

Local Market Update for July 2026

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



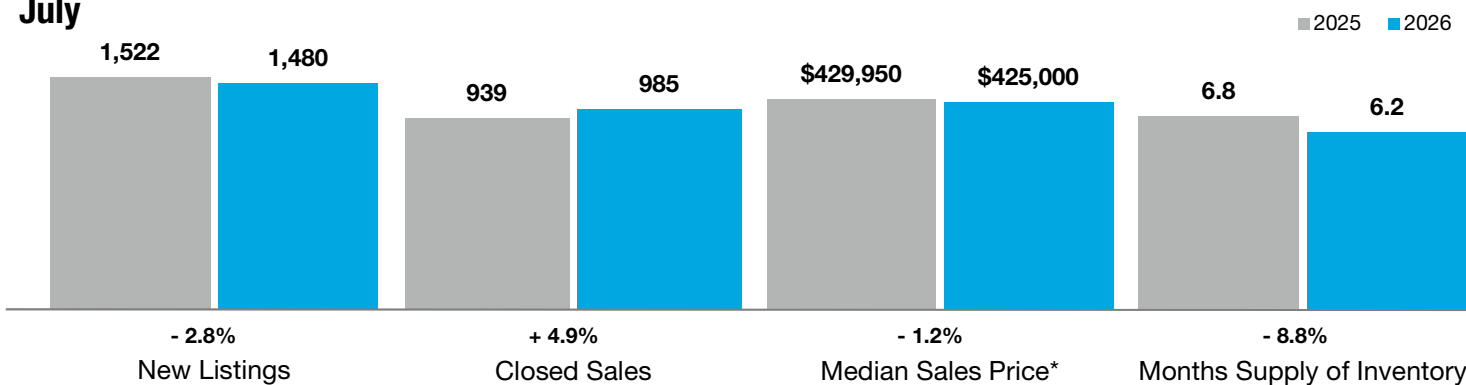
Asheville Region

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

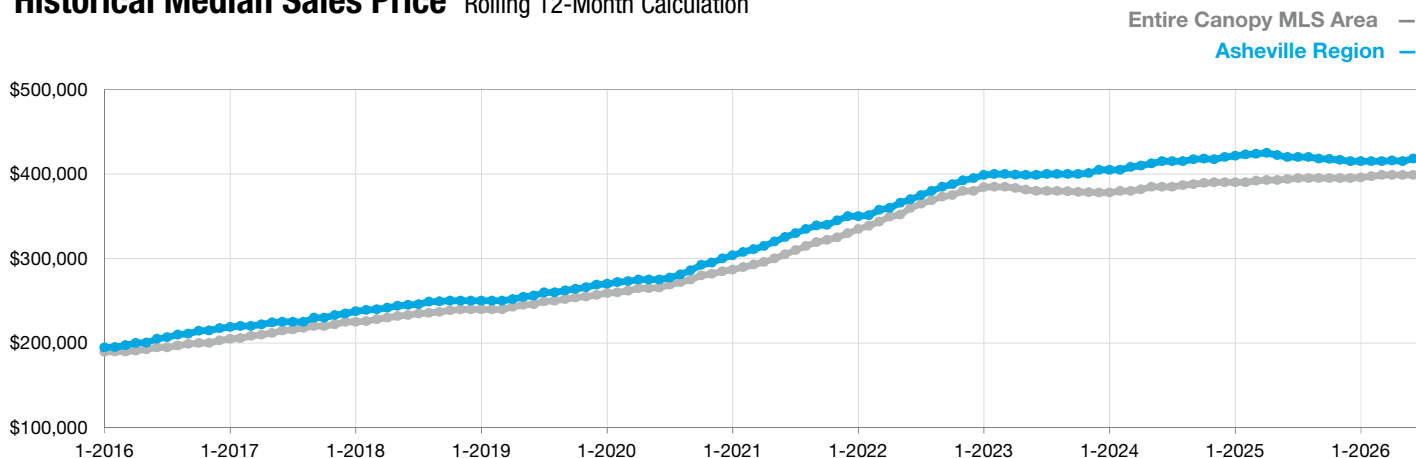
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	1,522	1,480	- 2.8%	9,874	10,001	+ 1.3%
Pending Sales	934	995	+ 6.5%	5,789	6,191	+ 6.9%
Closed Sales	939	985	+ 4.9%	5,492	5,757	+ 4.8%
Median Sales Price*	\$429,950	\$425,000	- 1.2%	\$417,000	\$420,000	+ 0.7%
Average Sales Price*	\$538,309	\$535,426	- 0.5%	\$512,334	\$530,745	+ 3.6%
Percent of Original List Price Received*	93.1%	93.1%	0.0%	94.2%	93.0%	- 1.3%
List to Close	100	110	+ 10.0%	108	120	+ 11.1%
Days on Market Until Sale	58	68	+ 17.2%	62	77	+ 24.2%
Cumulative Days on Market Until Sale	67	78	+ 16.4%	69	90	+ 30.4%
Average List Price	\$625,319	\$621,256	- 0.6%	\$608,430	\$641,983	+ 5.5%
Inventory of Homes for Sale	5,168	5,353	+ 3.6%	--	--	--
Months Supply of Inventory	6.8	6.2	- 8.8%	--	--	--

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

July



Historical Median Sales Price Rolling 12-Month Calculation



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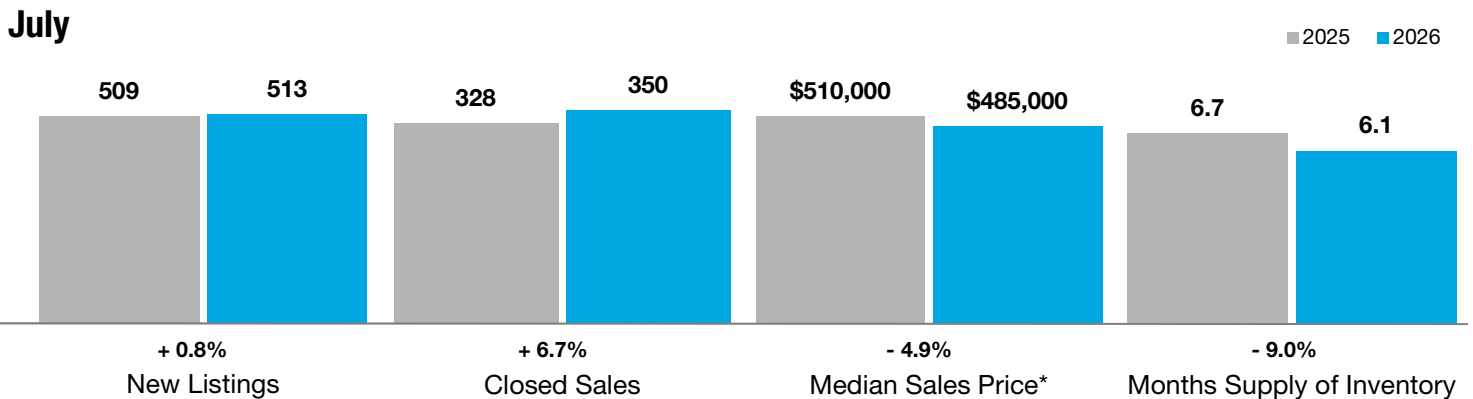


Buncombe County

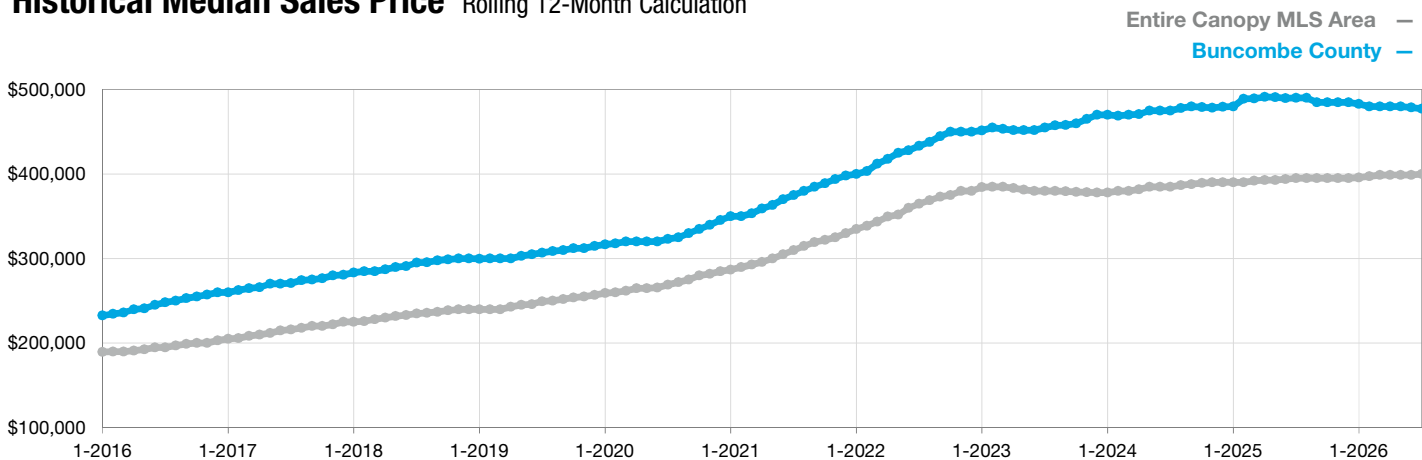
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	509	513	+ 0.8%	3,455	3,518	+ 1.8%
Pending Sales	309	320	+ 3.6%	1,974	2,172	+ 10.0%
Closed Sales	328	350	+ 6.7%	1,884	2,014	+ 6.9%
Median Sales Price*	\$510,000	\$485,000	- 4.9%	\$495,000	\$480,000	- 3.0%
Average Sales Price*	\$648,588	\$613,276	- 5.4%	\$612,253	\$624,915	+ 2.1%
Percent of Original List Price Received*	93.7%	93.6%	- 0.1%	94.8%	93.3%	- 1.6%
List to Close	89	106	+ 19.1%	96	116	+ 20.8%
Days on Market Until Sale	49	64	+ 30.6%	52	74	+ 42.3%
Cumulative Days on Market Until Sale	55	75	+ 36.4%	60	87	+ 45.0%
Average List Price	\$746,360	\$715,207	- 4.2%	\$707,297	\$768,010	+ 8.6%
Inventory of Homes for Sale	1,697	1,812	+ 6.8%	--	--	--
Months Supply of Inventory	6.7	6.1	- 9.0%	--	--	--

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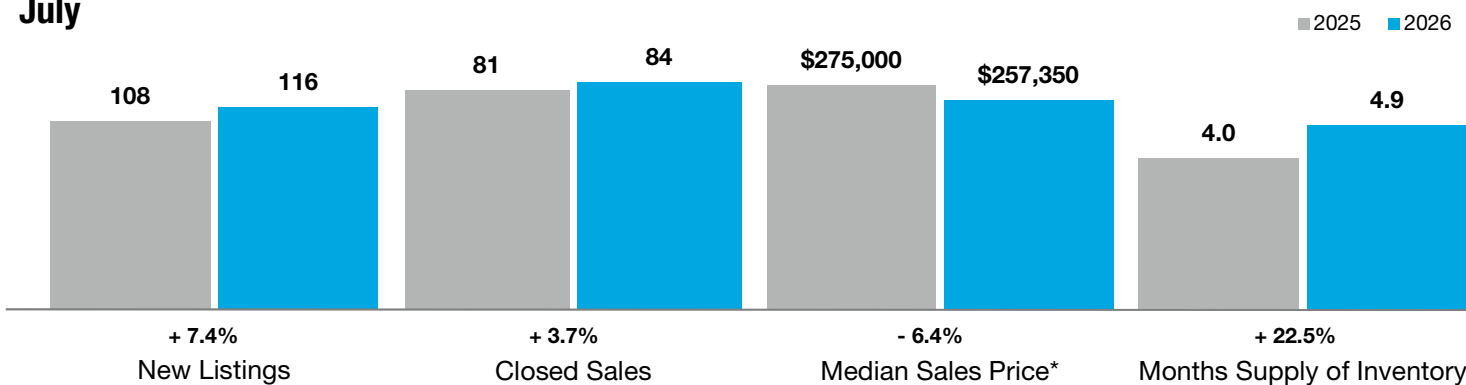
Burke County

