

Local Market Update for August 2026

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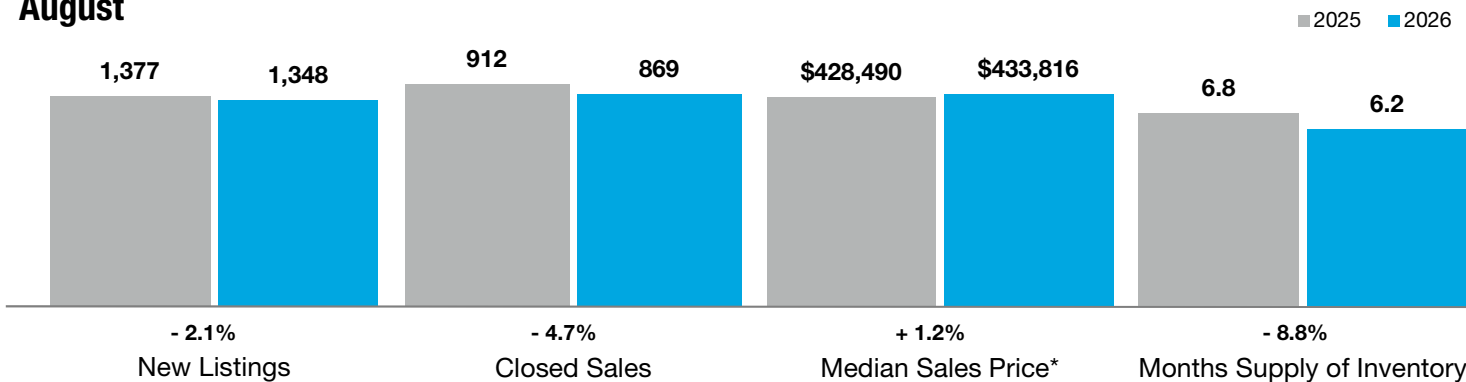
Asheville Region

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

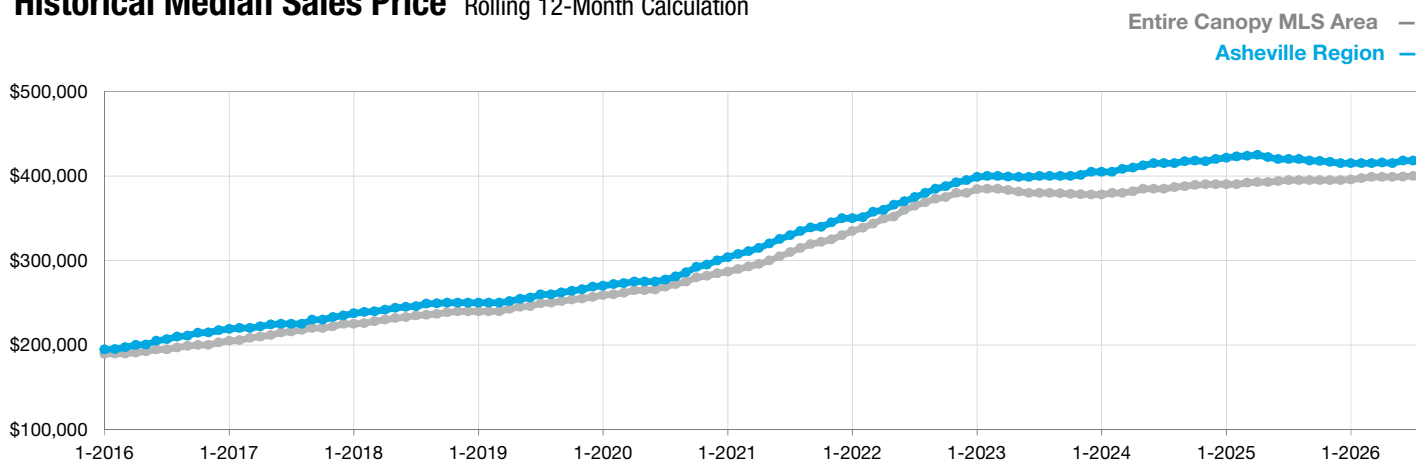
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	1,377	1,348	- 2.1%	11,251	11,367	+ 1.0%
Pending Sales	939	1,005	+ 7.0%	6,728	7,128	+ 5.9%
Closed Sales	912	869	- 4.7%	6,404	6,649	+ 3.8%
Median Sales Price*	\$428,490	\$433,816	+ 1.2%	\$419,900	\$425,000	+ 1.2%
Average Sales Price*	\$557,568	\$558,546	+ 0.2%	\$518,775	\$534,478	+ 3.0%
Percent of Original List Price Received*	92.7%	93.2%	+ 0.5%	94.0%	93.1%	- 1.0%
List to Close	109	111	+ 1.8%	108	119	+ 10.2%
Days on Market Until Sale	64	67	+ 4.7%	62	75	+ 21.0%
Cumulative Days on Market Until Sale	71	77	+ 8.5%	70	88	+ 25.7%
Average List Price	\$596,278	\$596,418	+ 0.0%	\$606,475	\$633,002	+ 4.4%
Inventory of Homes for Sale	5,211	5,350	+ 2.7%	--	--	--
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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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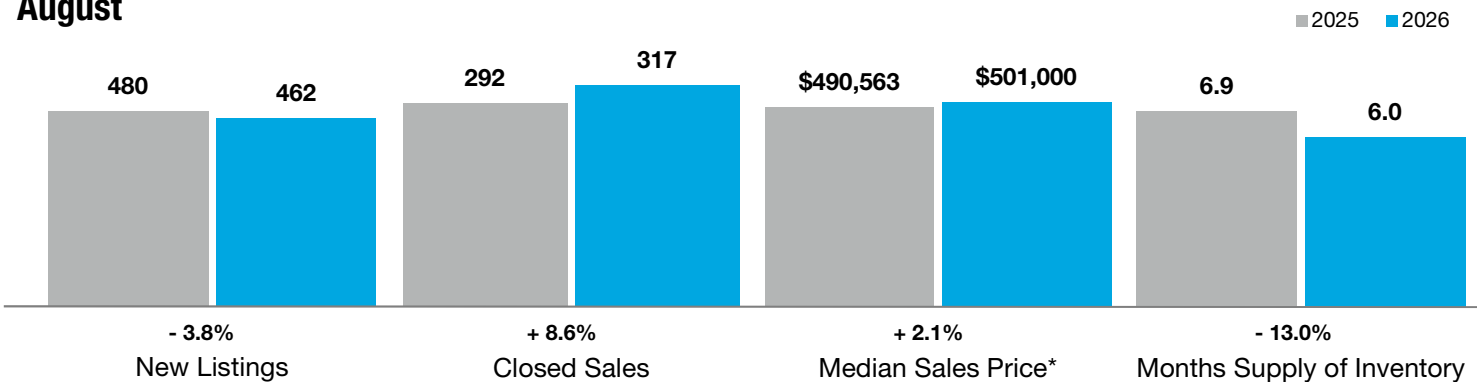
Buncombe County

