182.9%	58	104	+ 79.3%
Cumulative Days on Market Until Sale	36	126	+ 250.0%	64	123	+ 92.2%
Average List Price	\$794,134	\$1,010,503	+ 27.2%	\$564,015	\$721,855	+ 28.0%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--
Months Supply of Inventory	7.2	8.4	+ 16.7%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2026

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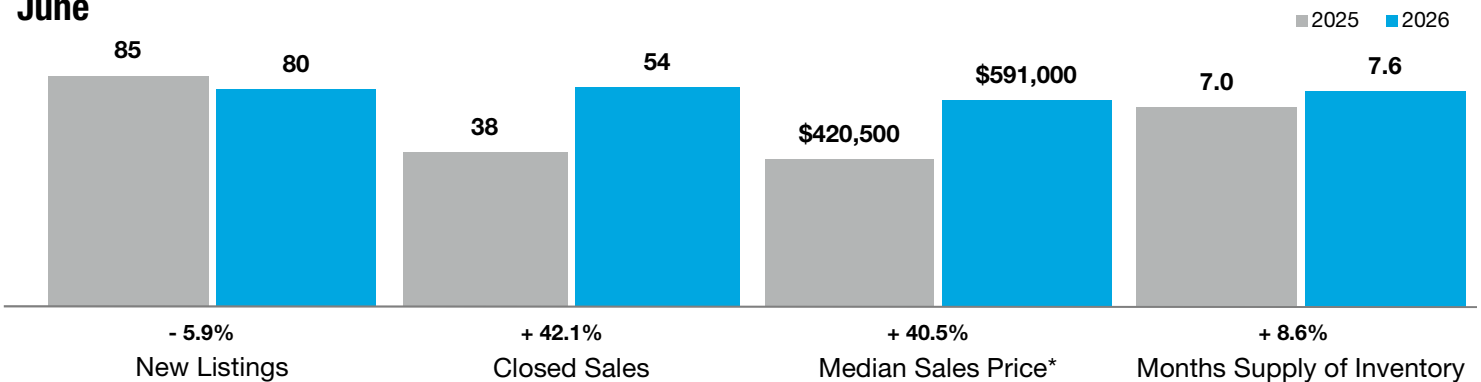
Transylvania County

North Carolina

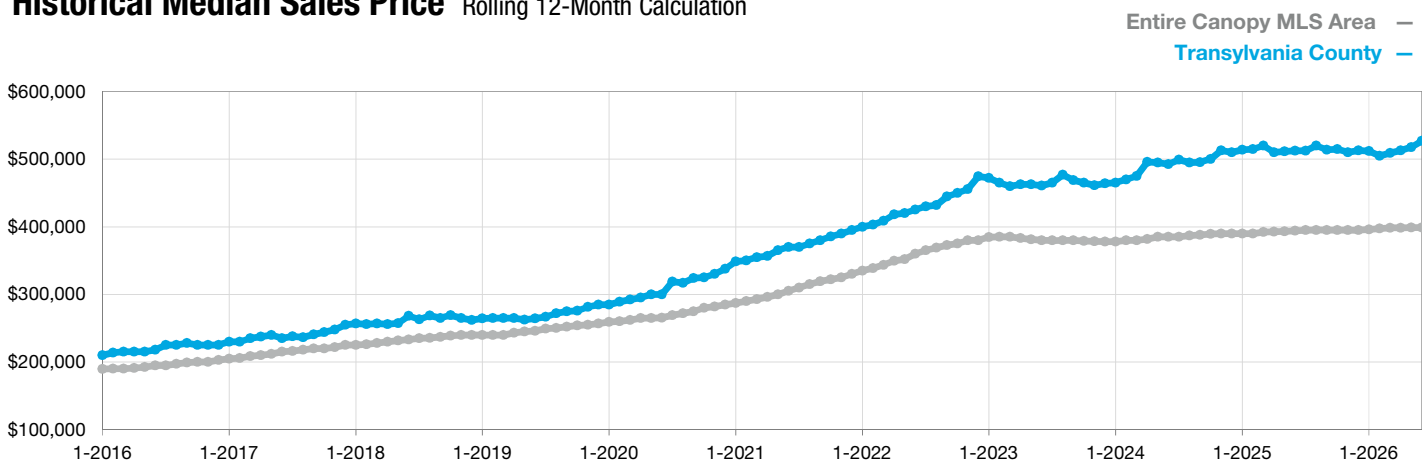
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	85	80	- 5.9%	436	453	+ 3.9%
Pending Sales	48	55	+ 14.6%	247	259	+ 4.9%
Closed Sales	38	54	+ 42.1%	223	245	+ 9.9%
Median Sales Price*	\$420,500	\$591,000	+ 40.5%	\$505,000	\$550,000	+ 8.9%
Average Sales Price*	\$689,270	\$766,736	+ 11.2%	\$717,063	\$671,095	- 6.4%
Percent of Original List Price Received*	91.9%	92.7%	+ 0.9%	93.4%	91.9%	- 1.6%
List to Close	103	101	- 1.9%	110	129	+ 17.3%
Days on Market Until Sale	64	63	- 1.6%	67	86	+ 28.4%
Cumulative Days on Market Until Sale	73	75	+ 2.7%	75	103	+ 37.3%
Average List Price	\$773,339	\$818,704	+ 5.9%	\$819,142	\$876,989	+ 7.1%
Inventory of Homes for Sale	276	326	+ 18.1%	--	--	--
Months Supply of Inventory	7.0	7.6	+ 8.6%	--	--	--