North Carolina

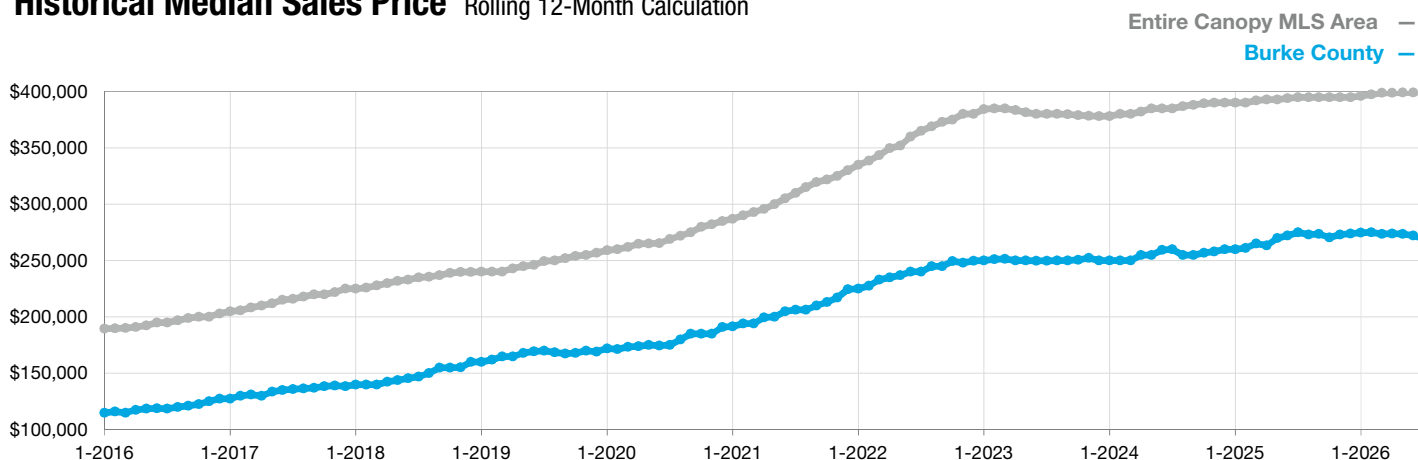
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	108	116	+ 7.4%	666	694	+ 4.2%
Pending Sales	66	85	+ 28.8%	483	474	- 1.9%
Closed Sales	81	84	+ 3.7%	468	427	- 8.8%
Median Sales Price*	\$275,000	\$257,350	- 6.4%	\$278,000	\$272,500	- 2.0%
Average Sales Price*	\$363,560	\$315,389	- 13.2%	\$338,242	\$330,071	- 2.4%
Percent of Original List Price Received*	93.5%	95.7%	+ 2.4%	93.5%	94.5%	+ 1.1%
List to Close	87	78	- 10.3%	102	104	+ 2.0%
Days on Market Until Sale	49	36	- 26.5%	61	62	+ 1.6%
Cumulative Days on Market Until Sale	61	38	- 37.7%	70	68	- 2.9%
Average List Price	\$333,360	\$376,704	+ 13.0%	\$387,134	\$397,679	+ 2.7%
Inventory of Homes for Sale	259	304	+ 17.4%	--	--	--
Months Supply of Inventory	4.0	4.9	+ 22.5%	--	--	--

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July



Historical Median Sales Price Rolling 12-Month Calculation



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

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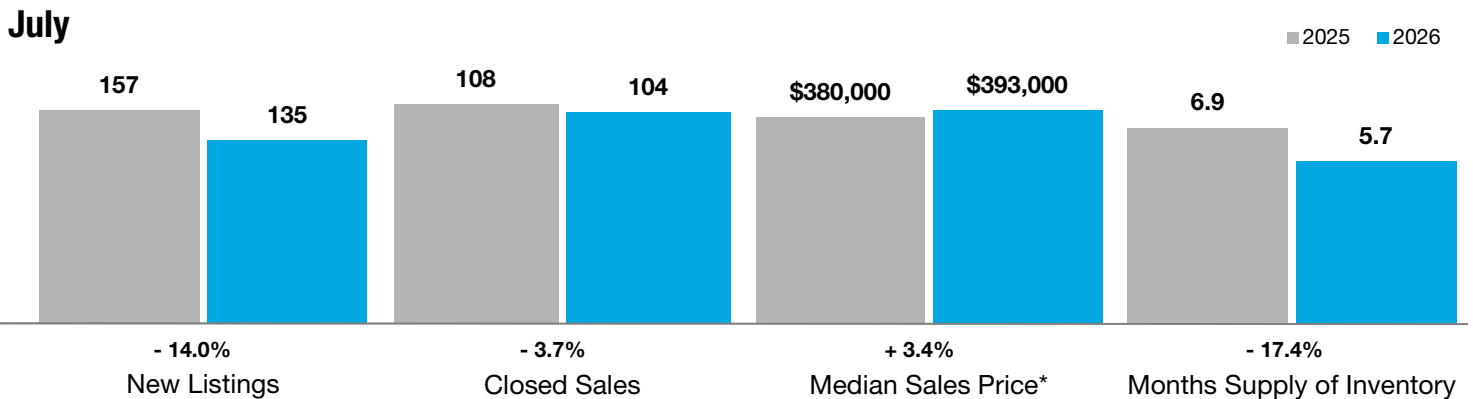


Haywood County

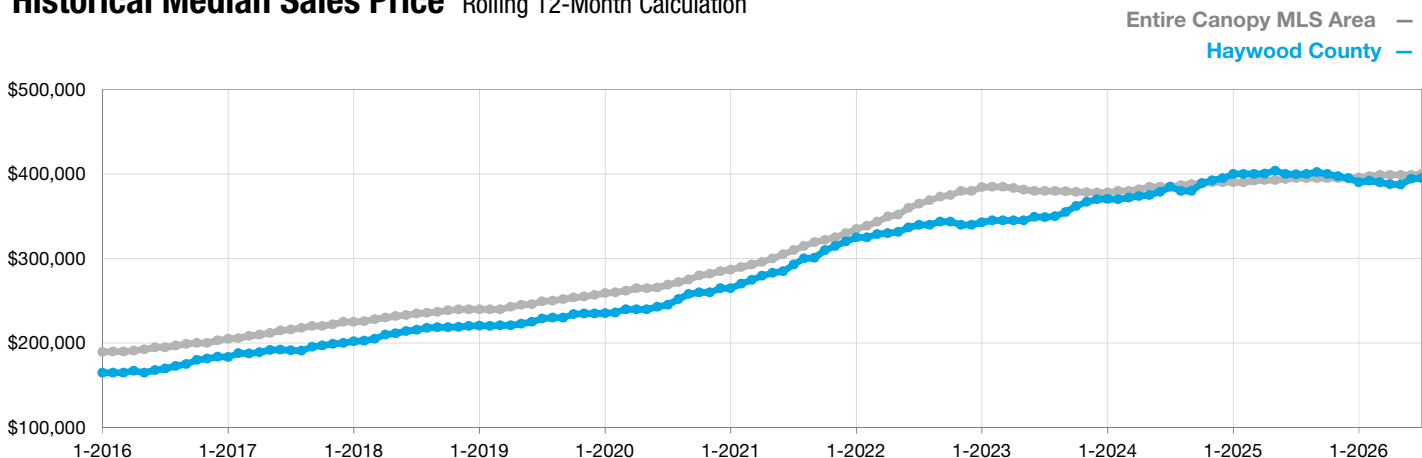
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	157	135	- 14.0%	1,009	985	- 2.4%
Pending Sales	107	102	- 4.7%	594	624	+ 5.1%
Closed Sales	108	104	- 3.7%	558	598	+ 7.2%
Median Sales Price*	\$380,000	\$393,000	+ 3.4%	\$390,990	\$390,000	- 0.3%
Average Sales Price*	\$469,592	\$492,525	+ 4.9%	\$441,922	\$454,087	+ 2.8%
Percent of Original List Price Received*	93.0%	93.4%	+ 0.4%	93.8%	93.0%	- 0.9%
List to Close	114	103	- 9.6%	117	116	- 0.9%
Days on Market Until Sale	70	61	- 12.9%	69	70	+ 1.4%
Cumulative Days on Market Until Sale	87	81	- 6.9%	80	86	+ 7.5%
Average List Price	\$498,612	\$511,922	+ 2.7%	\$486,444	\$520,489	+ 7.0%
Inventory of Homes for Sale	551	517	- 6.2%	--	--	--
Months Supply of Inventory	6.9	5.7	- 17.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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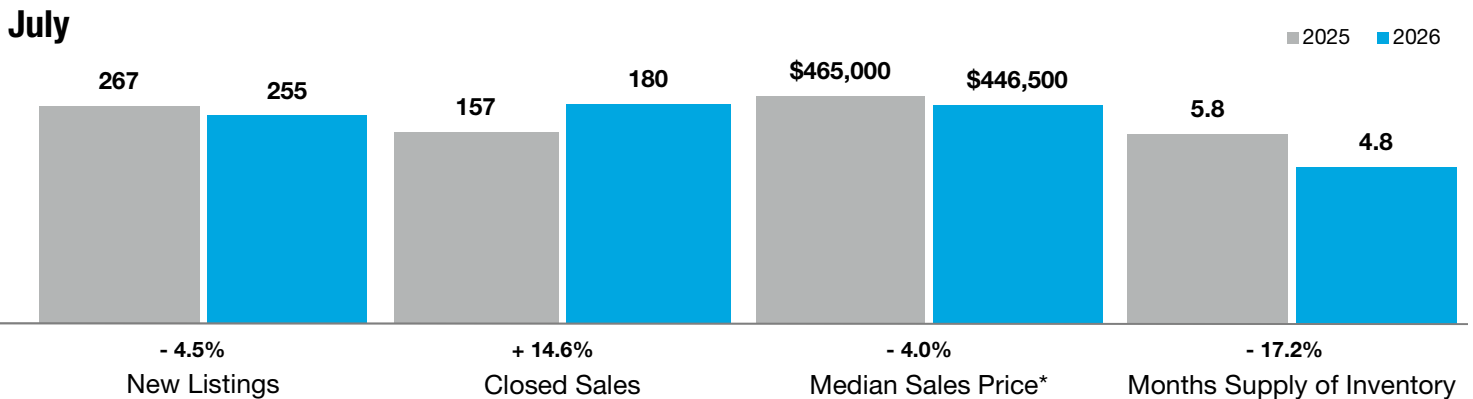


Henderson County

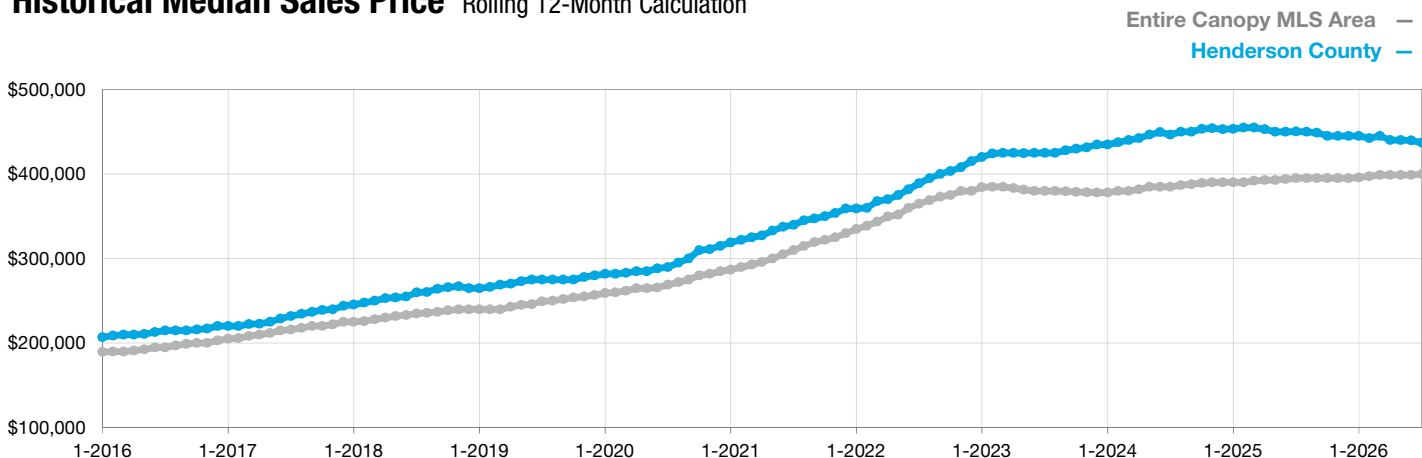
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	267	255	- 4.5%	1,714	1,746	+ 1.9%
Pending Sales	172	175	+ 1.7%	1,102	1,212	+ 10.0%
Closed Sales	157	180	+ 14.6%	1,062	1,144	+ 7.7%
Median Sales Price*	\$465,000	\$446,500	- 4.0%	\$447,000	\$435,000	- 2.7%
Average Sales Price*	\$543,527	\$514,857	- 5.3%	\$514,516	\$503,716	- 2.1%
Percent of Original List Price Received*	93.3%	94.4%	+ 1.2%	95.4%	94.2%	- 1.3%
List to Close	106	110	+ 3.8%	115	113	- 1.7%
Days on Market Until Sale	60	68	+ 13.3%	62	69	+ 11.3%
Cumulative Days on Market Until Sale	71	73	+ 2.8%	69	79	+ 14.5%
Average List Price	\$554,295	\$618,055	+ 11.5%	\$585,505	\$616,018	+ 5.2%
Inventory of Homes for Sale	857	805	- 6.1%	--	--	--
Months Supply of Inventory	5.8	4.8	- 17.2%	--	--	--