North Carolina

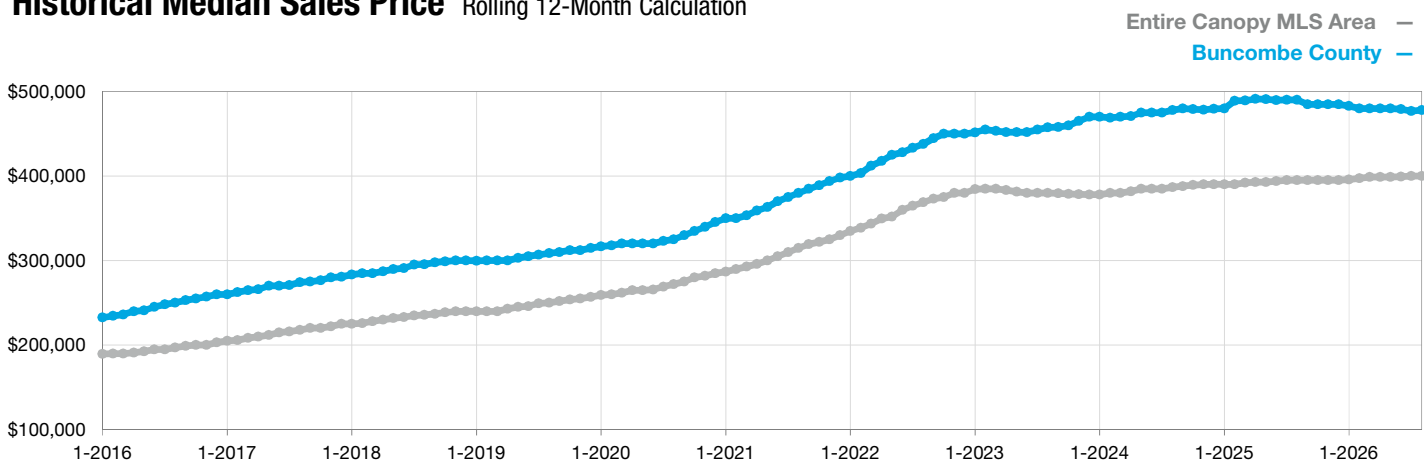
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	480	462	- 3.8%	3,935	3,985	+ 1.3%
Pending Sales	294	344	+ 17.0%	2,268	2,492	+ 9.9%
Closed Sales	292	317	+ 8.6%	2,176	2,338	+ 7.4%
Median Sales Price*	\$490,563	\$501,000	+ 2.1%	\$495,000	\$485,000	- 2.0%
Average Sales Price*	\$646,432	\$678,129	+ 4.9%	\$616,843	\$632,794	+ 2.6%
Percent of Original List Price Received*	92.4%	93.6%	+ 1.3%	94.5%	93.4%	- 1.2%
List to Close	107	109	+ 1.9%	97	115	+ 18.6%
Days on Market Until Sale	66	63	- 4.5%	54	72	+ 33.3%
Cumulative Days on Market Until Sale	74	72	- 2.7%	62	85	+ 37.1%
Average List Price	\$660,519	\$676,797	+ 2.5%	\$700,375	\$752,522	+ 7.4%
Inventory of Homes for Sale	1,748	1,791	+ 2.5%	--	--	--
Months Supply of Inventory	6.9	6.0	- 13.0%	--	--	--

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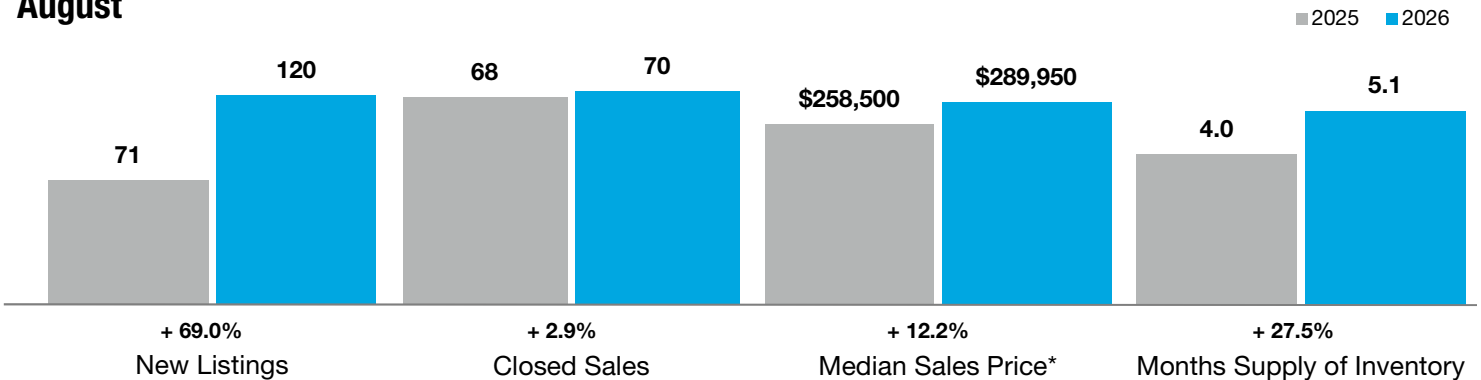
Burke County

North Carolina

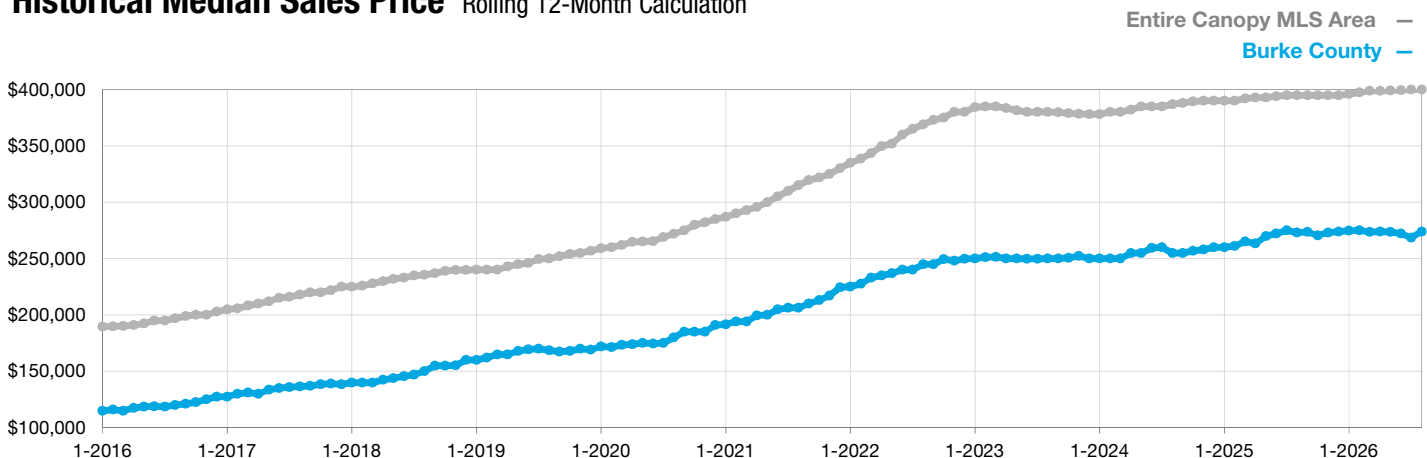
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	71	120	+ 69.0%	737	814	+ 10.4%
Pending Sales	60	77	+ 28.3%	543	548	+ 0.9%
Closed Sales	68	70	+ 2.9%	536	500	- 6.7%
Median Sales Price*	\$258,500	\$289,950	+ 12.2%	\$275,000	\$274,900	- 0.0%
Average Sales Price*	\$331,760	\$366,426	+ 10.4%	\$337,418	\$335,018	- 0.7%
Percent of Original List Price Received*	93.1%	94.1%	+ 1.1%	93.4%	94.4%	+ 1.1%
List to Close	98	91	- 7.1%	102	102	0.0%
Days on Market Until Sale	46	54	+ 17.4%	60	61	+ 1.7%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	68	67	- 1.5%
Average List Price	\$406,350	\$398,239	- 2.0%	\$388,880	\$395,518	+ 1.7%
Inventory of Homes for Sale	252	325	+ 29.0%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



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

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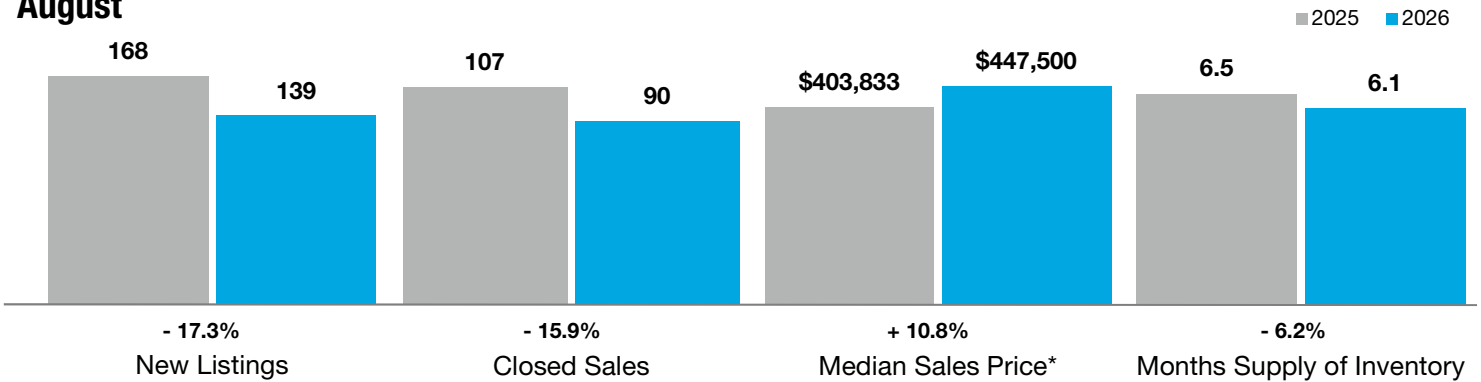
Haywood County