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June



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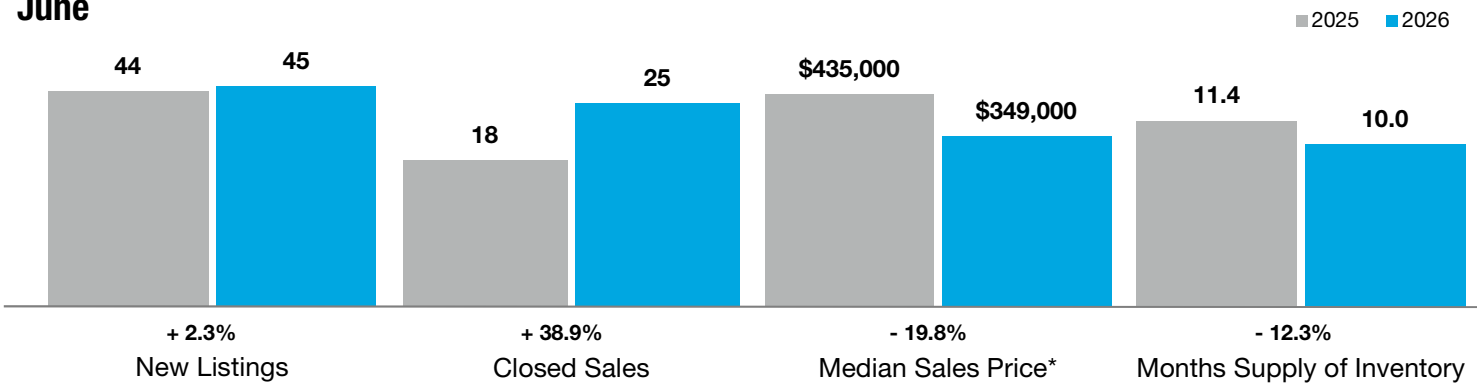
Yancey County

North Carolina

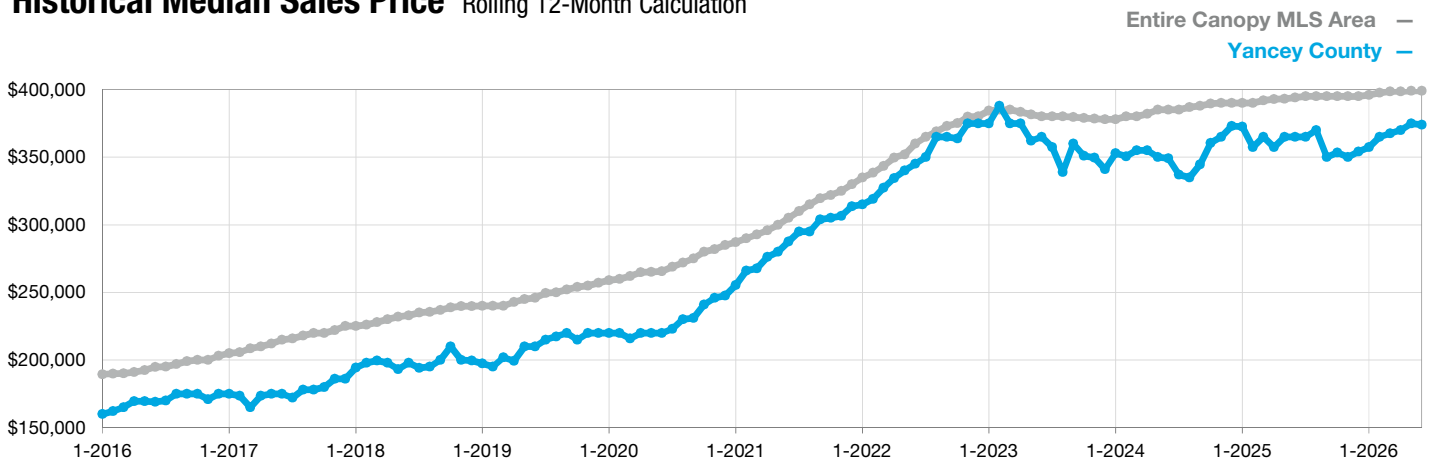
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	44	45	+ 2.3%	211	218	+ 3.3%
Pending Sales	21	25	+ 19.0%	99	121	+ 22.2%
Closed Sales	18	25	+ 38.9%	87	102	+ 17.2%
Median Sales Price*	\$435,000	\$349,000	- 19.8%	\$330,000	\$374,500	+ 13.5%
Average Sales Price*	\$552,278	\$383,966	- 30.5%	\$436,586	\$438,563	+ 0.5%
Percent of Original List Price Received*	87.6%	90.3%	+ 3.1%	91.7%	89.5%	- 2.4%
List to Close	125	174	+ 39.2%	126	181	+ 43.7%
Days on Market Until Sale	85	127	+ 49.4%	78	130	+ 66.7%
Cumulative Days on Market Until Sale	103	135	+ 31.1%	87	136	+ 56.3%
Average List Price	\$713,175	\$492,320	- 31.0%	\$600,433	\$576,460	- 4.0%
Inventory of Homes for Sale	166	193	+ 16.3%	--	--	--
Months Supply of Inventory	11.4	10.0	- 12.3%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2026