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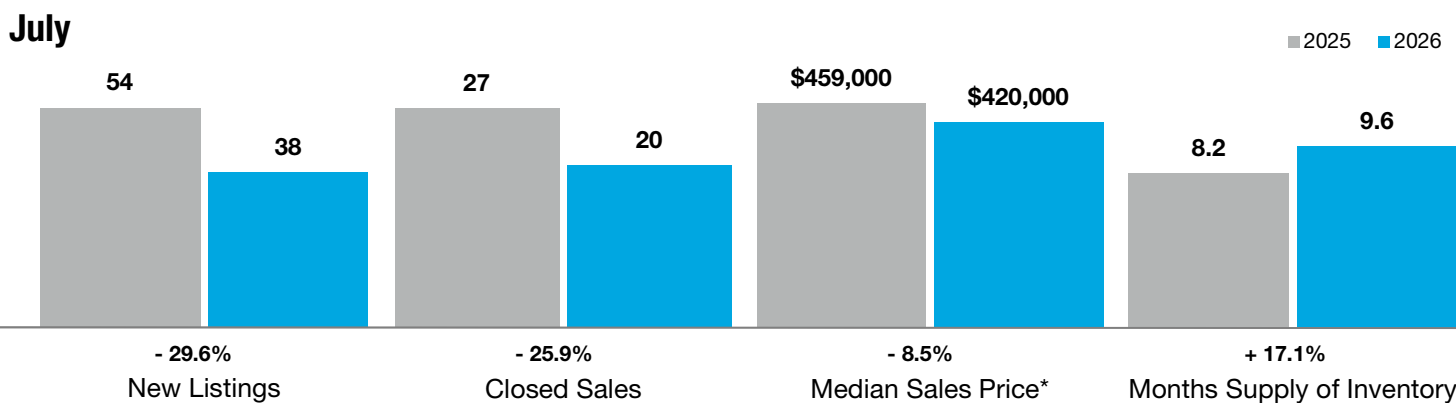


Jackson County

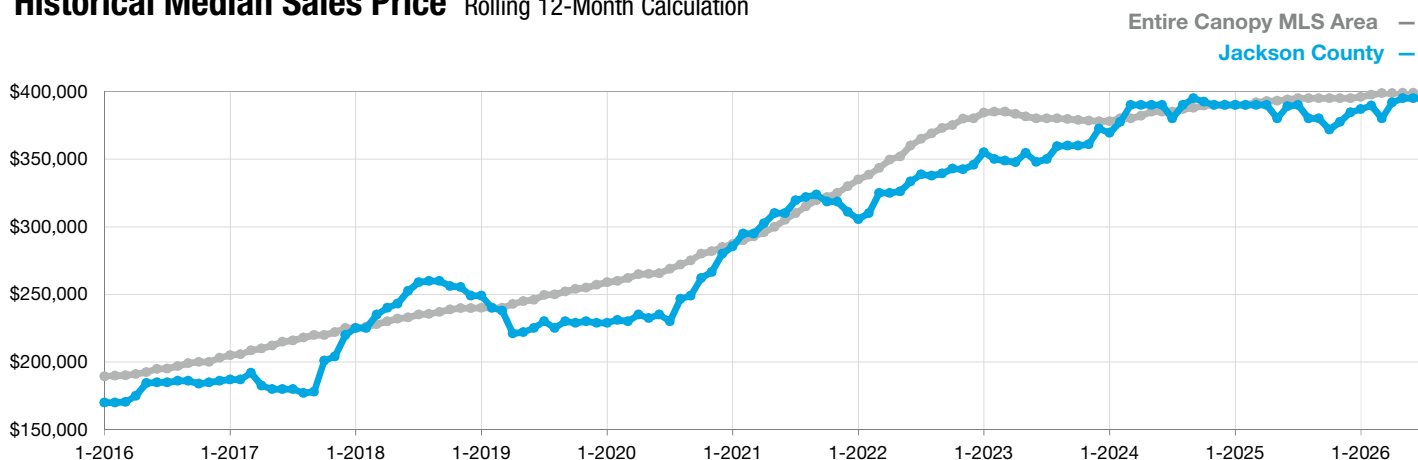
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	54	38	- 29.6%	291	268	- 7.9%
Pending Sales	32	23	- 28.1%	147	122	- 17.0%
Closed Sales	27	20	- 25.9%	134	126	- 6.0%
Median Sales Price*	\$459,000	\$420,000	- 8.5%	\$387,000	\$400,000	+ 3.4%
Average Sales Price*	\$684,745	\$836,417	+ 22.2%	\$535,563	\$652,442	+ 21.8%
Percent of Original List Price Received*	93.1%	88.5%	- 4.9%	94.6%	91.1%	- 3.7%
List to Close	149	215	+ 44.3%	131	173	+ 32.1%
Days on Market Until Sale	113	169	+ 49.6%	89	129	+ 44.9%
Cumulative Days on Market Until Sale	117	177	+ 51.3%	78	129	+ 65.4%
Average List Price	\$630,387	\$949,003	+ 50.5%	\$620,691	\$677,868	+ 9.2%
Inventory of Homes for Sale	164	185	+ 12.8%	--	--	--
Months Supply of Inventory	8.2	9.6	+ 17.1%	--	--	--

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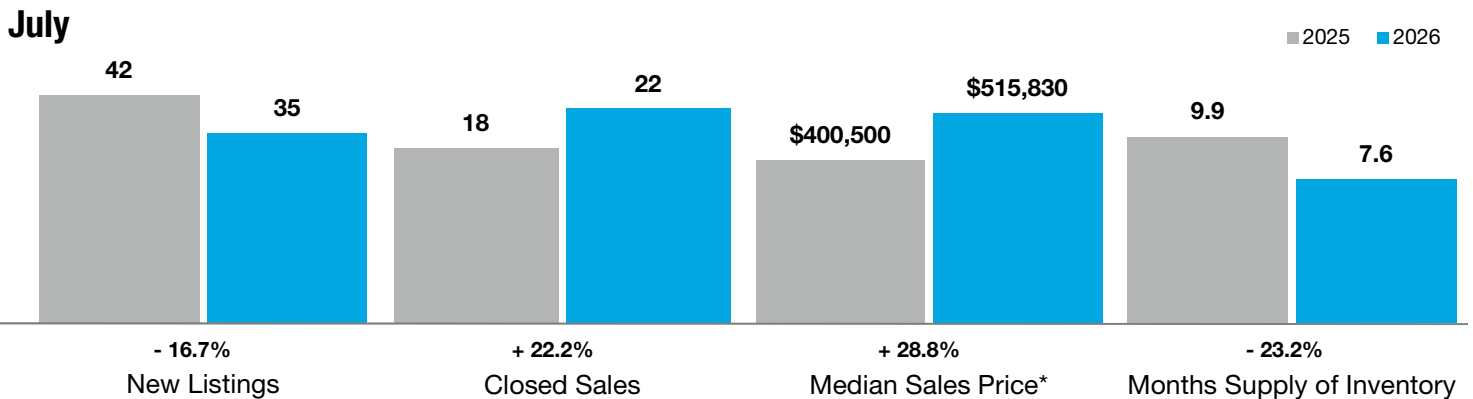


Madison County

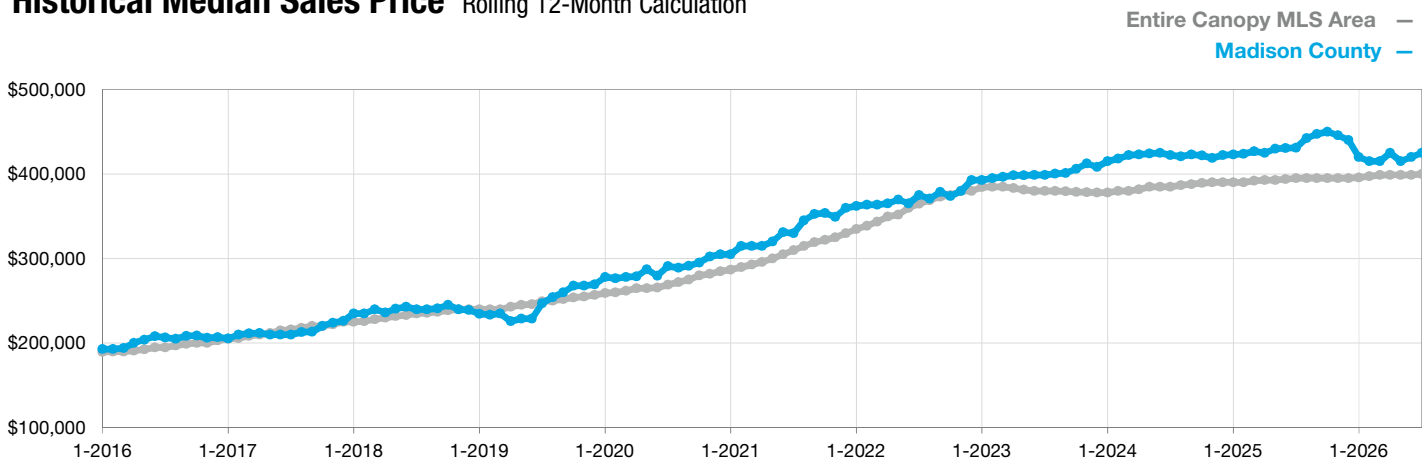
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	42	35	- 16.7%	233	239	+ 2.6%
Pending Sales	21	28	+ 33.3%	121	141	+ 16.5%
Closed Sales	18	22	+ 22.2%	117	132	+ 12.8%
Median Sales Price*	\$400,500	\$515,830	+ 28.8%	\$445,000	\$422,000	- 5.2%
Average Sales Price*	\$477,033	\$811,593	+ 70.1%	\$484,895	\$529,143	+ 9.1%
Percent of Original List Price Received*	92.7%	88.3%	- 4.7%	94.1%	89.9%	- 4.5%
List to Close	113	140	+ 23.9%	125	145	+ 16.0%
Days on Market Until Sale	64	90	+ 40.6%	76	99	+ 30.3%
Cumulative Days on Market Until Sale	66	121	+ 83.3%	89	117	+ 31.5%
Average List Price	\$696,576	\$725,784	+ 4.2%	\$623,996	\$641,621	+ 2.8%
Inventory of Homes for Sale	158	152	- 3.8%	--	--	--
Months Supply of Inventory	9.9	7.6	- 23.2%	--	--	--

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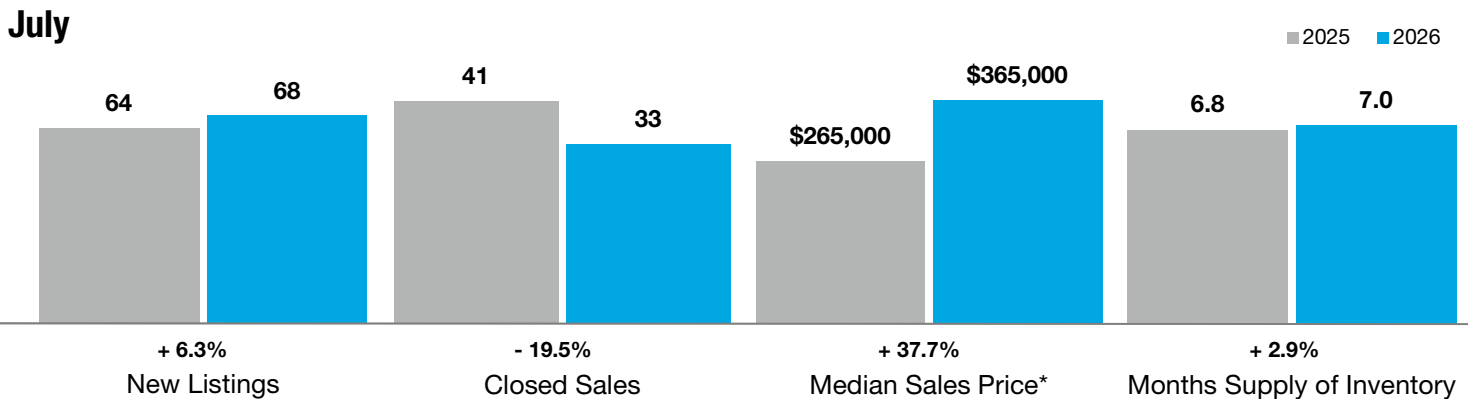


McDowell County

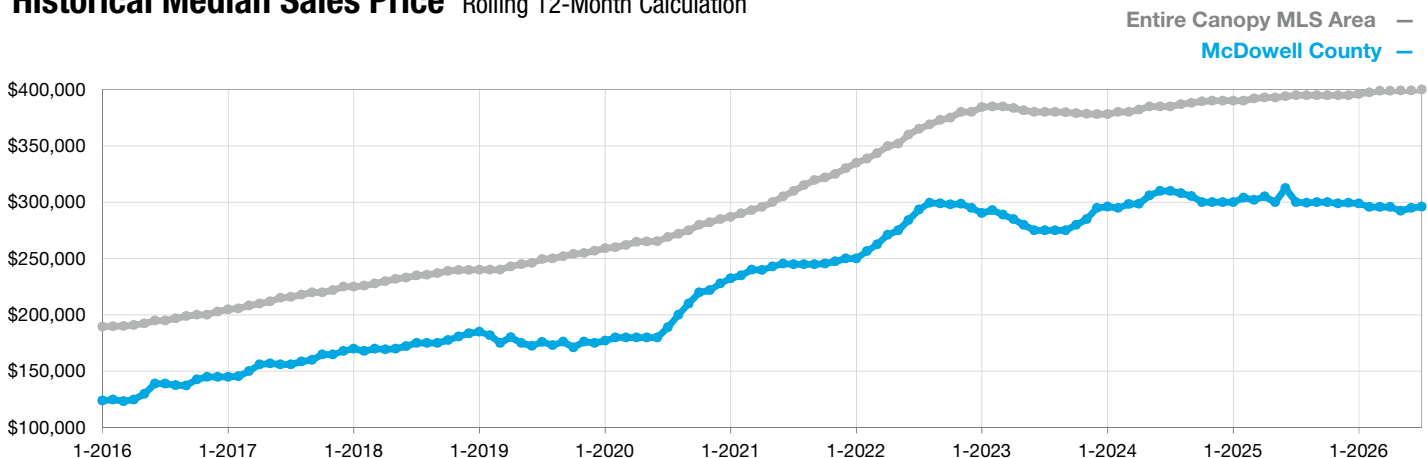
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	64	68	+ 6.3%	434	429	- 1.2%
Pending Sales	47	51	+ 8.5%	267	243	- 9.0%
Closed Sales	41	33	- 19.5%	245	217	- 11.4%
Median Sales Price*	\$265,000	\$365,000	+ 37.7%	\$299,500	\$295,000	- 1.5%
Average Sales Price*	\$325,583	\$536,193	+ 64.7%	\$385,654	\$424,697	+ 10.1%
Percent of Original List Price Received*	91.1%	90.4%	- 0.8%	92.4%	90.9%	- 1.6%
List to Close	79	114	+ 44.3%	109	120	+ 10.1%
Days on Market Until Sale	42	70	+ 66.7%	61	80	+ 31.1%
Cumulative Days on Market Until Sale	43	78	+ 81.4%	68	94	+ 38.2%
Average List Price	\$438,787	\$485,910	+ 10.7%	\$504,071	\$518,432	+ 2.8%
Inventory of Homes for Sale	219	244	+ 11.4%	--	--	--
Months Supply of Inventory	6.8	7.0	+ 2.9%	--	--	--