North Carolina

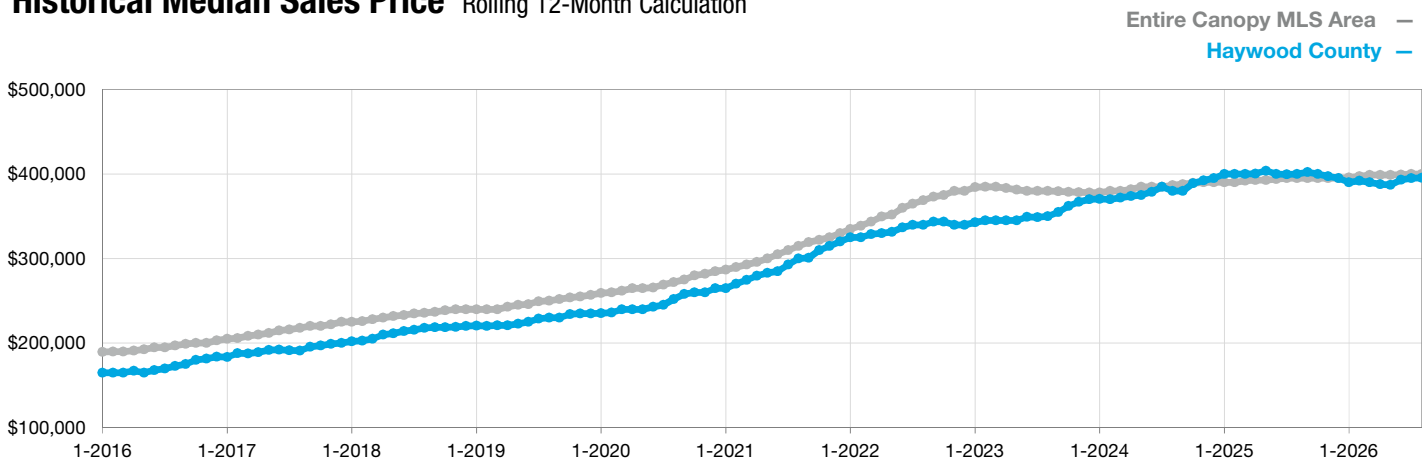
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	168	139	- 17.3%	1,177	1,127	- 4.2%
Pending Sales	127	104	- 18.1%	721	720	- 0.1%
Closed Sales	107	90	- 15.9%	665	689	+ 3.6%
Median Sales Price*	\$403,833	\$447,500	+ 10.8%	\$395,000	\$395,500	+ 0.1%
Average Sales Price*	\$465,808	\$484,623	+ 4.0%	\$445,741	\$457,088	+ 2.5%
Percent of Original List Price Received*	92.2%	93.1%	+ 1.0%	93.6%	93.0%	- 0.6%
List to Close	94	118	+ 25.5%	114	117	+ 2.6%
Days on Market Until Sale	56	72	+ 28.6%	67	71	+ 6.0%
Cumulative Days on Market Until Sale	66	87	+ 31.8%	77	87	+ 13.0%
Average List Price	\$507,510	\$504,215	- 0.6%	\$489,449	\$516,405	+ 5.5%
Inventory of Homes for Sale	543	533	- 1.8%	--	--	--
Months Supply of Inventory	6.5	6.1	- 6.2%	--	--	--

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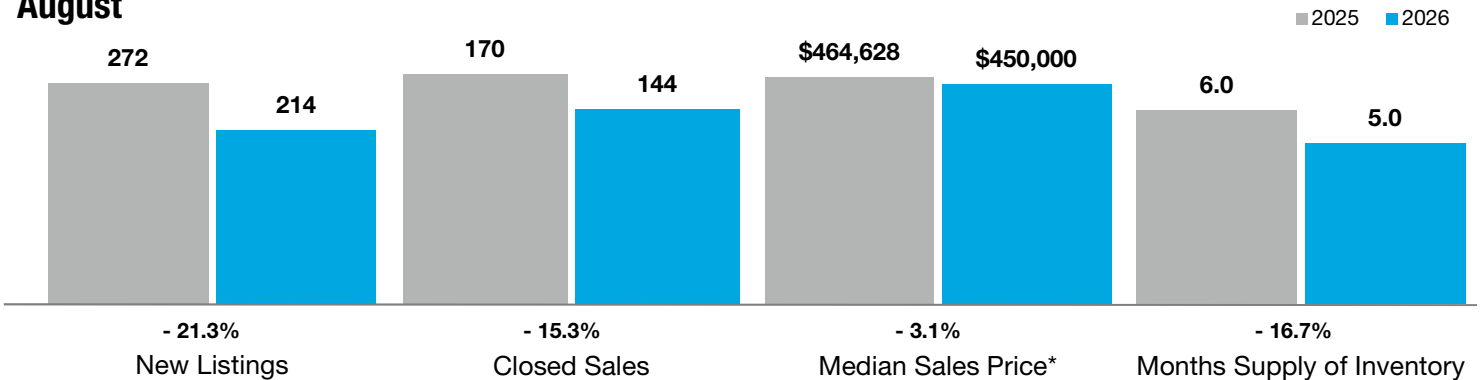
Henderson County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	272	214	- 21.3%	1,986	1,962	- 1.2%
Pending Sales	189	162	- 14.3%	1,291	1,365	+ 5.7%
Closed Sales	170	144	- 15.3%	1,232	1,293	+ 5.0%
Median Sales Price*	\$464,628	\$450,000	- 3.1%	\$449,950	\$435,000	- 3.3%
Average Sales Price*	\$518,751	\$543,909	+ 4.8%	\$515,100	\$507,951	- 1.4%
Percent of Original List Price Received*	94.1%	94.6%	+ 0.5%	95.2%	94.3%	- 0.9%
List to Close	111	106	- 4.5%	114	113	- 0.9%
Days on Market Until Sale	63	57	- 9.5%	62	68	+ 9.7%
Cumulative Days on Market Until Sale	69	66	- 4.3%	69	78	+ 13.0%
Average List Price	\$602,468	\$595,535	- 1.2%	\$587,803	\$609,933	+ 3.8%
Inventory of Homes for Sale	891	813	- 8.8%	--	--	--
Months Supply of Inventory	6.0	5.0	- 16.7%	--	--	--

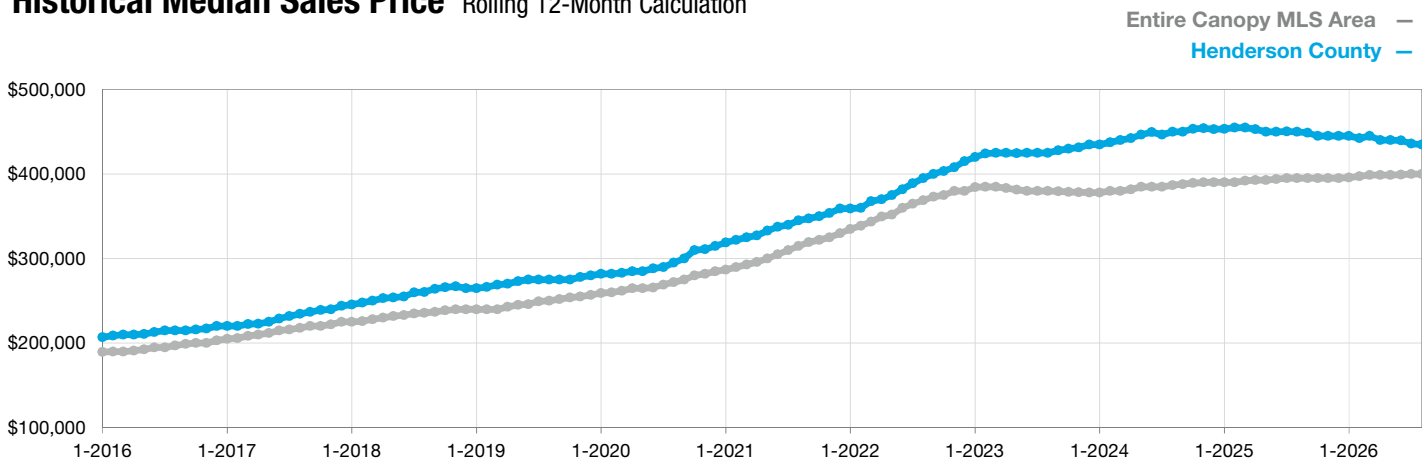
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Rolling 12-Month Calculation