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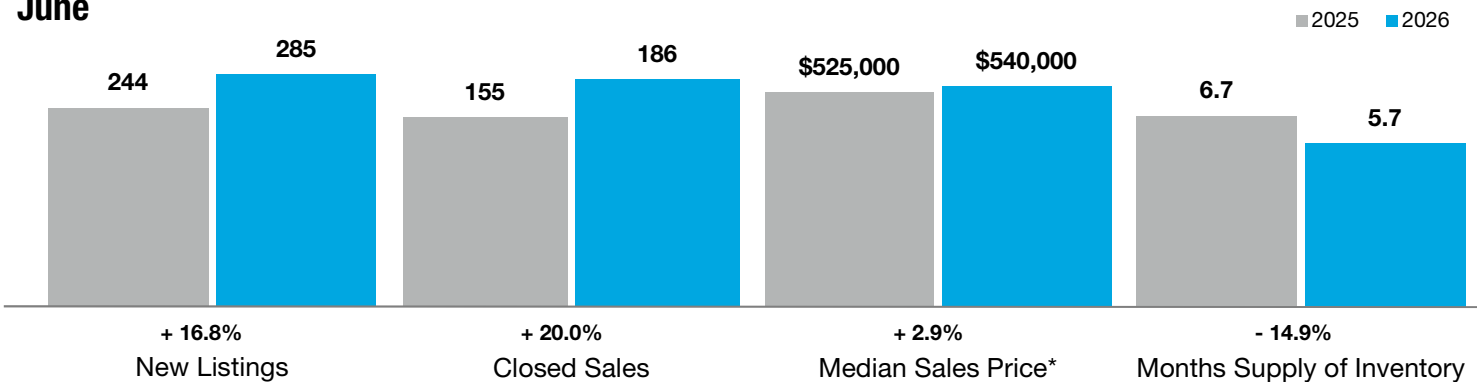
City of Asheville

North Carolina

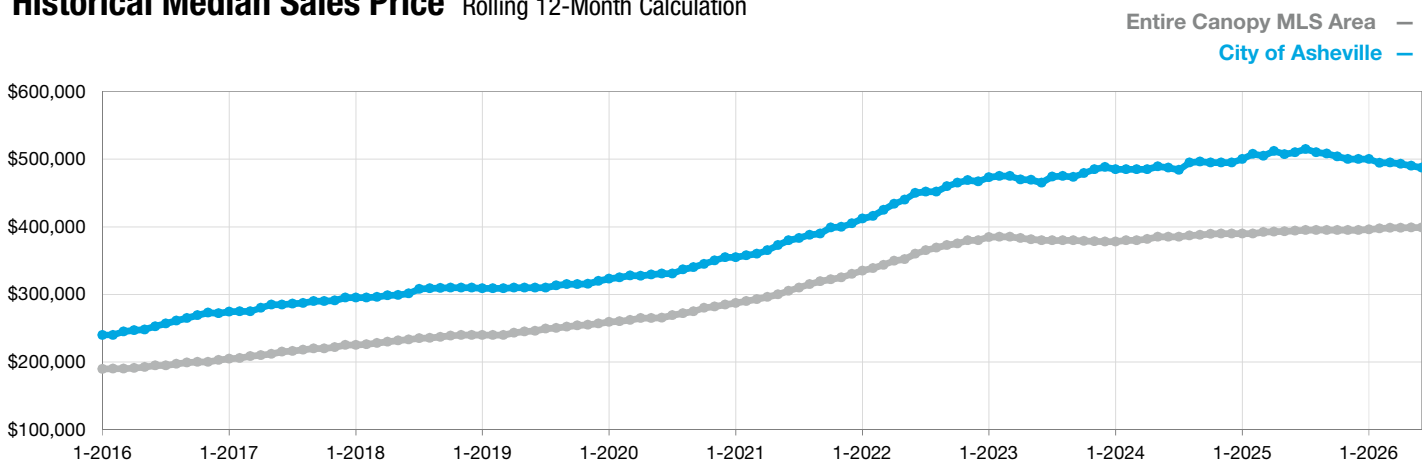
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	244	285	+ 16.8%	1,569	1,544	- 1.6%
Pending Sales	152	185	+ 21.7%	870	986	+ 13.3%
Closed Sales	155	186	+ 20.0%	815	872	+ 7.0%
Median Sales Price*	\$525,000	\$540,000	+ 2.9%	\$515,000	\$500,000	- 2.9%
Average Sales Price*	\$664,978	\$662,054	- 0.4%	\$630,173	\$642,712	+ 2.0%
Percent of Original List Price Received*	95.6%	93.9%	- 1.8%	94.9%	92.8%	- 2.2%
List to Close	80	97	+ 21.3%	93	119	+ 28.0%
Days on Market Until Sale	41	61	+ 48.8%	49	78	+ 59.2%
Cumulative Days on Market Until Sale	50	67	+ 34.0%	57	89	+ 56.1%
Average List Price	\$688,444	\$808,546	+ 17.4%	\$717,949	\$783,363	+ 9.1%
Inventory of Homes for Sale	883	898	+ 1.7%	--	--	--
Months Supply of Inventory	6.7	5.7	- 14.9%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2026