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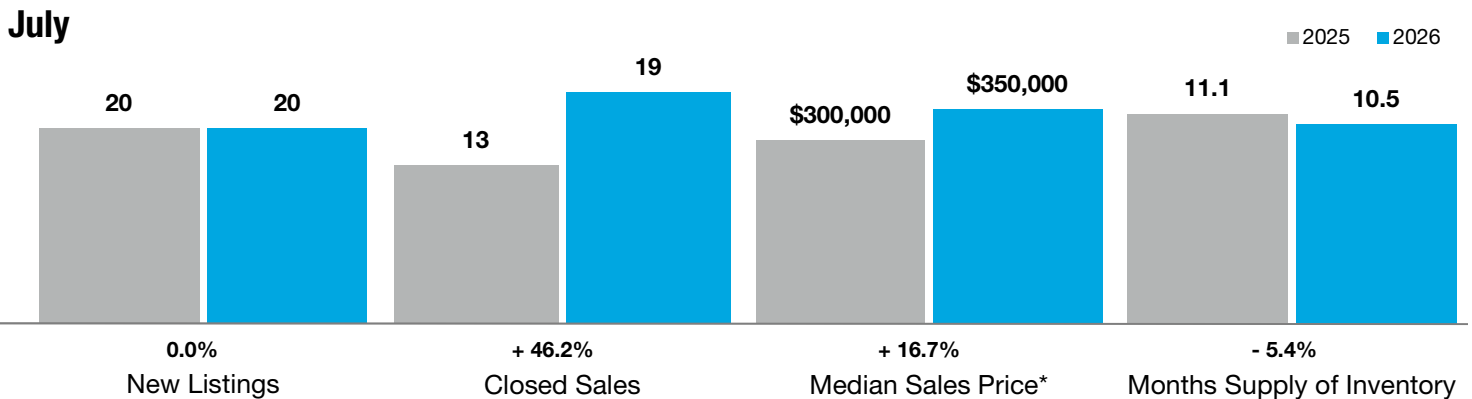


Mitchell County

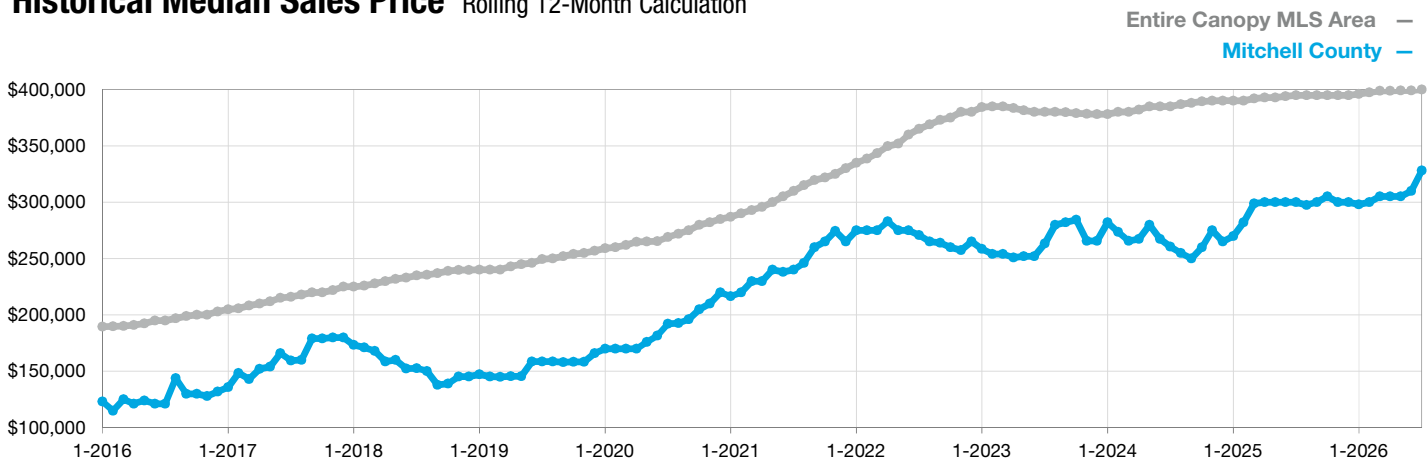
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	20	20	0.0%	148	172	+ 16.2%
Pending Sales	12	16	+ 33.3%	69	79	+ 14.5%
Closed Sales	13	19	+ 46.2%	68	76	+ 11.8%
Median Sales Price*	\$300,000	\$350,000	+ 16.7%	\$297,500	\$330,000	+ 10.9%
Average Sales Price*	\$290,077	\$336,158	+ 15.9%	\$317,439	\$424,869	+ 33.8%
Percent of Original List Price Received*	90.9%	87.3%	- 4.0%	90.8%	89.6%	- 1.3%
List to Close	84	101	+ 20.2%	135	117	- 13.3%
Days on Market Until Sale	47	59	+ 25.5%	85	72	- 15.3%
Cumulative Days on Market Until Sale	78	65	- 16.7%	102	96	- 5.9%
Average List Price	\$413,240	\$390,165	- 5.6%	\$435,911	\$447,786	+ 2.7%
Inventory of Homes for Sale	98	123	+ 25.5%	--	--	--
Months Supply of Inventory	11.1	10.5	- 5.4%	--	--	--

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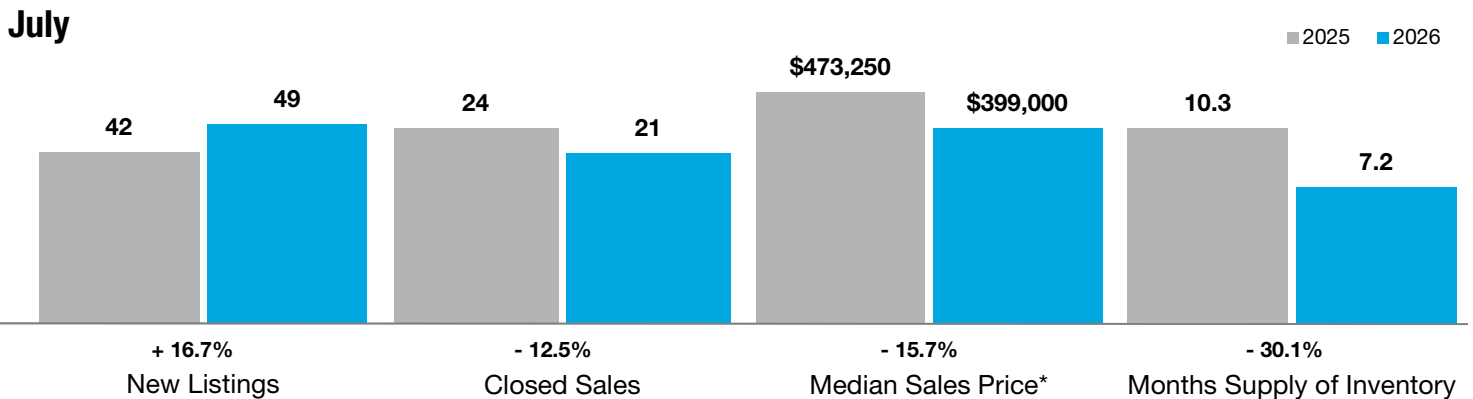


Polk County

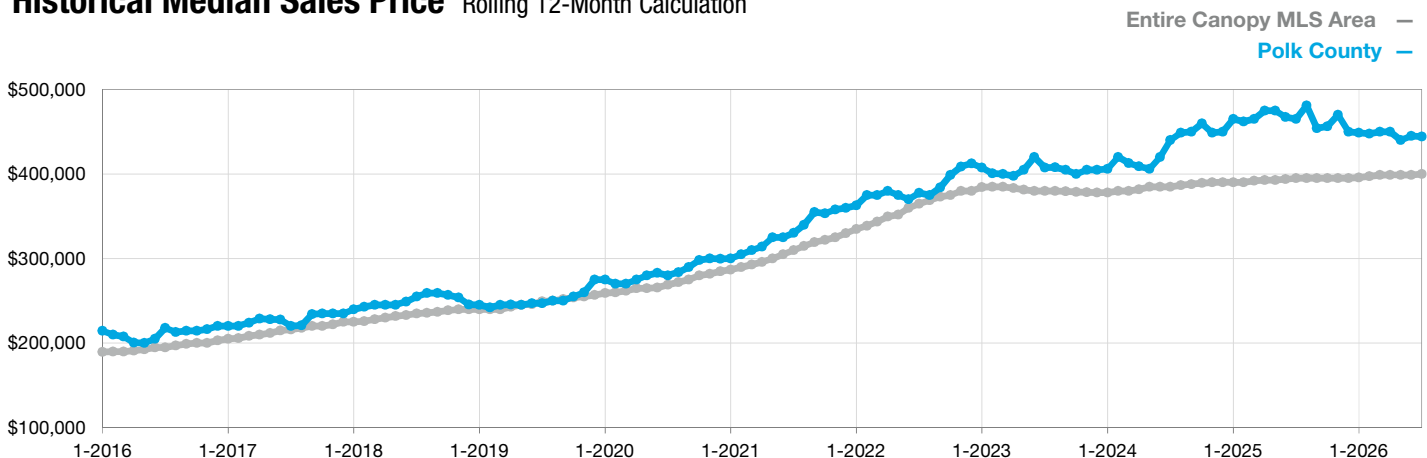
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	42	49	+ 16.7%	323	299	- 7.4%
Pending Sales	25	38	+ 52.0%	154	184	+ 19.5%
Closed Sales	24	21	- 12.5%	142	161	+ 13.4%
Median Sales Price*	\$473,250	\$399,000	- 15.7%	\$456,500	\$445,000	- 2.5%
Average Sales Price*	\$561,494	\$567,631	+ 1.1%	\$534,883	\$659,122	+ 23.2%
Percent of Original List Price Received*	92.3%	88.2%	- 4.4%	92.0%	91.2%	- 0.9%
List to Close	91	139	+ 52.7%	114	147	+ 28.9%
Days on Market Until Sale	46	98	+ 113.0%	66	102	+ 54.5%
Cumulative Days on Market Until Sale	60	125	+ 108.3%	81	131	+ 61.7%
Average List Price	\$779,795	\$641,220	- 17.8%	\$740,085	\$688,566	- 7.0%
Inventory of Homes for Sale	215	186	- 13.5%	--	--	--
Months Supply of Inventory	10.3	7.2	- 30.1%	--	--	--

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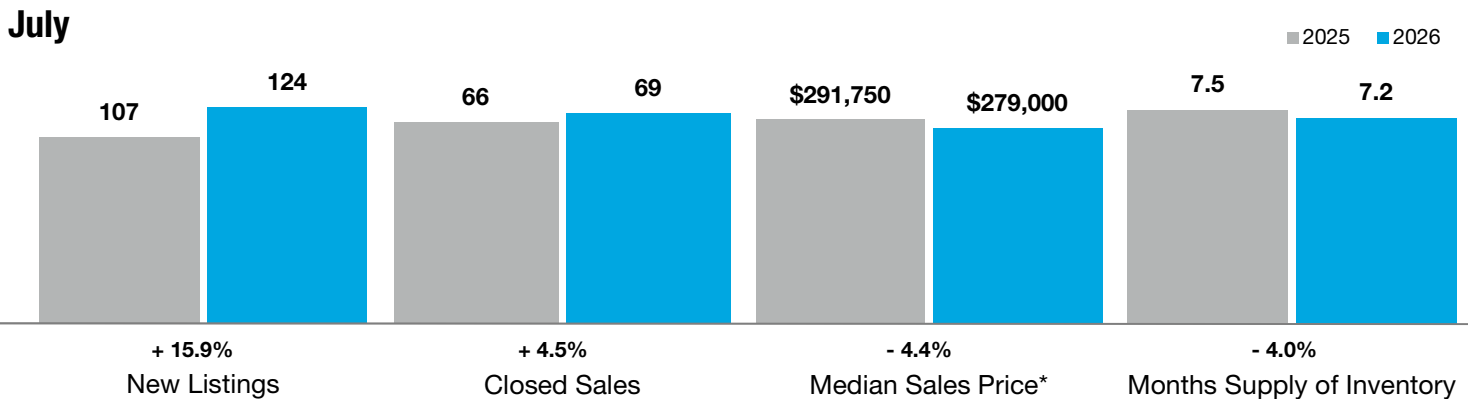