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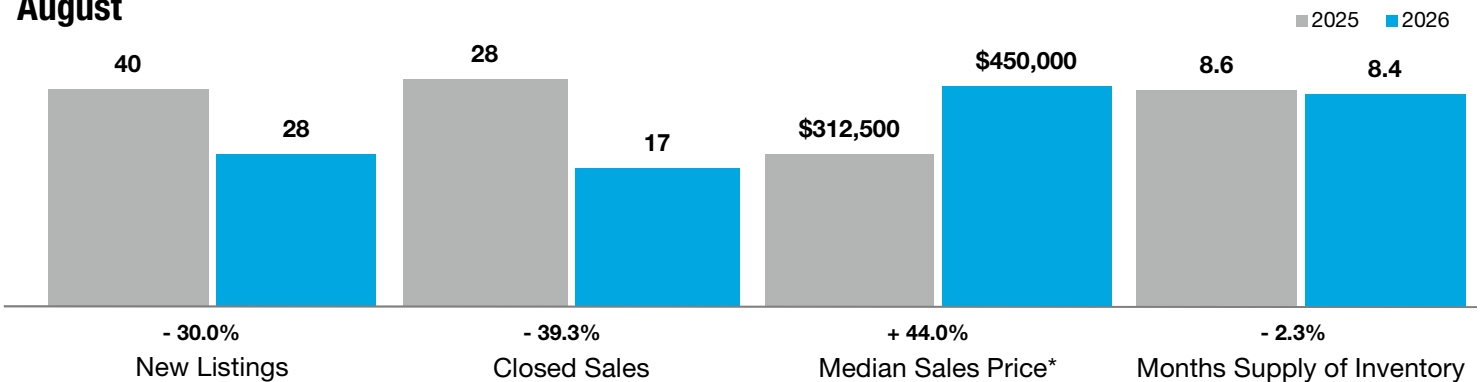
Jackson County

North Carolina

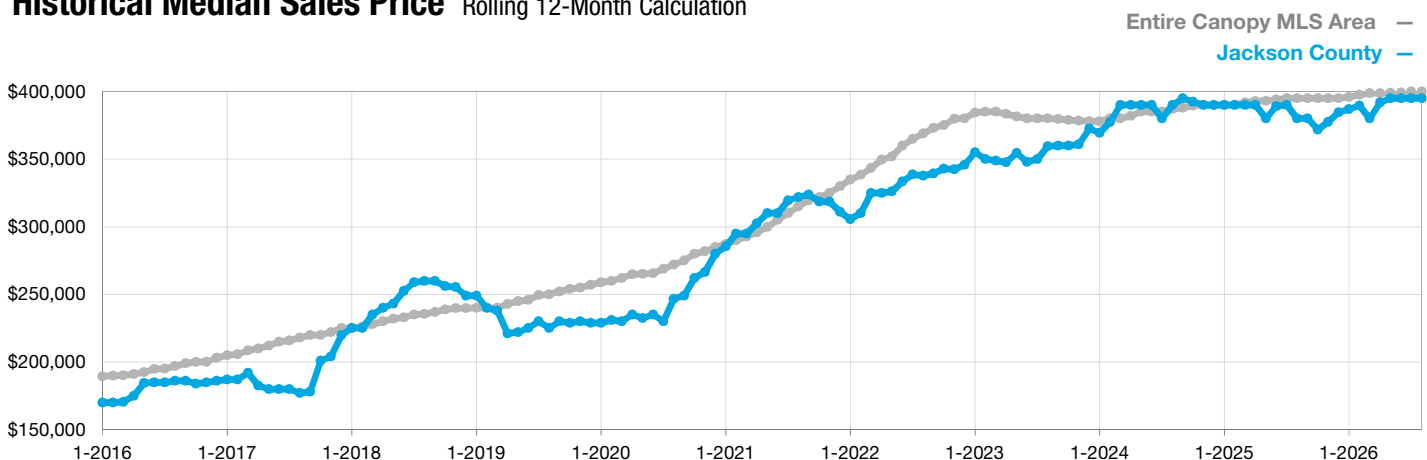
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	40	28	- 30.0%	331	297	- 10.3%
Pending Sales	22	32	+ 45.5%	169	152	- 10.1%
Closed Sales	28	17	- 39.3%	162	143	- 11.7%
Median Sales Price*	\$312,500	\$450,000	+ 44.0%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$590,525	\$650,265	+ 10.1%	\$545,063	\$652,183	+ 19.7%
Percent of Original List Price Received*	92.7%	90.6%	- 2.3%	94.2%	91.0%	- 3.4%
List to Close	163	98	- 39.9%	136	164	+ 20.6%
Days on Market Until Sale	87	52	- 40.2%	88	120	+ 36.4%
Cumulative Days on Market Until Sale	90	103	+ 14.4%	80	126	+ 57.5%
Average List Price	\$621,169	\$851,488	+ 37.1%	\$620,751	\$689,667	+ 11.1%
Inventory of Homes for Sale	169	168	- 0.6%	--	--	--
Months Supply of Inventory	8.6	8.4	- 2.3%	--	--	--

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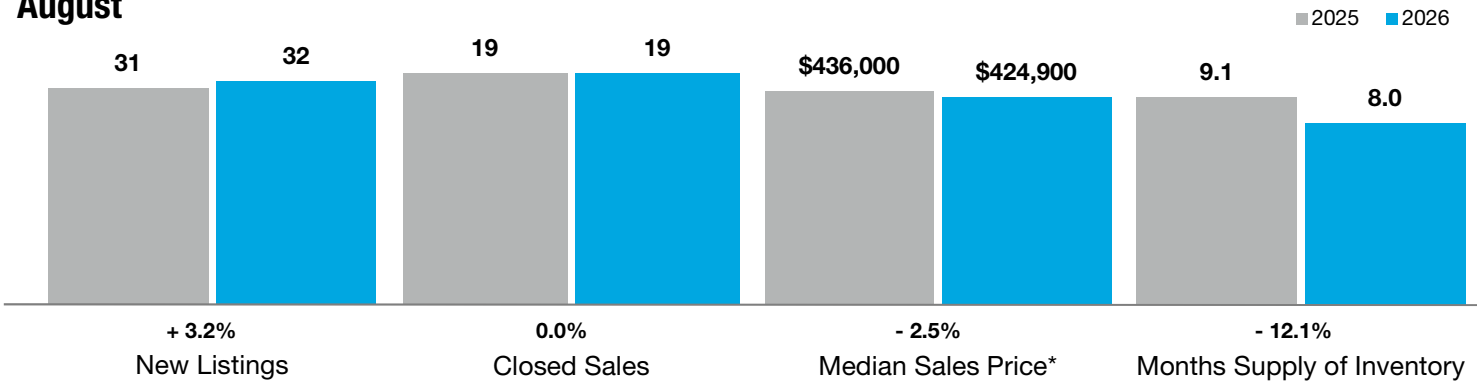
Madison County