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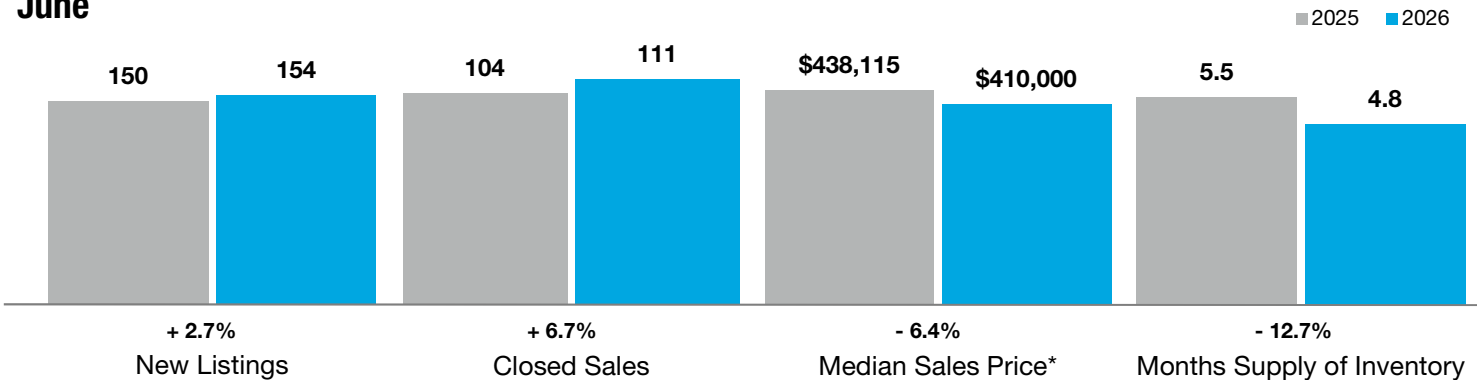
City of Hendersonville

North Carolina

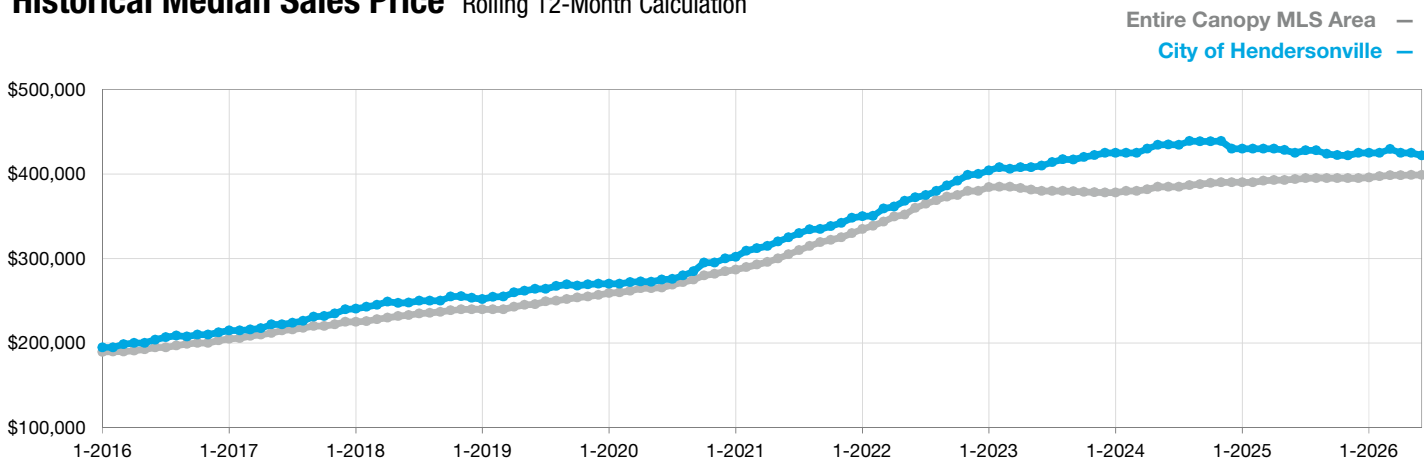
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	150	154	+ 2.7%	854	901	+ 5.5%
Pending Sales	91	120	+ 31.9%	535	620	+ 15.9%
Closed Sales	104	111	+ 6.7%	508	548	+ 7.9%
Median Sales Price*	\$438,115	\$410,000	- 6.4%	\$419,950	\$416,500	- 0.8%
Average Sales Price*	\$521,225	\$485,257	- 6.9%	\$489,267	\$476,798	- 2.5%
Percent of Original List Price Received*	96.0%	94.2%	- 1.9%	95.8%	93.7%	- 2.2%
List to Close	110	108	- 1.8%	109	114	+ 4.6%
Days on Market Until Sale	62	63	+ 1.6%	59	70	+ 18.6%
Cumulative Days on Market Until Sale	65	74	+ 13.8%	67	83	+ 23.9%
Average List Price	\$617,014	\$642,799	+ 4.2%	\$569,800	\$599,021	+ 5.1%
Inventory of Homes for Sale	477	467	- 2.1%	--	--	--
Months Supply of Inventory	5.5	4.8	- 12.7%	--	--	--

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June



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Local Market Update for June 2026

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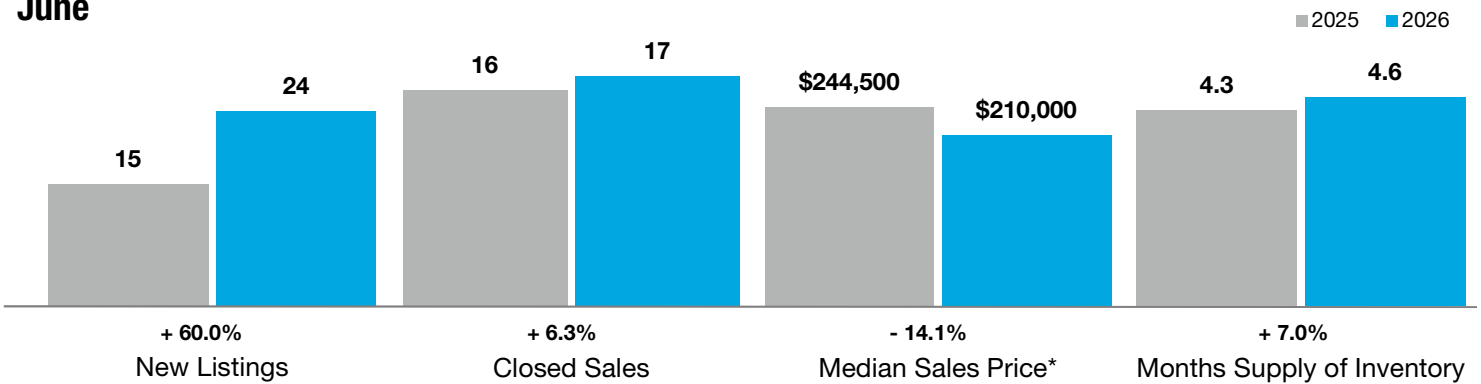
Forest City