Rutherford County

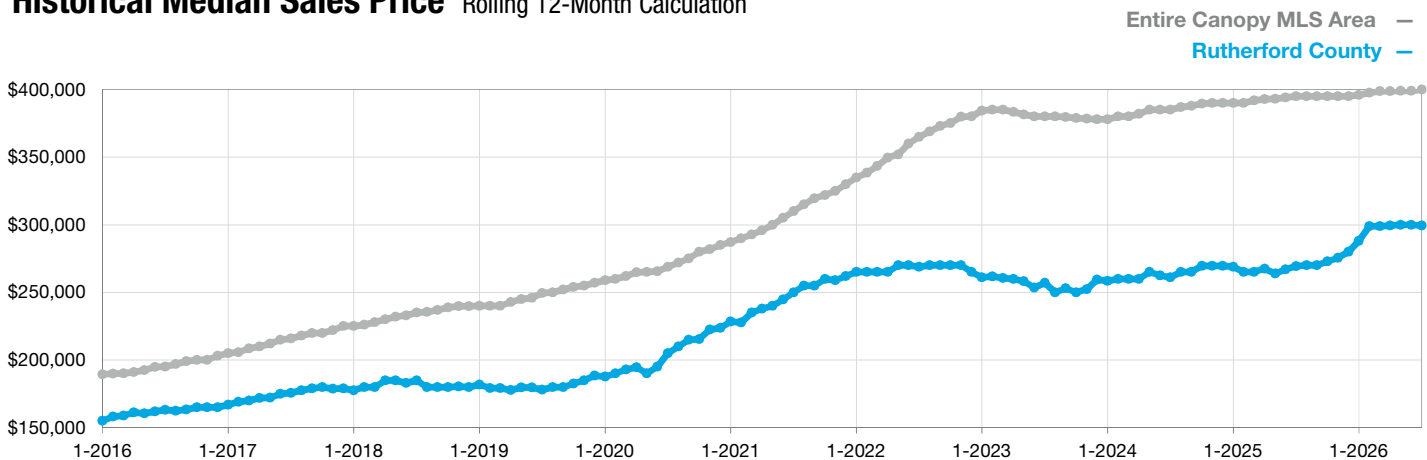
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	107	124	+ 15.9%	718	776	+ 8.1%
Pending Sales	64	72	+ 12.5%	405	453	+ 11.9%
Closed Sales	66	69	+ 4.5%	381	409	+ 7.3%
Median Sales Price*	\$291,750	\$279,000	- 4.4%	\$268,595	\$290,000	+ 8.0%
Average Sales Price*	\$375,512	\$316,619	- 15.7%	\$335,473	\$380,123	+ 13.3%
Percent of Original List Price Received*	90.3%	93.3%	+ 3.3%	92.5%	93.0%	+ 0.5%
List to Close	124	116	- 6.5%	112	124	+ 10.7%
Days on Market Until Sale	79	72	- 8.9%	66	79	+ 19.7%
Cumulative Days on Market Until Sale	91	87	- 4.4%	77	98	+ 27.3%
Average List Price	\$394,115	\$431,576	+ 9.5%	\$417,606	\$448,562	+ 7.4%
Inventory of Homes for Sale	409	441	+ 7.8%	--	--	--
Months Supply of Inventory	7.5	7.2	- 4.0%	--	--	--

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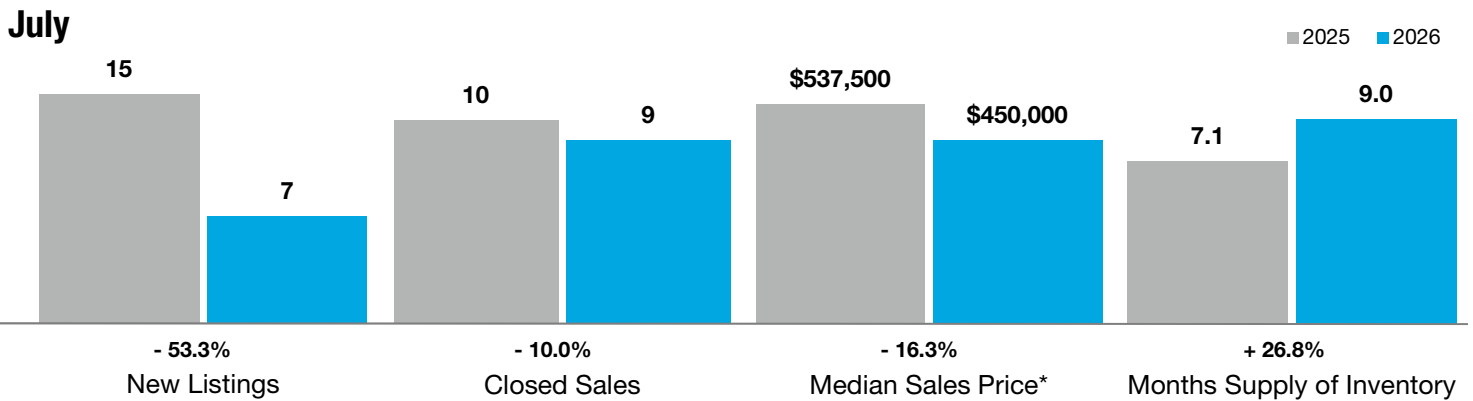


Swain County

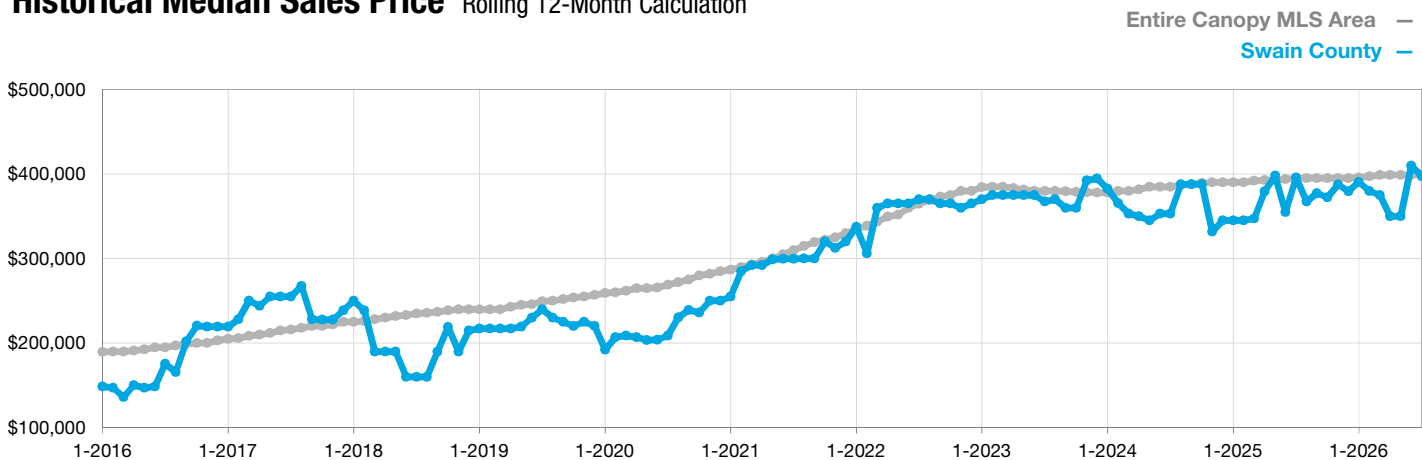
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	15	7	- 53.3%	99	83	- 16.2%
Pending Sales	7	4	- 42.9%	55	34	- 38.2%
Closed Sales	10	9	- 10.0%	57	32	- 43.9%
Median Sales Price*	\$537,500	\$450,000	- 16.3%	\$379,400	\$428,250	+ 12.9%
Average Sales Price*	\$519,150	\$411,778	- 20.7%	\$401,221	\$457,713	+ 14.1%
Percent of Original List Price Received*	94.2%	93.1%	- 1.2%	93.6%	92.0%	- 1.7%
List to Close	84	149	+ 77.4%	106	147	+ 38.7%
Days on Market Until Sale	42	88	+ 109.5%	55	97	+ 76.4%
Cumulative Days on Market Until Sale	43	88	+ 104.7%	60	119	+ 98.3%
Average List Price	\$593,176	\$576,382	- 2.8%	\$568,267	\$728,017	+ 28.1%
Inventory of Homes for Sale	56	48	- 14.3%	--	--	--
Months Supply of Inventory	7.1	9.0	+ 26.8%	--	--	--

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



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2026

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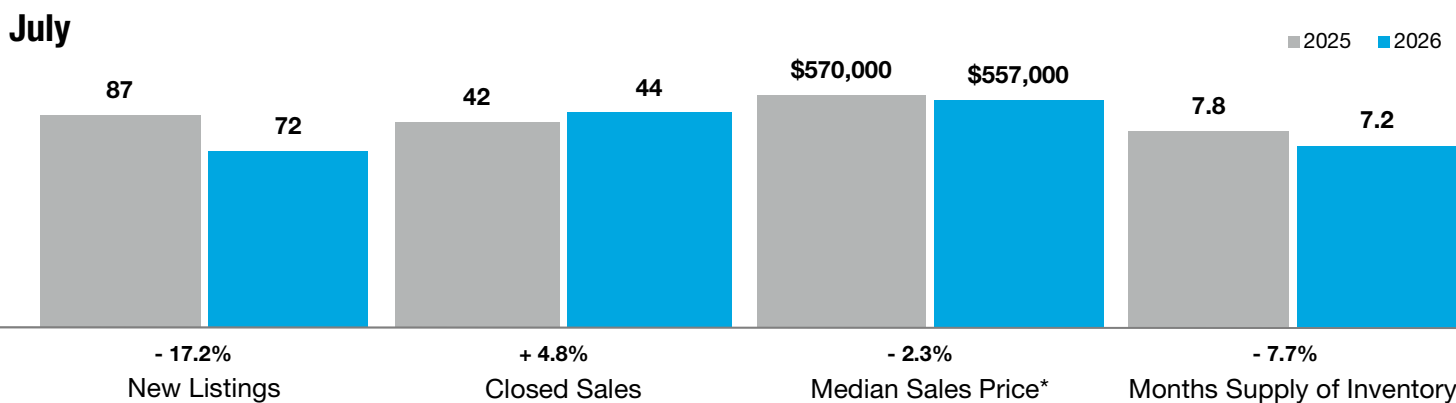