North Carolina

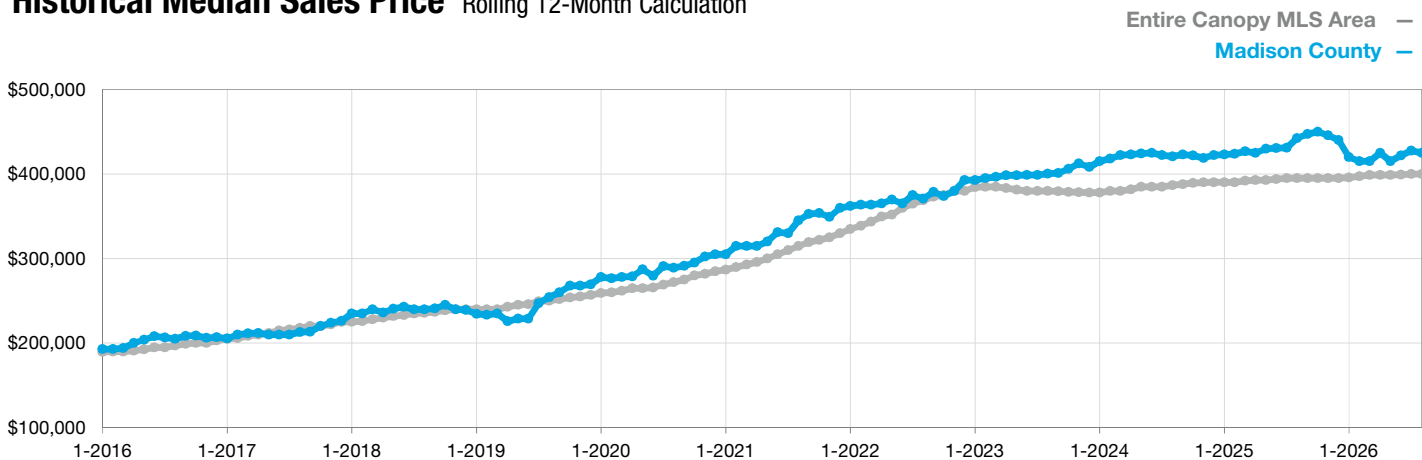
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	31	32	+ 3.2%	264	272	+ 3.0%
Pending Sales	25	20	- 20.0%	146	158	+ 8.2%
Closed Sales	19	19	0.0%	136	152	+ 11.8%
Median Sales Price*	\$436,000	\$424,900	- 2.5%	\$442,500	\$424,450	- 4.1%
Average Sales Price*	\$488,034	\$531,300	+ 8.9%	\$485,334	\$528,784	+ 9.0%
Percent of Original List Price Received*	92.3%	88.7%	- 3.9%	93.9%	89.8%	- 4.4%
List to Close	111	155	+ 39.6%	124	145	+ 16.9%
Days on Market Until Sale	76	118	+ 55.3%	76	101	+ 32.9%
Cumulative Days on Market Until Sale	77	123	+ 59.7%	87	117	+ 34.5%
Average List Price	\$663,513	\$828,428	+ 24.9%	\$628,193	\$658,815	+ 4.9%
Inventory of Homes for Sale	150	154	+ 2.7%	--	--	--
Months Supply of Inventory	9.1	8.0	- 12.1%	--	--	--

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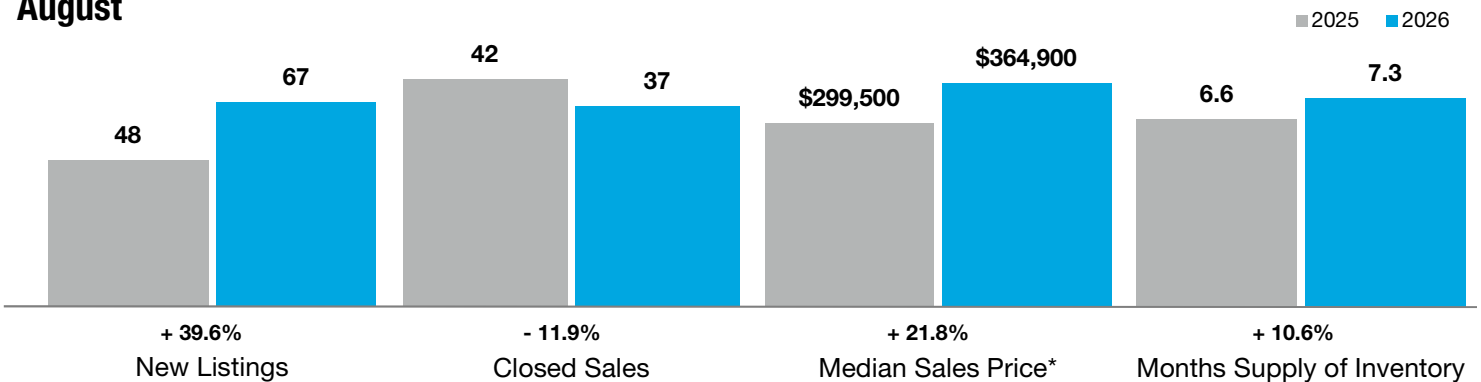
McDowell County

North Carolina

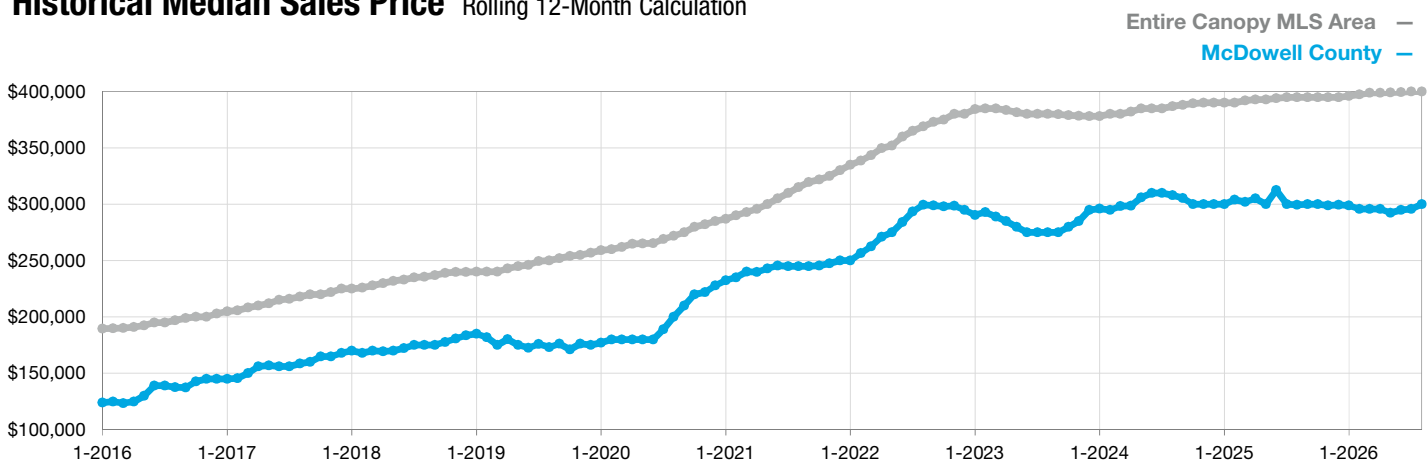
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	48	67	+ 39.6%	482	496	+ 2.9%
Pending Sales	34	36	+ 5.9%	301	277	- 8.0%
Closed Sales	42	37	- 11.9%	287	255	- 11.1%
Median Sales Price*	\$299,500	\$364,900	+ 21.8%	\$299,500	\$300,000	+ 0.2%
Average Sales Price*	\$409,186	\$460,130	+ 12.5%	\$389,110	\$429,271	+ 10.3%
Percent of Original List Price Received*	92.9%	94.3%	+ 1.5%	92.5%	91.4%	- 1.2%
List to Close	112	105	- 6.3%	109	119	+ 9.2%
Days on Market Until Sale	71	56	- 21.1%	62	77	+ 24.2%
Cumulative Days on Market Until Sale	73	58	- 20.5%	69	90	+ 30.4%
Average List Price	\$536,036	\$561,010	+ 4.7%	\$507,151	\$531,074	+ 4.7%
Inventory of Homes for Sale	214	256	+ 19.6%	--	--	--
Months Supply of Inventory	6.6	7.3	+ 10.6%	--	--	--