North Carolina

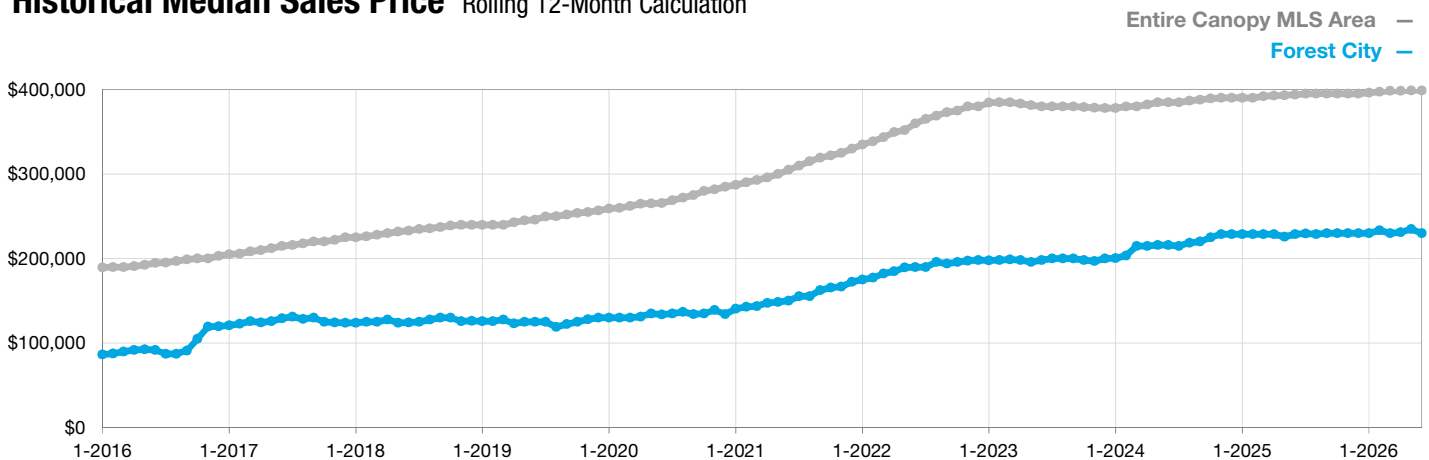
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	15	24	+ 60.0%	123	128	+ 4.1%
Pending Sales	16	17	+ 6.3%	86	89	+ 3.5%
Closed Sales	16	17	+ 6.3%	79	79	0.0%
Median Sales Price*	\$244,500	\$210,000	- 14.1%	\$222,200	\$227,000	+ 2.2%
Average Sales Price*	\$250,519	\$191,088	- 23.7%	\$237,873	\$237,835	- 0.0%
Percent of Original List Price Received*	95.8%	92.7%	- 3.2%	92.8%	92.8%	0.0%
List to Close	80	123	+ 53.8%	98	112	+ 14.3%
Days on Market Until Sale	41	66	+ 61.0%	52	67	+ 28.8%
Cumulative Days on Market Until Sale	41	85	+ 107.3%	57	92	+ 61.4%
Average List Price	\$290,793	\$295,196	+ 1.5%	\$278,364	\$286,298	+ 2.9%
Inventory of Homes for Sale	62	64	+ 3.2%	--	--	--
Months Supply of Inventory	4.3	4.6	+ 7.0%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2026

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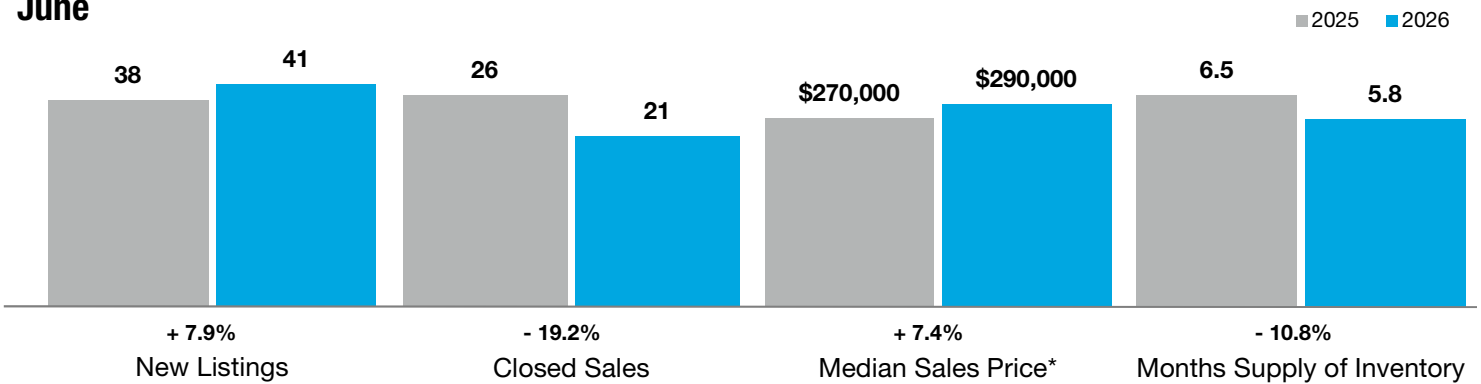
Marion