Transylvania County

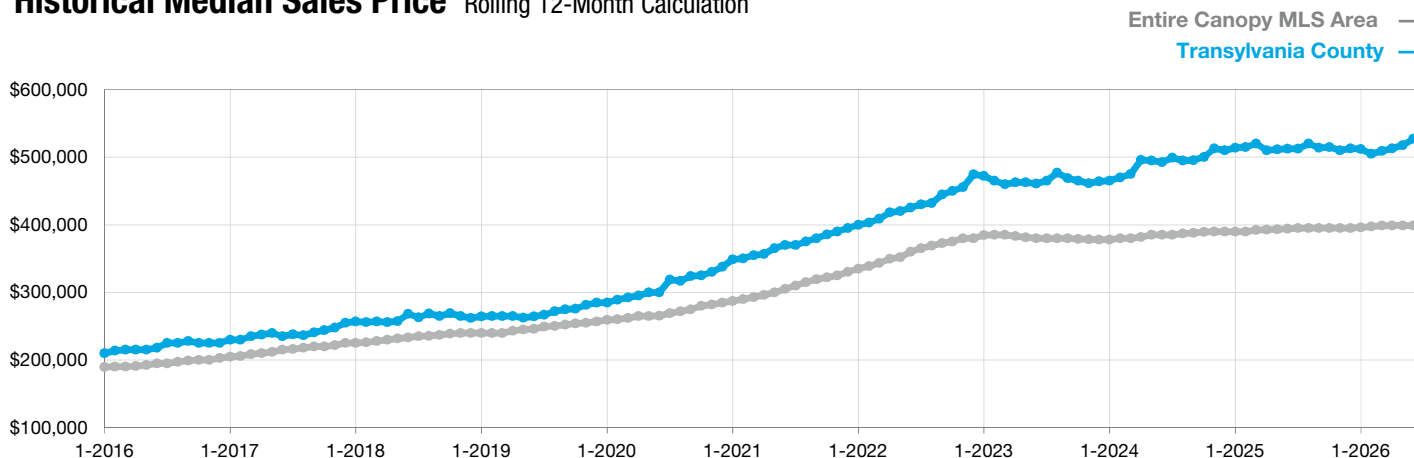
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	87	72	- 17.2%	523	526	+ 0.6%
Pending Sales	44	63	+ 43.2%	291	317	+ 8.9%
Closed Sales	42	44	+ 4.8%	265	289	+ 9.1%
Median Sales Price*	\$570,000	\$557,000	- 2.3%	\$512,500	\$550,000	+ 7.3%
Average Sales Price*	\$718,796	\$716,643	- 0.3%	\$717,338	\$678,030	- 5.5%
Percent of Original List Price Received*	93.3%	91.2%	- 2.3%	93.4%	91.8%	- 1.7%
List to Close	114	121	+ 6.1%	111	128	+ 15.3%
Days on Market Until Sale	81	81	0.0%	69	85	+ 23.2%
Cumulative Days on Market Until Sale	91	80	- 12.1%	78	99	+ 26.9%
Average List Price	\$1,066,301	\$806,460	- 24.4%	\$860,902	\$860,635	- 0.0%
Inventory of Homes for Sale	300	318	+ 6.0%	--	--	--
Months Supply of Inventory	7.8	7.2	- 7.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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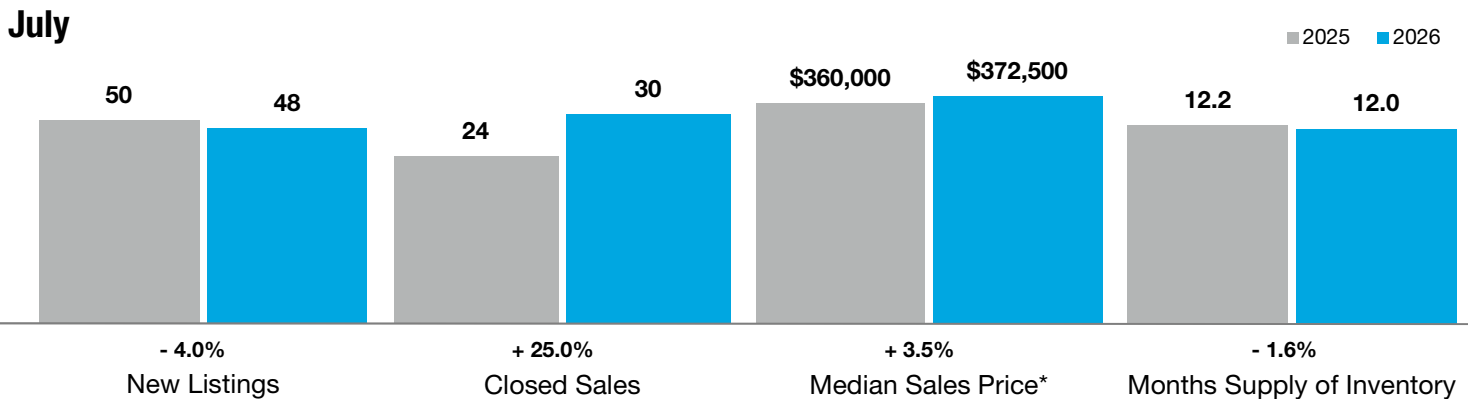


Yancey County

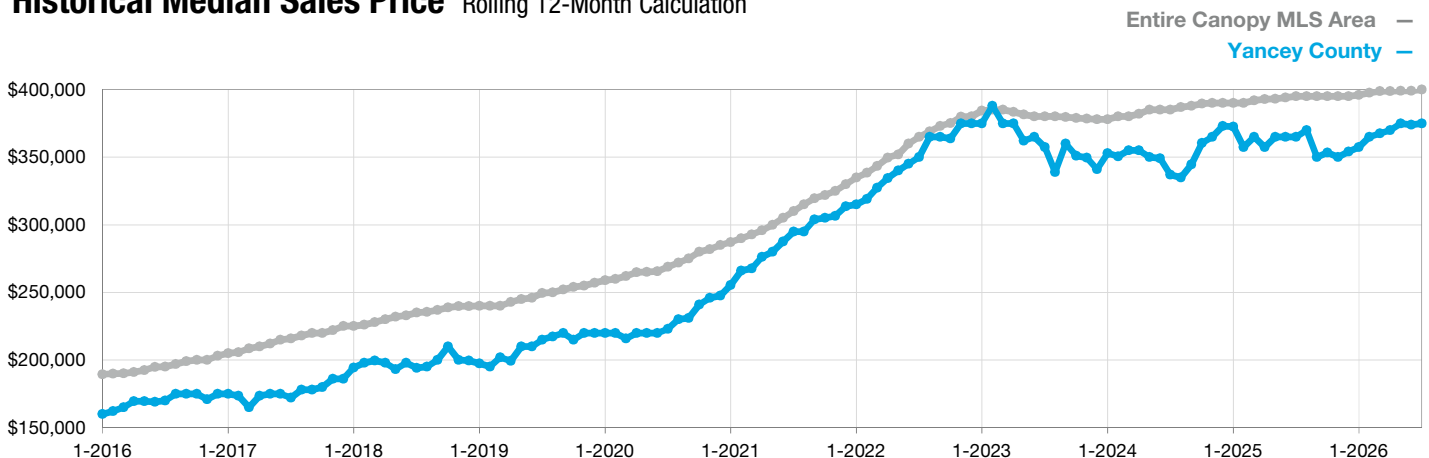
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	50	48	- 4.0%	261	266	+ 1.9%
Pending Sales	28	18	- 35.7%	127	136	+ 7.1%
Closed Sales	24	30	+ 25.0%	111	132	+ 18.9%
Median Sales Price*	\$360,000	\$372,500	+ 3.5%	\$340,000	\$374,500	+ 10.1%
Average Sales Price*	\$396,342	\$492,196	+ 24.2%	\$427,885	\$450,752	+ 5.3%
Percent of Original List Price Received*	94.7%	92.3%	- 2.5%	92.3%	90.1%	- 2.4%
List to Close	98	129	+ 31.6%	120	169	+ 40.8%
Days on Market Until Sale	39	84	+ 115.4%	70	120	+ 71.4%
Cumulative Days on Market Until Sale	51	90	+ 76.5%	79	125	+ 58.2%
Average List Price	\$657,038	\$675,367	+ 2.8%	\$611,361	\$589,816	- 3.5%
Inventory of Homes for Sale	185	218	+ 17.8%	--	--	--
Months Supply of Inventory	12.2	12.0	- 1.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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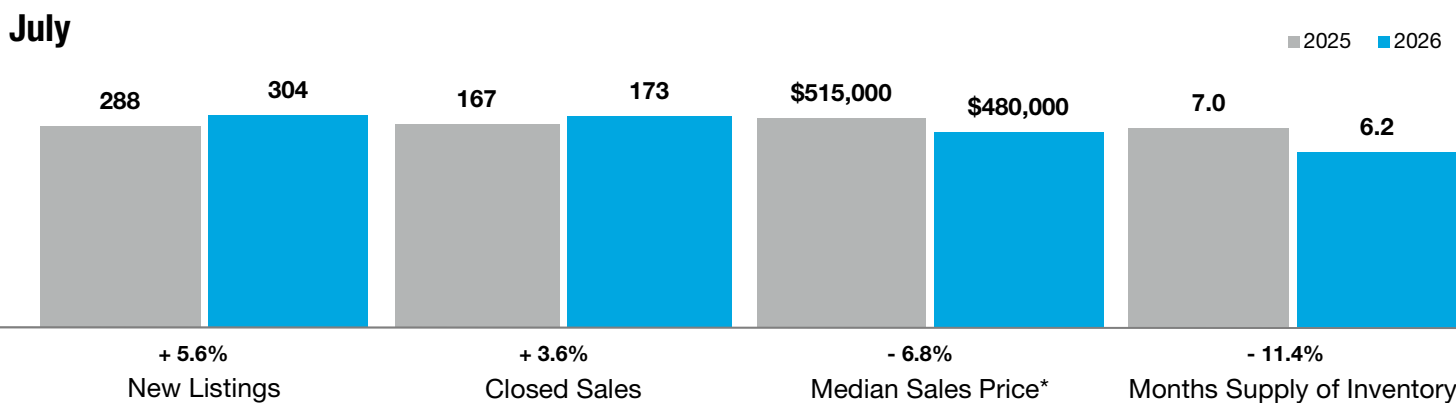


City of Asheville

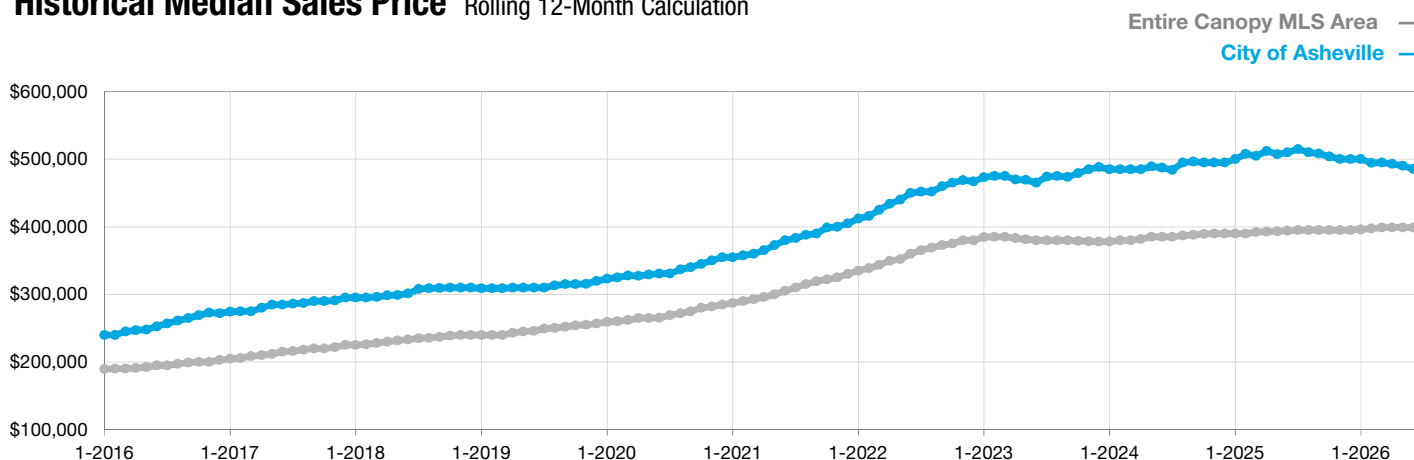
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	288	304	+ 5.6%	1,857	1,851	- 0.3%
Pending Sales	146	164	+ 12.3%	1,016	1,135	+ 11.7%
Closed Sales	167	173	+ 3.6%	982	1,054	+ 7.3%
Median Sales Price*	\$515,000	\$480,000	- 6.8%	\$515,000	\$494,000	- 4.1%
Average Sales Price*	\$668,331	\$630,584	- 5.6%	\$636,663	\$639,074	+ 0.4%
Percent of Original List Price Received*	92.8%	93.3%	+ 0.5%	94.6%	92.9%	- 1.8%
List to Close	93	101	+ 8.6%	93	117	+ 25.8%
Days on Market Until Sale	54	61	+ 13.0%	50	76	+ 52.0%
Cumulative Days on Market Until Sale	62	70	+ 12.9%	58	87	+ 50.0%
Average List Price	\$787,162	\$717,402	- 8.9%	\$728,602	\$768,445	+ 5.5%
Inventory of Homes for Sale	918	969	+ 5.6%	--	--	--
Months Supply of Inventory	7.0	6.2	- 11.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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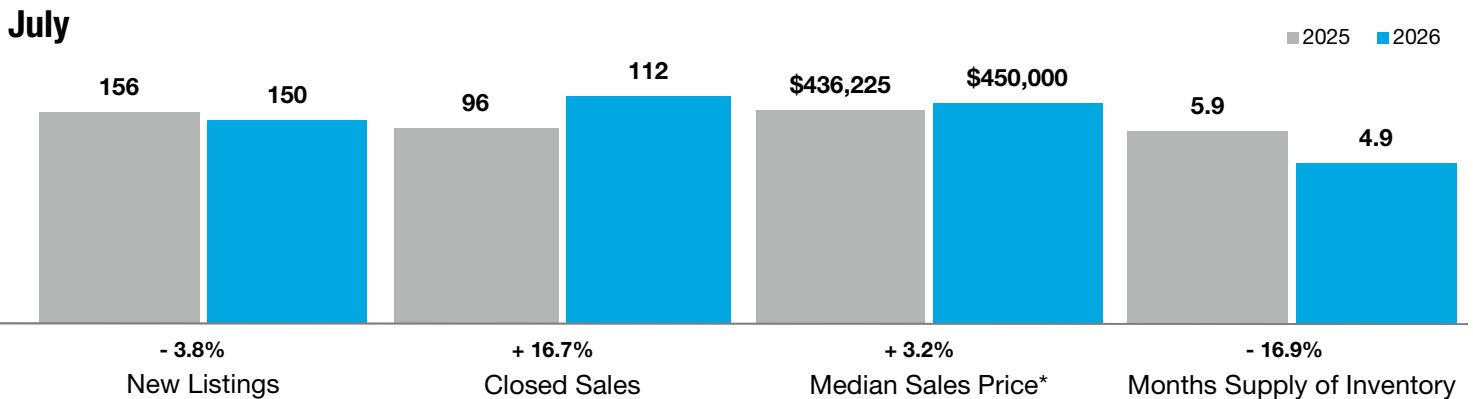