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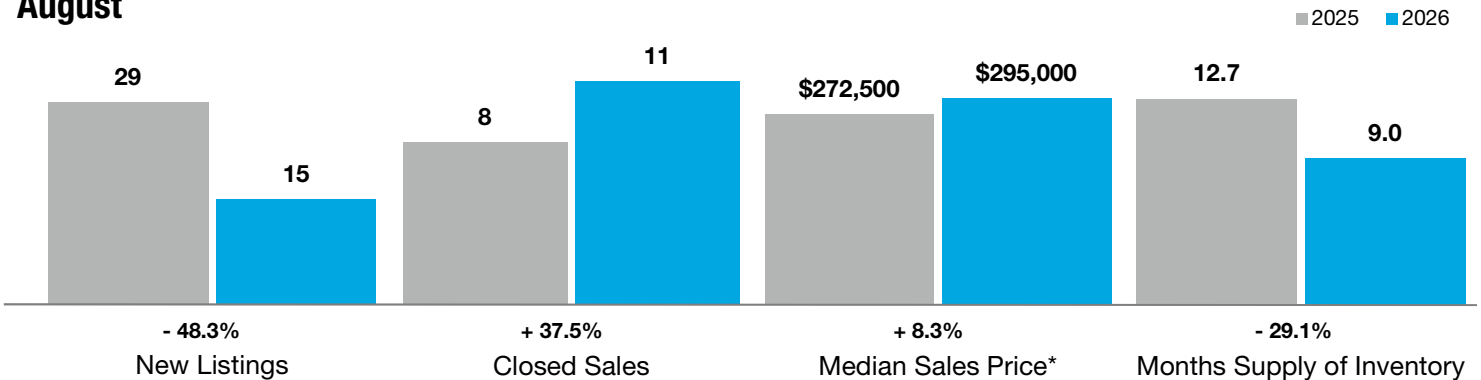
Mitchell County

North Carolina

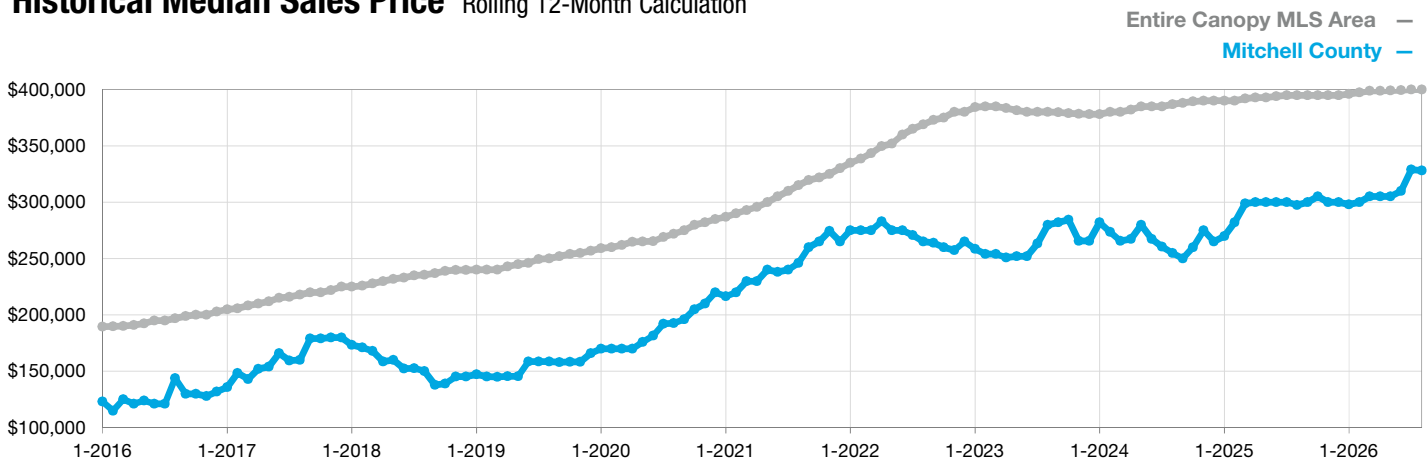
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	29	15	- 48.3%	177	187	+ 5.6%
Pending Sales	10	20	+ 100.0%	79	98	+ 24.1%
Closed Sales	8	11	+ 37.5%	76	88	+ 15.8%
Median Sales Price*	\$272,500	\$295,000	+ 8.3%	\$295,500	\$325,000	+ 10.0%
Average Sales Price*	\$319,675	\$338,227	+ 5.8%	\$317,675	\$414,709	+ 30.5%
Percent of Original List Price Received*	94.3%	94.2%	- 0.1%	91.2%	90.3%	- 1.0%
List to Close	139	156	+ 12.2%	135	121	- 10.4%
Days on Market Until Sale	67	126	+ 88.1%	83	78	- 6.0%
Cumulative Days on Market Until Sale	68	126	+ 85.3%	98	99	+ 1.0%
Average List Price	\$439,048	\$385,980	- 12.1%	\$436,385	\$439,537	+ 0.7%
Inventory of Homes for Sale	113	112	- 0.9%	--	--	--
Months Supply of Inventory	12.7	9.0	- 29.1%	--	--	--

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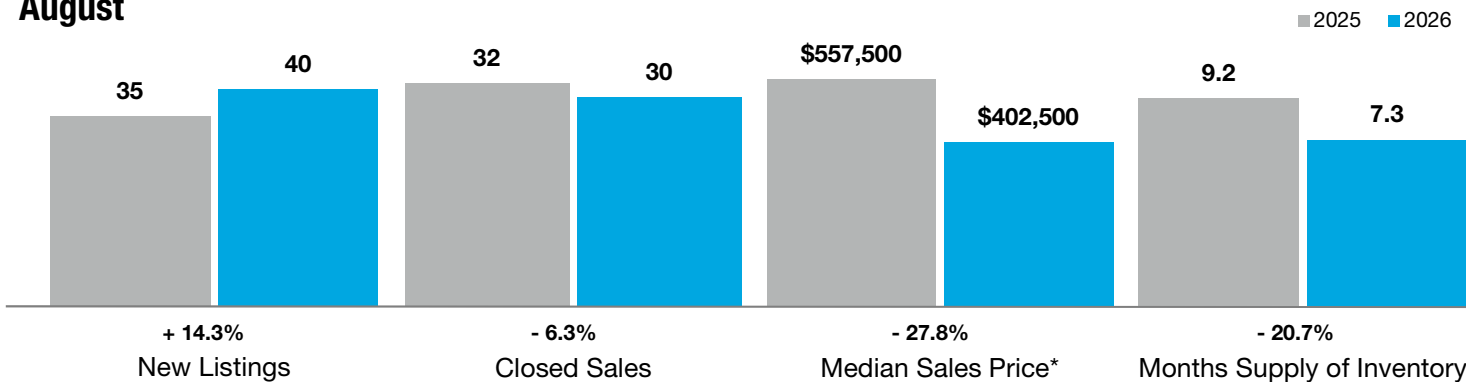
Polk County

North Carolina

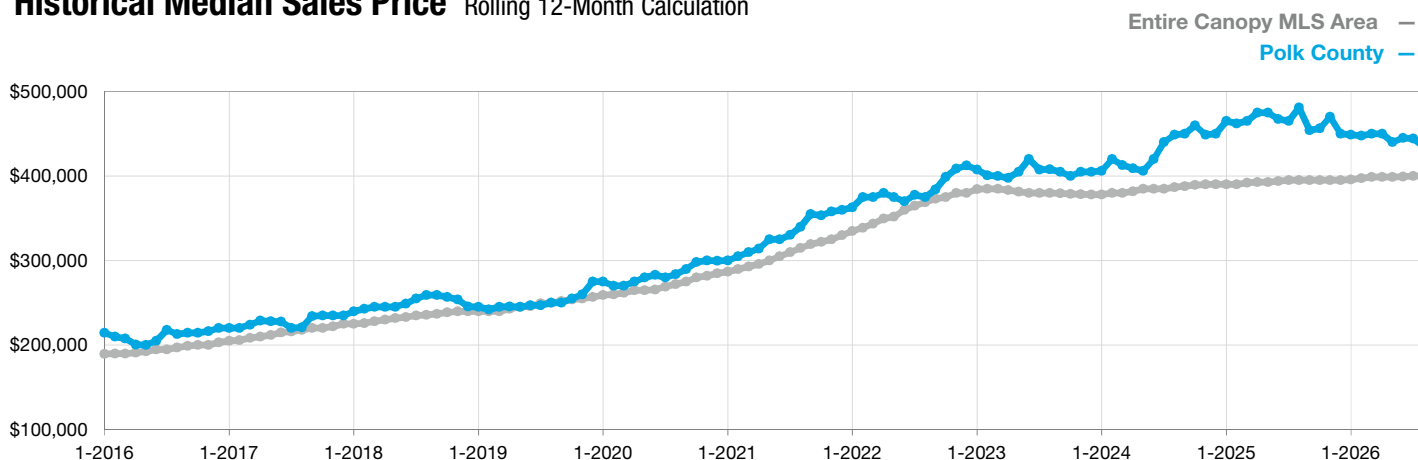
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	35	40	+ 14.3%	358	339	- 5.3%
Pending Sales	32	36	+ 12.5%	186	213	+ 14.5%
Closed Sales	32	30	- 6.3%	174	191	+ 9.8%
Median Sales Price*	\$557,500	\$402,500	- 27.8%	\$470,000	\$440,000	- 6.4%
Average Sales Price*	\$639,813	\$472,893	- 26.1%	\$554,292	\$629,871	+ 13.6%
Percent of Original List Price Received*	90.9%	90.2%	- 0.8%	91.8%	91.0%	- 0.9%
List to Close	116	91	- 21.6%	115	138	+ 20.0%
Days on Market Until Sale	62	56	- 9.7%	65	95	+ 46.2%
Cumulative Days on Market Until Sale	63	82	+ 30.2%	78	123	+ 57.7%
Average List Price	\$614,907	\$587,551	- 4.4%	\$728,179	\$672,801	- 7.6%
Inventory of Homes for Sale	197	187	- 5.1%	--	--	--
Months Supply of Inventory	9.2	7.3	- 20.7%	--	--	--