North Carolina

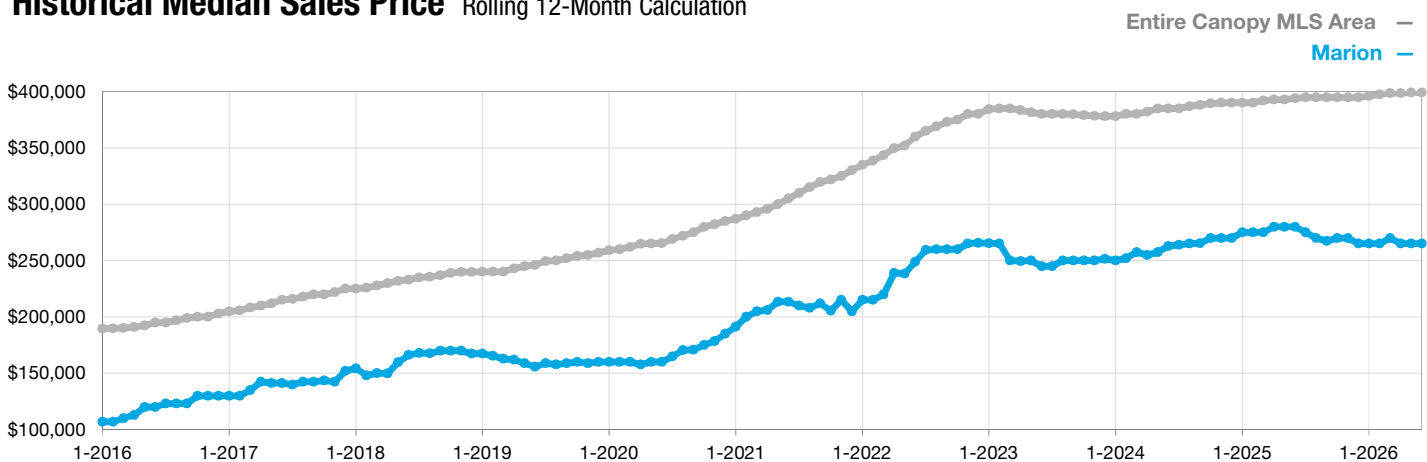
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	38	41	+ 7.9%	208	188	- 9.6%
Pending Sales	29	17	- 41.4%	125	108	- 13.6%
Closed Sales	26	21	- 19.2%	117	104	- 11.1%
Median Sales Price*	\$270,000	\$290,000	+ 7.4%	\$275,000	\$280,000	+ 1.8%
Average Sales Price*	\$354,327	\$322,548	- 9.0%	\$313,374	\$317,270	+ 1.2%
Percent of Original List Price Received*	93.7%	96.6%	+ 3.1%	92.9%	91.0%	- 2.0%
List to Close	97	91	- 6.2%	113	124	+ 9.7%
Days on Market Until Sale	48	47	- 2.1%	63	84	+ 33.3%
Cumulative Days on Market Until Sale	50	47	- 6.0%	68	98	+ 44.1%
Average List Price	\$335,245	\$386,066	+ 15.2%	\$378,005	\$391,278	+ 3.5%
Inventory of Homes for Sale	119	122	+ 2.5%	--	--	--
Months Supply of Inventory	6.5	5.8	- 10.8%	--	--	--

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June



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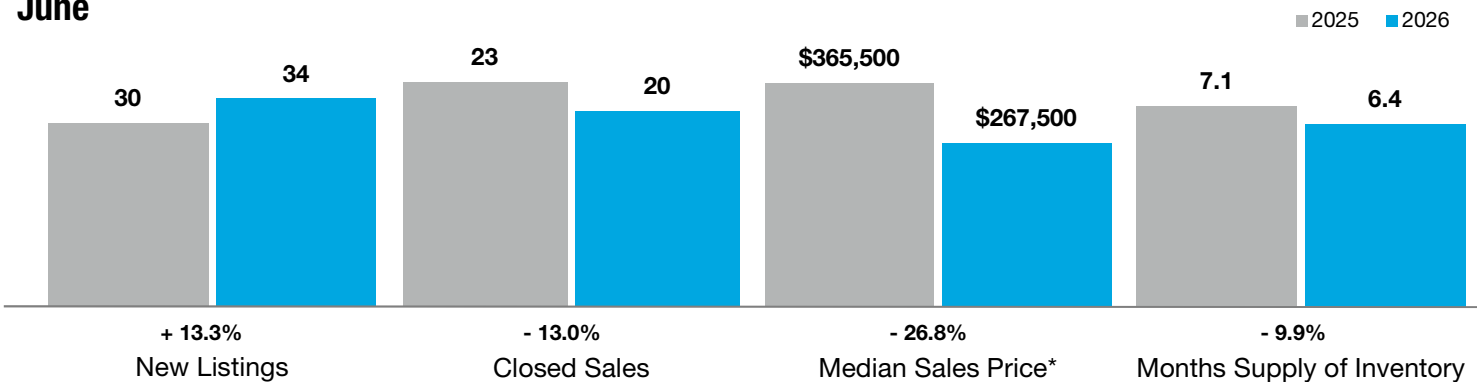
Rutherfordton