City of Hendersonville

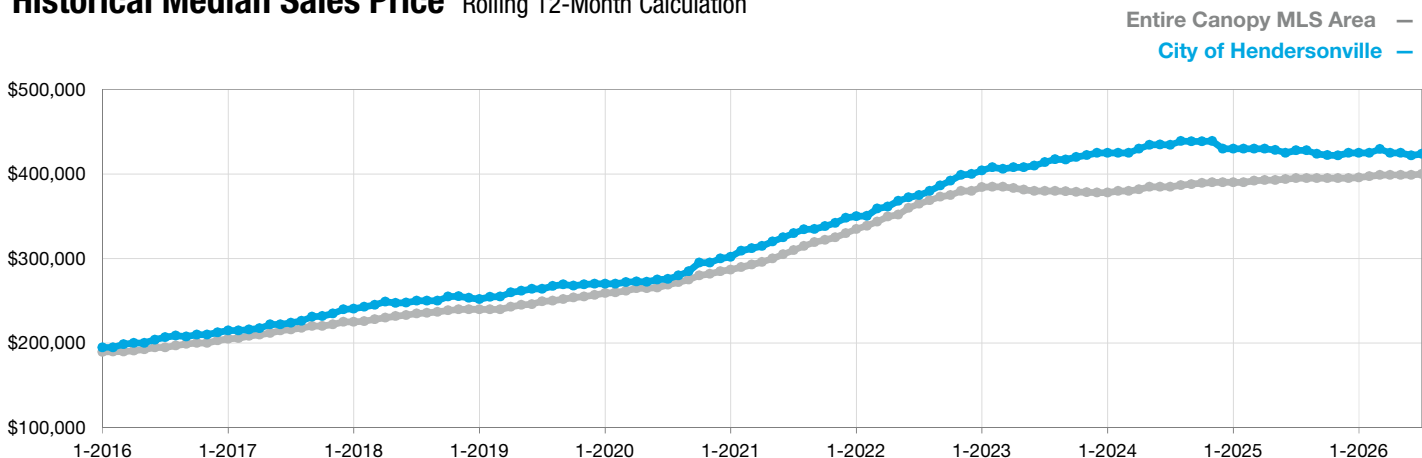
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	156	150	- 3.8%	1,010	1,053	+ 4.3%
Pending Sales	101	106	+ 5.0%	636	716	+ 12.6%
Closed Sales	96	112	+ 16.7%	604	663	+ 9.8%
Median Sales Price*	\$436,225	\$450,000	+ 3.2%	\$421,250	\$422,000	+ 0.2%
Average Sales Price*	\$522,164	\$505,994	- 3.1%	\$494,495	\$481,267	- 2.7%
Percent of Original List Price Received*	92.9%	94.4%	+ 1.6%	95.4%	93.8%	- 1.7%
List to Close	102	113	+ 10.8%	108	114	+ 5.6%
Days on Market Until Sale	60	69	+ 15.0%	59	70	+ 18.6%
Cumulative Days on Market Until Sale	69	75	+ 8.7%	67	82	+ 22.4%
Average List Price	\$526,659	\$583,809	+ 10.9%	\$562,944	\$594,264	+ 5.6%
Inventory of Homes for Sale	503	484	- 3.8%	--	--	--
Months Supply of Inventory	5.9	4.9	- 16.9%	--	--	--

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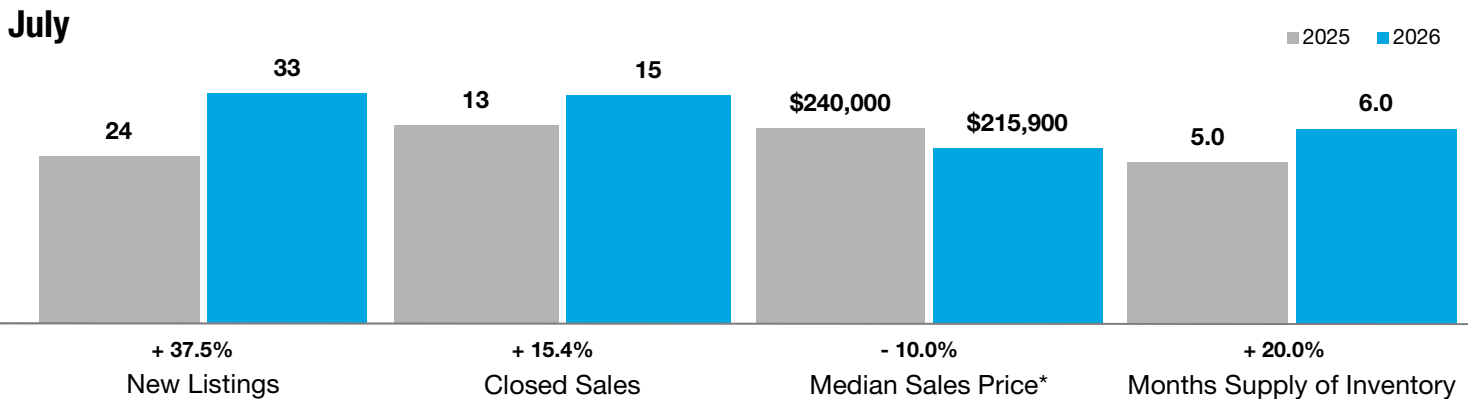


Forest City

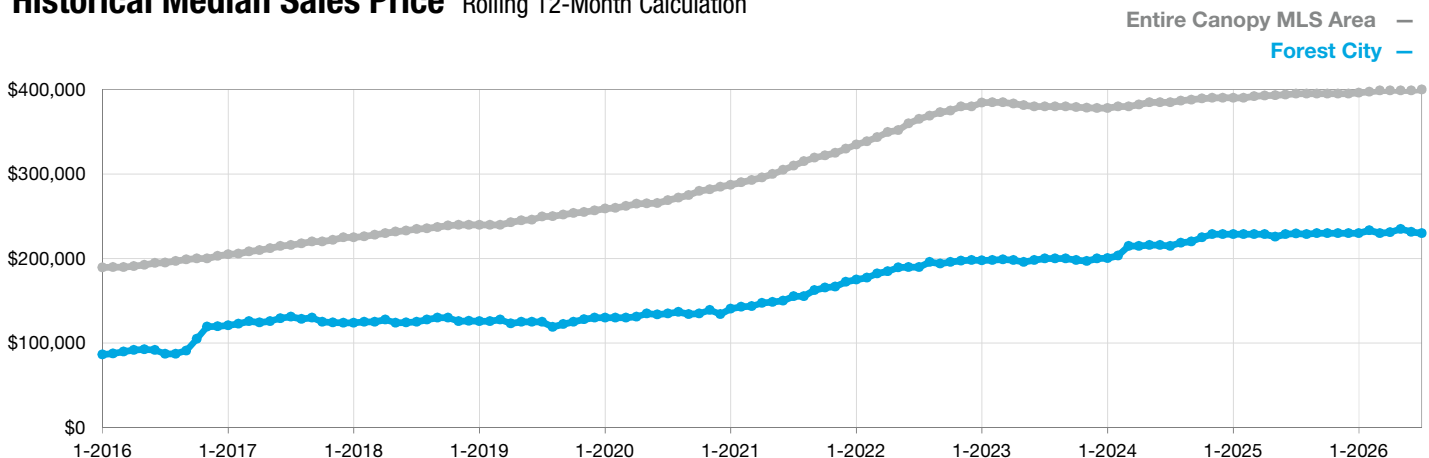
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	24	33	+ 37.5%	147	162	+ 10.2%
Pending Sales	12	12	0.0%	98	100	+ 2.0%
Closed Sales	13	15	+ 15.4%	92	95	+ 3.3%
Median Sales Price*	\$240,000	\$215,900	- 10.0%	\$227,000	\$227,000	0.0%
Average Sales Price*	\$293,192	\$259,343	- 11.5%	\$245,690	\$241,201	- 1.8%
Percent of Original List Price Received*	92.3%	95.6%	+ 3.6%	92.7%	93.3%	+ 0.6%
List to Close	122	94	- 23.0%	102	109	+ 6.9%
Days on Market Until Sale	77	52	- 32.5%	55	64	+ 16.4%
Cumulative Days on Market Until Sale	77	56	- 27.3%	59	86	+ 45.8%
Average List Price	\$276,142	\$326,211	+ 18.1%	\$277,998	\$293,161	+ 5.5%
Inventory of Homes for Sale	70	83	+ 18.6%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--

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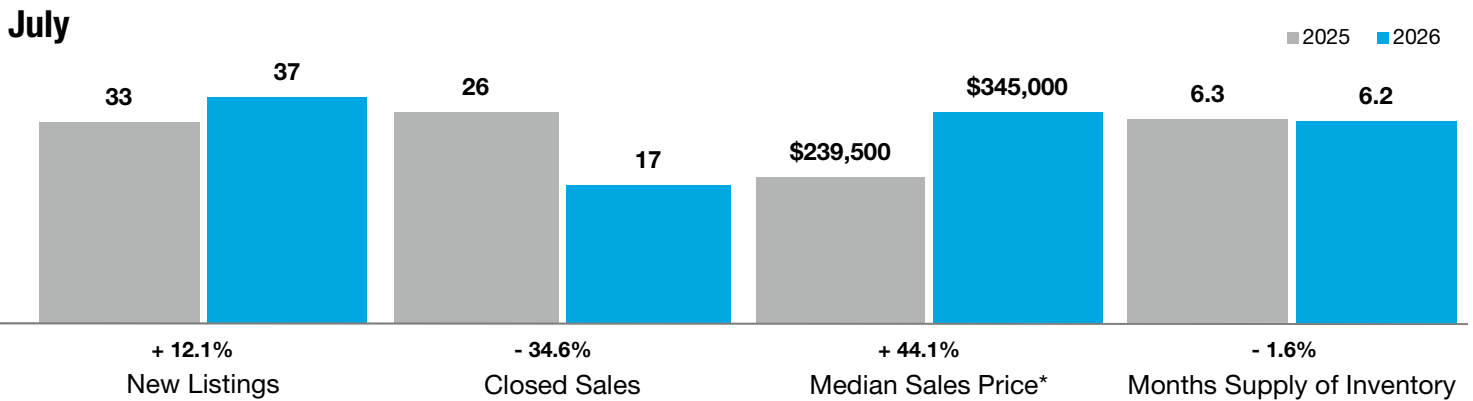


Marion

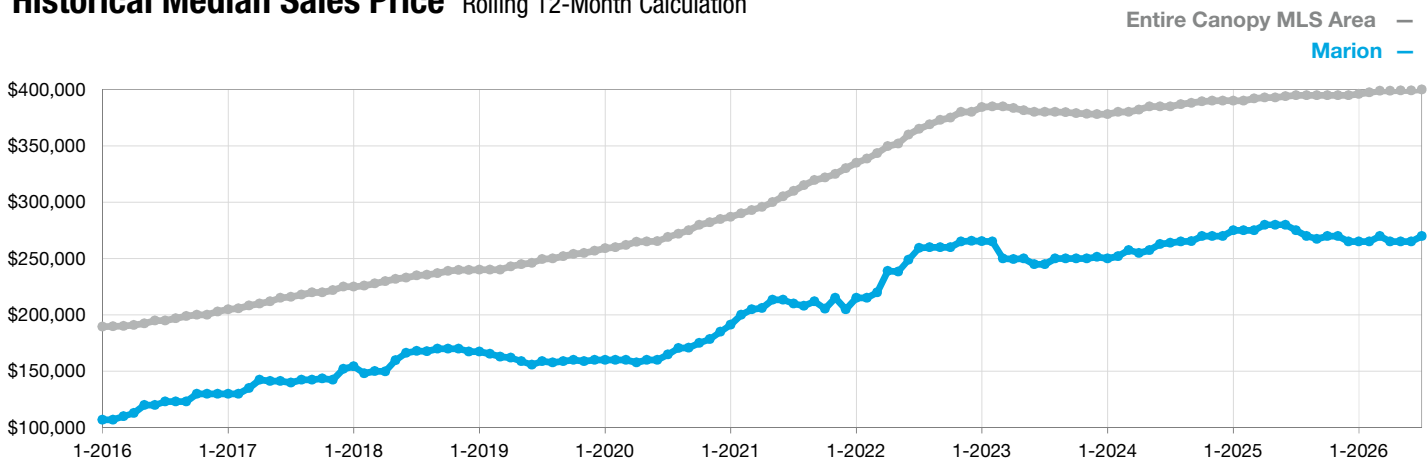
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	33	37	+ 12.1%	241	225	- 6.6%
Pending Sales	30	23	- 23.3%	155	128	- 17.4%
Closed Sales	26	17	- 34.6%	143	121	- 15.4%
Median Sales Price*	\$239,500	\$345,000	+ 44.1%	\$270,000	\$290,000	+ 7.4%
Average Sales Price*	\$330,227	\$328,705	- 0.5%	\$316,481	\$318,876	+ 0.8%
Percent of Original List Price Received*	90.0%	88.8%	- 1.3%	92.3%	90.7%	- 1.7%
List to Close	82	131	+ 59.8%	108	125	+ 15.7%
Days on Market Until Sale	45	81	+ 80.0%	60	84	+ 40.0%
Cumulative Days on Market Until Sale	46	81	+ 76.1%	64	96	+ 50.0%
Average List Price	\$302,545	\$369,283	+ 22.1%	\$367,383	\$385,067	+ 4.8%
Inventory of Homes for Sale	118	127	+ 7.6%	--	--	--
Months Supply of Inventory	6.3	6.2	- 1.6%	--	--	--