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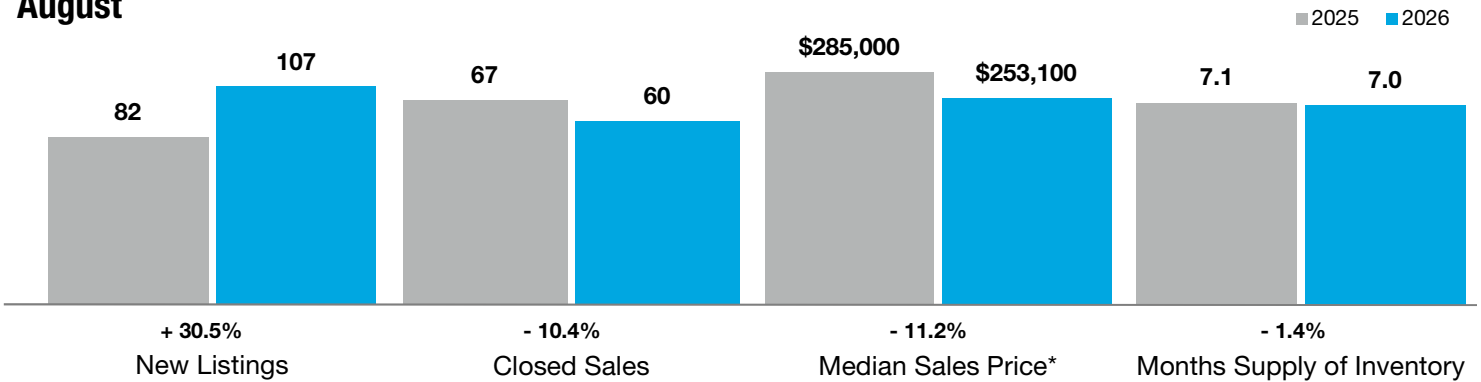
Rutherford County

North Carolina

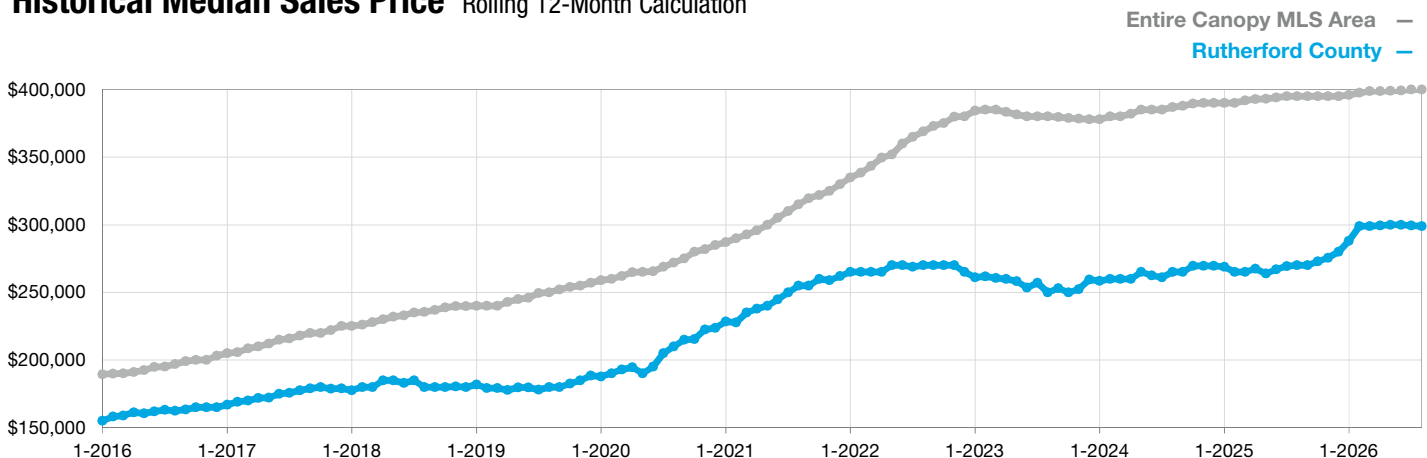
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	82	107	+ 30.5%	800	885	+ 10.6%
Pending Sales	70	83	+ 18.6%	475	531	+ 11.8%
Closed Sales	67	60	- 10.4%	448	469	+ 4.7%
Median Sales Price*	\$285,000	\$253,100	- 11.2%	\$270,000	\$289,900	+ 7.4%
Average Sales Price*	\$375,831	\$377,642	+ 0.5%	\$341,508	\$379,805	+ 11.2%
Percent of Original List Price Received*	91.1%	94.1%	+ 3.3%	92.3%	93.1%	+ 0.9%
List to Close	108	109	+ 0.9%	112	122	+ 8.9%
Days on Market Until Sale	63	69	+ 9.5%	66	78	+ 18.2%
Cumulative Days on Market Until Sale	74	77	+ 4.1%	76	96	+ 26.3%
Average List Price	\$441,425	\$362,964	- 17.8%	\$419,869	\$435,703	+ 3.8%
Inventory of Homes for Sale	391	432	+ 10.5%	--	--	--
Months Supply of Inventory	7.1	7.0	- 1.4%	--	--	--

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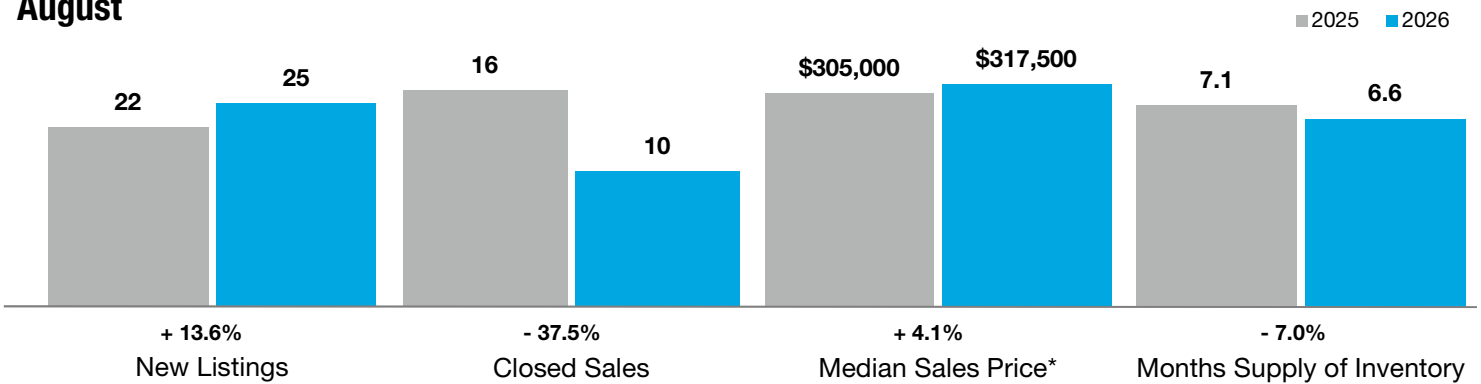
Rutherfordton