North Carolina

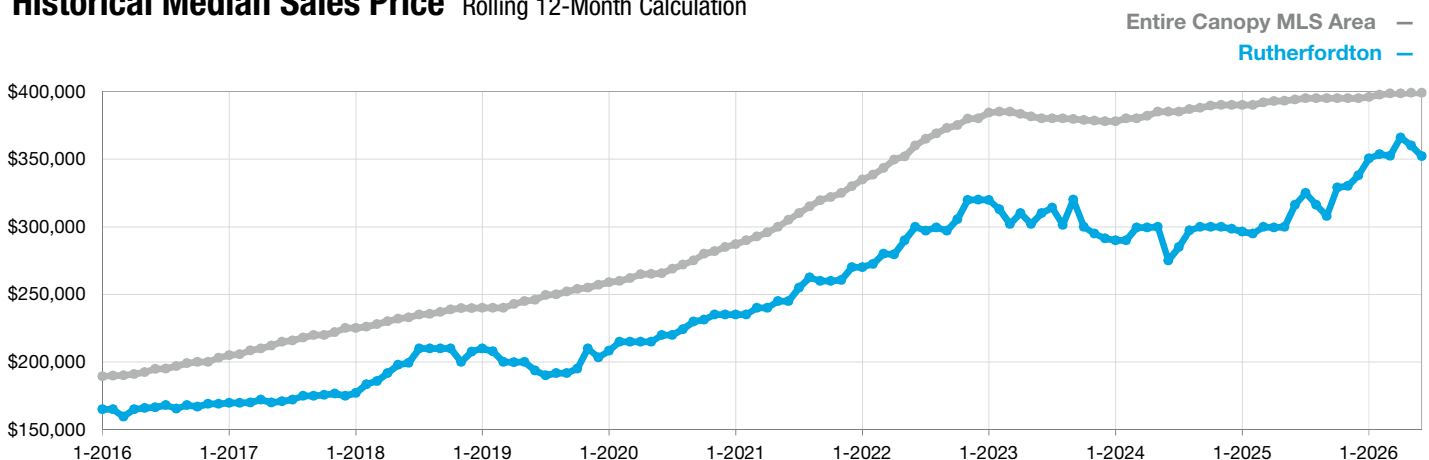
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	30	34	+ 13.3%	191	175	- 8.4%
Pending Sales	20	28	+ 40.0%	110	108	- 1.8%
Closed Sales	23	20	- 13.0%	102	89	- 12.7%
Median Sales Price*	\$365,500	\$267,500	- 26.8%	\$323,750	\$350,000	+ 8.1%
Average Sales Price*	\$389,843	\$337,083	- 13.5%	\$360,961	\$364,888	+ 1.1%
Percent of Original List Price Received*	91.9%	93.7%	+ 2.0%	93.5%	93.1%	- 0.4%
List to Close	89	102	+ 14.6%	101	120	+ 18.8%
Days on Market Until Sale	43	58	+ 34.9%	56	74	+ 32.1%
Cumulative Days on Market Until Sale	44	63	+ 43.2%	72	94	+ 30.6%
Average List Price	\$475,097	\$485,438	+ 2.2%	\$439,310	\$433,921	- 1.2%
Inventory of Homes for Sale	110	107	- 2.7%	--	--	--
Months Supply of Inventory	7.1	6.4	- 9.9%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2026

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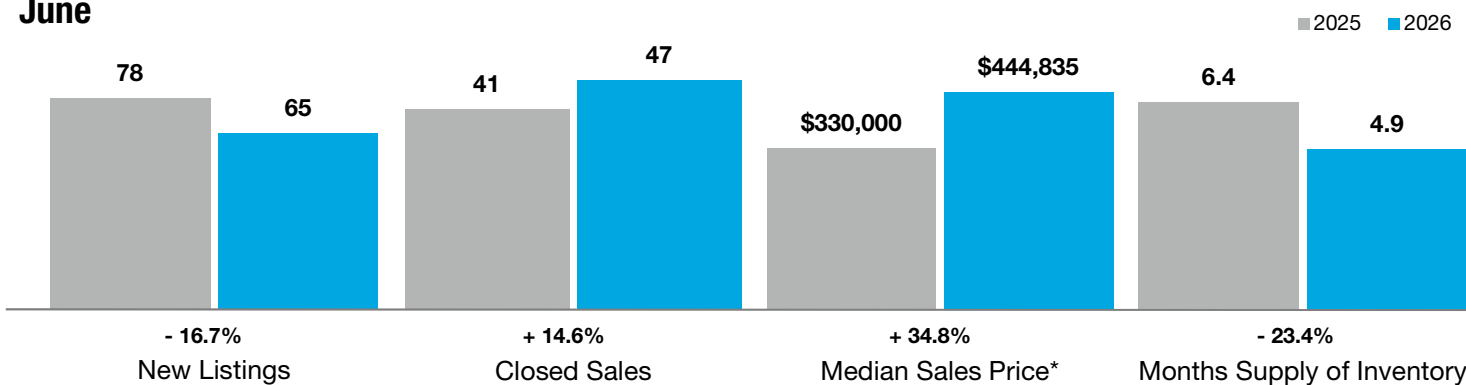
Waynesville