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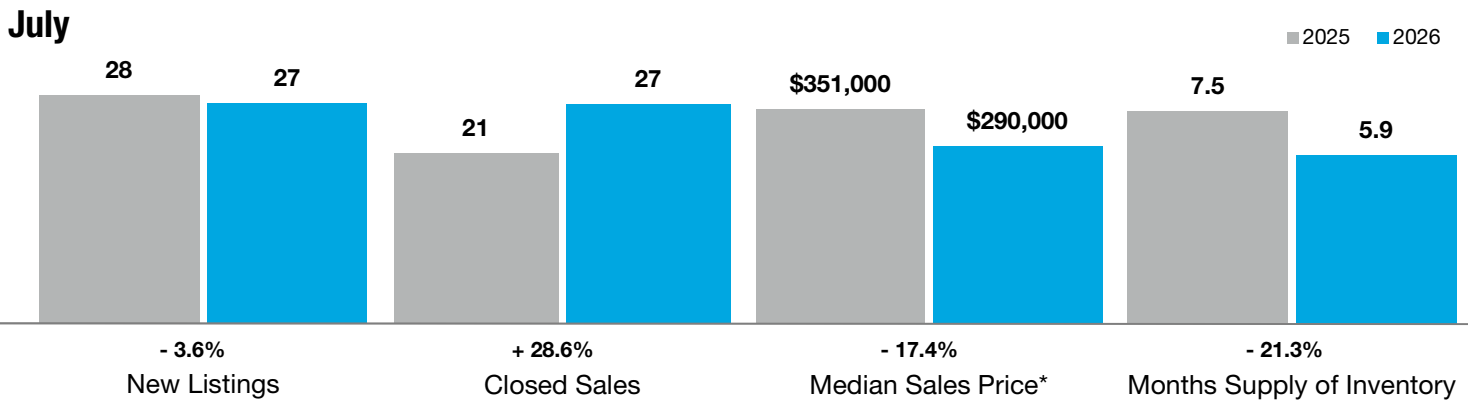


Rutherfordton

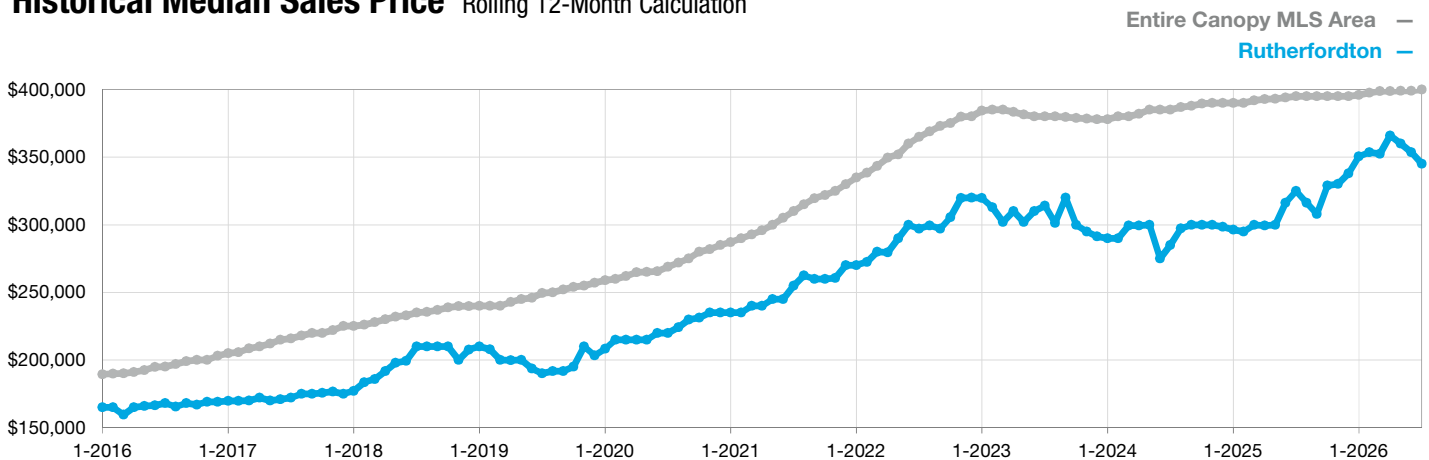
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	28	27	- 3.6%	219	203	- 7.3%
Pending Sales	17	21	+ 23.5%	127	129	+ 1.6%
Closed Sales	21	27	+ 28.6%	123	117	- 4.9%
Median Sales Price*	\$351,000	\$290,000	- 17.4%	\$325,000	\$315,000	- 3.1%
Average Sales Price*	\$379,824	\$325,307	- 14.4%	\$364,181	\$356,866	- 2.0%
Percent of Original List Price Received*	89.4%	93.8%	+ 4.9%	92.8%	93.3%	+ 0.5%
List to Close	89	112	+ 25.8%	99	119	+ 20.2%
Days on Market Until Sale	47	73	+ 55.3%	55	74	+ 34.5%
Cumulative Days on Market Until Sale	48	113	+ 135.4%	68	98	+ 44.1%
Average List Price	\$460,817	\$404,620	- 12.2%	\$442,098	\$428,195	- 3.1%
Inventory of Homes for Sale	116	101	- 12.9%	--	--	--
Months Supply of Inventory	7.5	5.9	- 21.3%	--	--	--

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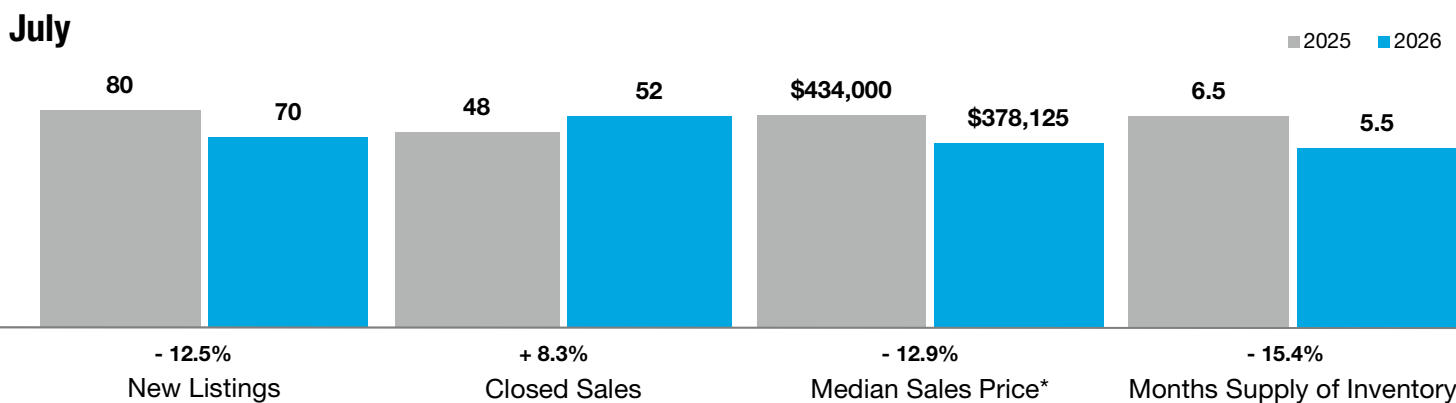


Waynesville

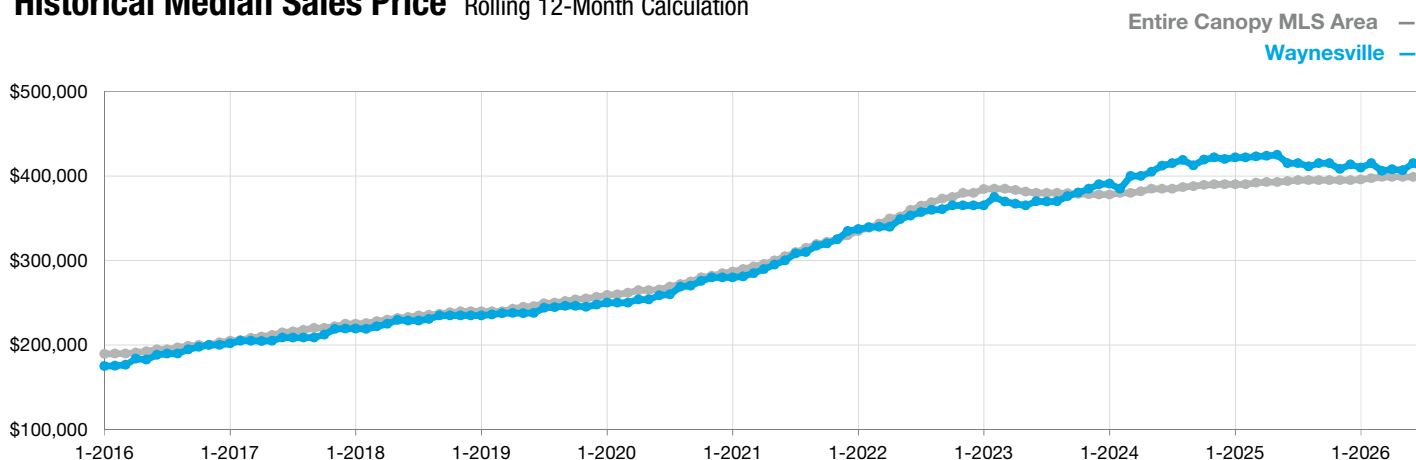
North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	80	70	- 12.5%	489	465	- 4.9%
Pending Sales	55	41	- 25.5%	303	293	- 3.3%
Closed Sales	48	52	+ 8.3%	282	302	+ 7.1%
Median Sales Price*	\$434,000	\$378,125	- 12.9%	\$411,353	\$401,500	- 2.4%
Average Sales Price*	\$551,708	\$495,424	- 10.2%	\$479,180	\$479,660	+ 0.1%
Percent of Original List Price Received*	92.5%	94.0%	+ 1.6%	93.7%	93.0%	- 0.7%
List to Close	145	104	- 28.3%	132	117	- 11.4%
Days on Market Until Sale	94	63	- 33.0%	82	68	- 17.1%
Cumulative Days on Market Until Sale	107	79	- 26.2%	93	82	- 11.8%
Average List Price	\$474,239	\$558,092	+ 17.7%	\$505,608	\$534,722	+ 5.8%
Inventory of Homes for Sale	263	240	- 8.7%	--	--	--
Months Supply of Inventory	6.5	5.5	- 15.4%	--	--	--

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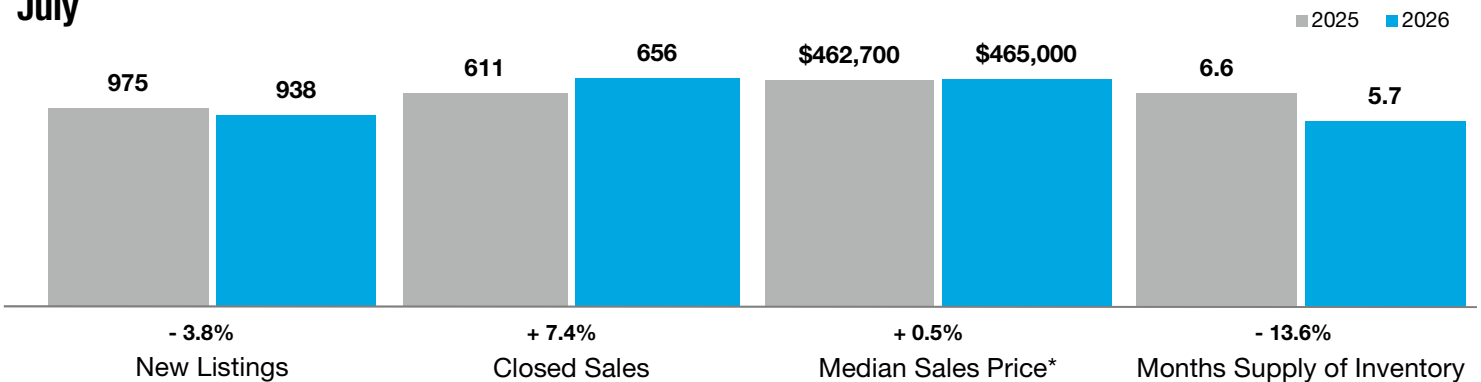
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	975	938	- 3.8%	6,411	6,488	+ 1.2%
Pending Sales	609	625	+ 2.6%	3,791	4,149	+ 9.4%
Closed Sales	611	656	+ 7.4%	3,621	3,888	+ 7.4%
Median Sales Price*	\$462,700	\$465,000	+ 0.5%	\$452,000	\$450,000	- 0.4%
Average Sales Price*	\$584,794	\$573,718	- 1.9%	\$553,222	\$559,721	+ 1.2%
Percent of Original List Price Received*	93.5%	93.6%	+ 0.1%	94.8%	93.4%	- 1.5%
List to Close	99	108	+ 9.1%	106	116	+ 9.4%
Days on Market Until Sale	56	66	+ 17.9%	59	73	+ 23.7%
Cumulative Days on Market Until Sale	65	77	+ 18.5%	66	85	+ 28.8%
Average List Price	\$651,305	\$659,860	+ 1.3%	\$636,883	\$685,054	+ 7.6%
Inventory of Homes for Sale	3,263	3,286	+ 0.7%	--	--	--
Months Supply of Inventory	6.6	5.7	- 13.6%	--	--	--

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July



Historical Median Sales Price Rolling 12-Month Calculation