North Carolina

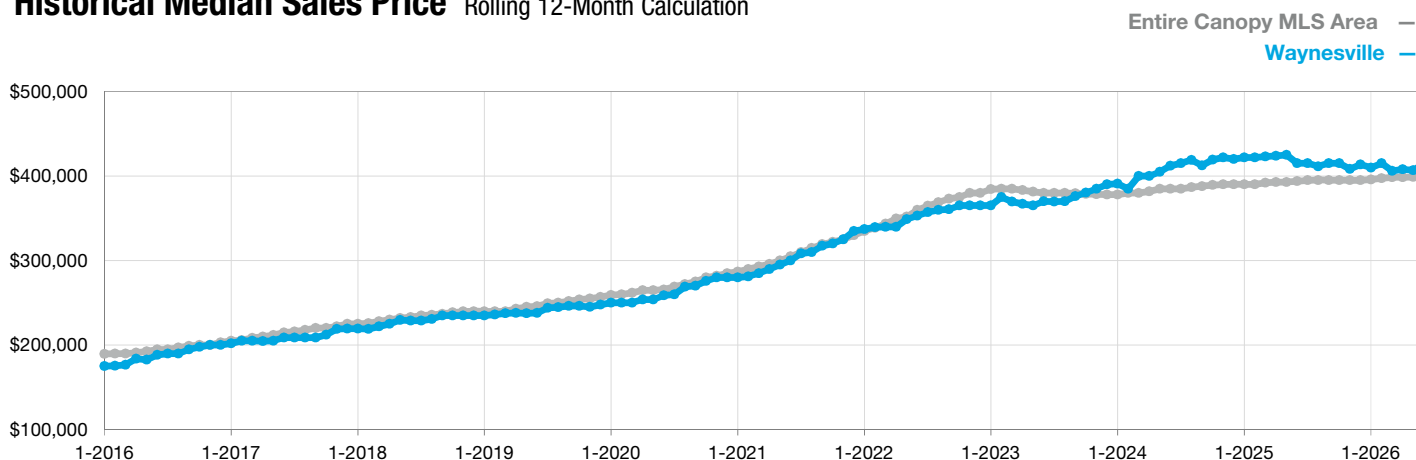
Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	78	65	- 16.7%	409	393	- 3.9%
Pending Sales	48	54	+ 12.5%	248	258	+ 4.0%
Closed Sales	41	47	+ 14.6%	234	248	+ 6.0%
Median Sales Price*	\$330,000	\$444,835	+ 34.8%	\$406,495	\$413,750	+ 1.8%
Average Sales Price*	\$388,613	\$533,650	+ 37.3%	\$464,302	\$477,780	+ 2.9%
Percent of Original List Price Received*	92.9%	91.9%	- 1.1%	94.0%	92.8%	- 1.3%
List to Close	106	118	+ 11.3%	129	120	- 7.0%
Days on Market Until Sale	62	74	+ 19.4%	79	70	- 11.4%
Cumulative Days on Market Until Sale	64	78	+ 21.9%	90	83	- 7.8%
Average List Price	\$489,866	\$556,670	+ 13.6%	\$512,013	\$534,939	+ 4.5%
Inventory of Homes for Sale	253	223	- 11.9%	--	--	--
Months Supply of Inventory	6.4	4.9	- 23.4%	--	--	--

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June



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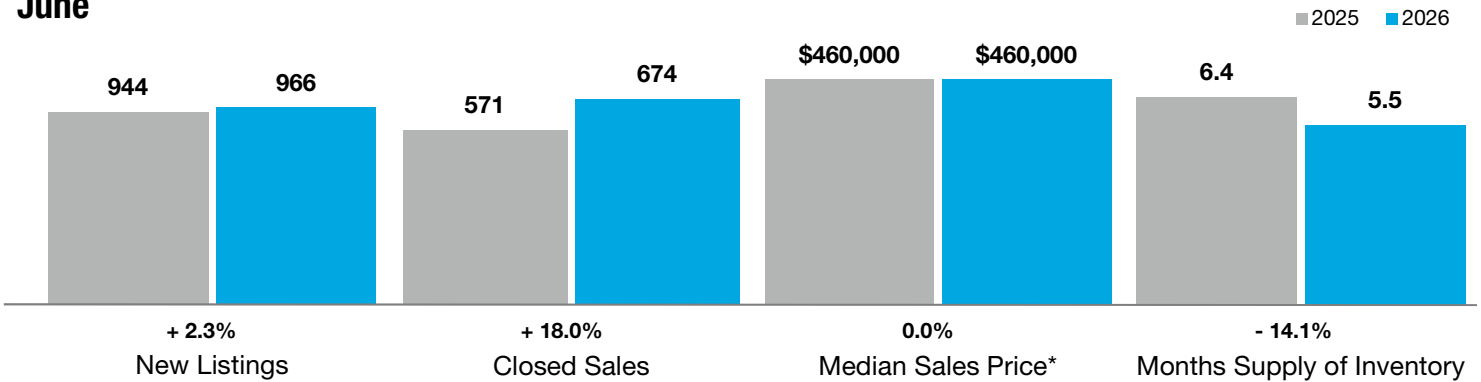
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	944	966	+ 2.3%	5,436	5,527	+ 1.7%
Pending Sales	563	691	+ 22.7%	3,182	3,578	+ 12.4%
Closed Sales	571	674	+ 18.0%	3,010	3,210	+ 6.6%
Median Sales Price*	\$460,000	\$460,000	0.0%	\$450,000	\$445,000	- 1.1%
Average Sales Price*	\$551,824	\$566,644	+ 2.7%	\$546,820	\$557,762	+ 2.0%
Percent of Original List Price Received*	95.0%	94.1%	- 0.9%	95.1%	93.4%	- 1.8%
List to Close	96	102	+ 6.3%	107	118	+ 10.3%
Days on Market Until Sale	52	59	+ 13.5%	59	74	+ 25.4%
Cumulative Days on Market Until Sale	57	69	+ 21.1%	67	87	+ 29.9%
Average List Price	\$642,807	\$757,707	+ 17.9%	\$634,395	\$693,827	+ 9.4%
Inventory of Homes for Sale	3,160	3,193	+ 1.0%	--	--	--
Months Supply of Inventory	6.4	5.5	- 14.1%	--	--	--

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June



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