North Carolina

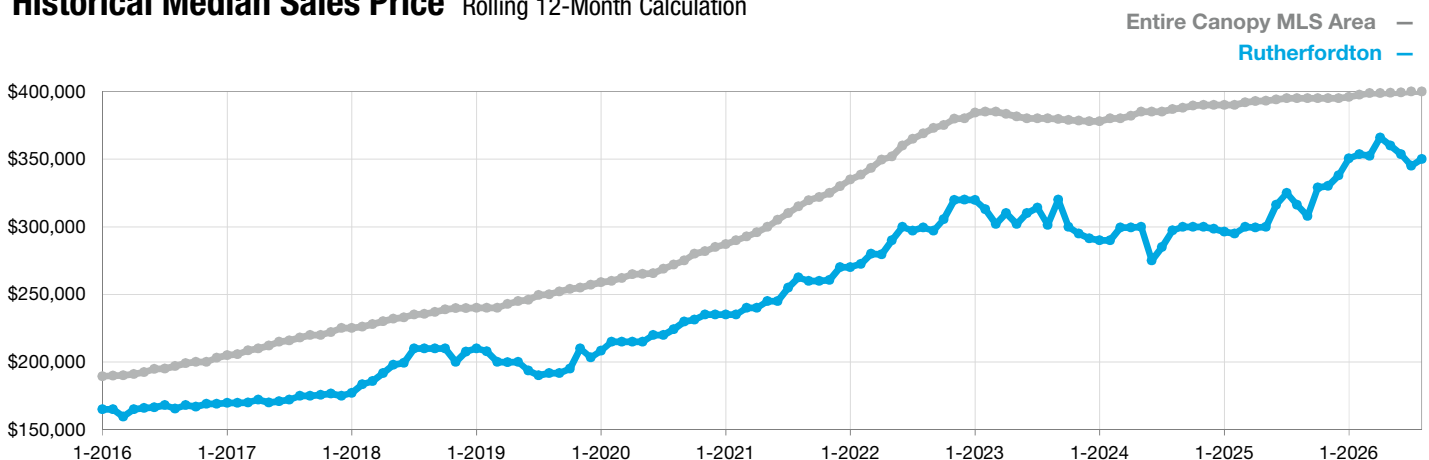
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	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	22	25	+ 13.6%	241	228	- 5.4%
Pending Sales	17	12	- 29.4%	144	138	- 4.2%
Closed Sales	16	10	- 37.5%	139	127	- 8.6%
Median Sales Price*	\$305,000	\$317,500	+ 4.1%	\$322,500	\$315,000	- 2.3%
Average Sales Price*	\$360,344	\$338,600	- 6.0%	\$363,740	\$355,428	- 2.3%
Percent of Original List Price Received*	91.0%	95.7%	+ 5.2%	92.6%	93.5%	+ 1.0%
List to Close	73	99	+ 35.6%	96	117	+ 21.9%
Days on Market Until Sale	32	54	+ 68.8%	52	72	+ 38.5%
Cumulative Days on Market Until Sale	54	74	+ 37.0%	66	96	+ 45.5%
Average List Price	\$420,241	\$442,420	+ 5.3%	\$440,077	\$424,837	- 3.5%
Inventory of Homes for Sale	110	108	- 1.8%	--	--	--
Months Supply of Inventory	7.1	6.6	- 7.0%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2026

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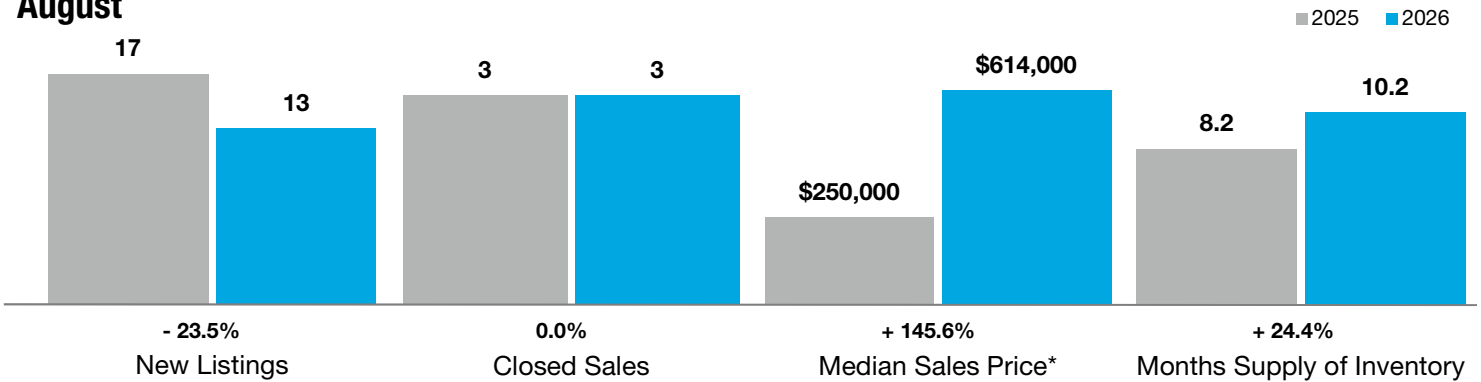
Swain County

North Carolina

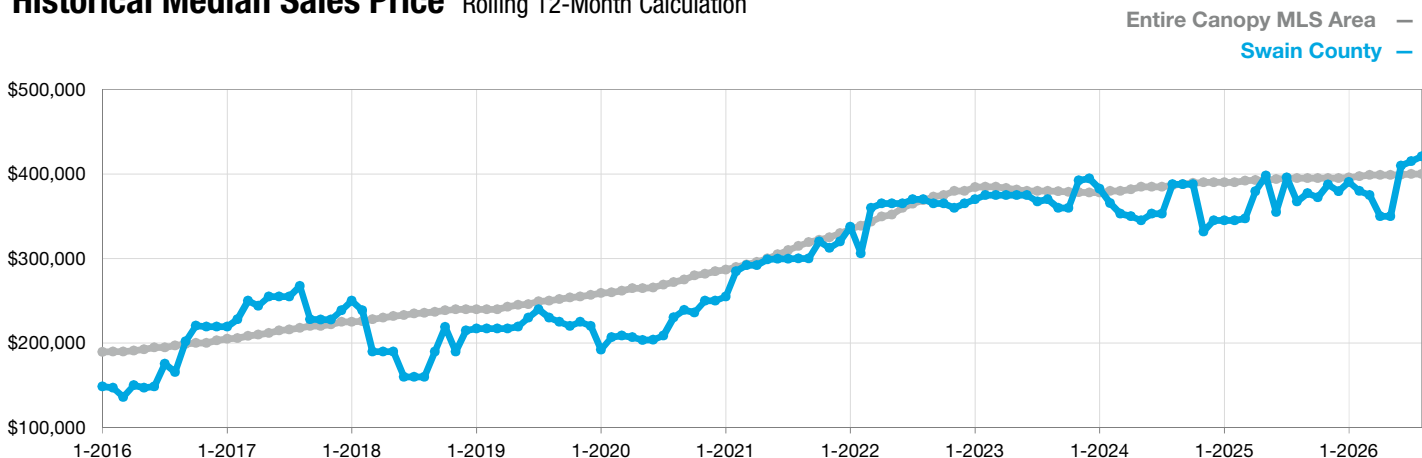
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	17	13	- 23.5%	116	97	- 16.4%
Pending Sales	4	4	0.0%	59	39	- 33.9%
Closed Sales	3	3	0.0%	60	37	- 38.3%
Median Sales Price*	\$250,000	\$614,000	+ 145.6%	\$377,200	\$440,000	+ 16.6%
Average Sales Price*	\$346,667	\$1,059,667	+ 205.7%	\$398,493	\$533,670	+ 33.9%
Percent of Original List Price Received*	71.8%	97.5%	+ 35.8%	93.2%	92.7%	- 0.5%
List to Close	59	47	- 20.3%	104	134	+ 28.8%
Days on Market Until Sale	49	8	- 83.7%	55	86	+ 56.4%
Cumulative Days on Market Until Sale	47	8	- 83.0%	60	107	+ 78.3%
Average List Price	\$495,968	\$630,588	+ 27.1%	\$557,390	\$709,811	+ 27.3%
Inventory of Homes for Sale	61	55	- 9.8%	--	--	--
Months Supply of Inventory	8.2	10.2	+ 24.4%	--	--	--

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August



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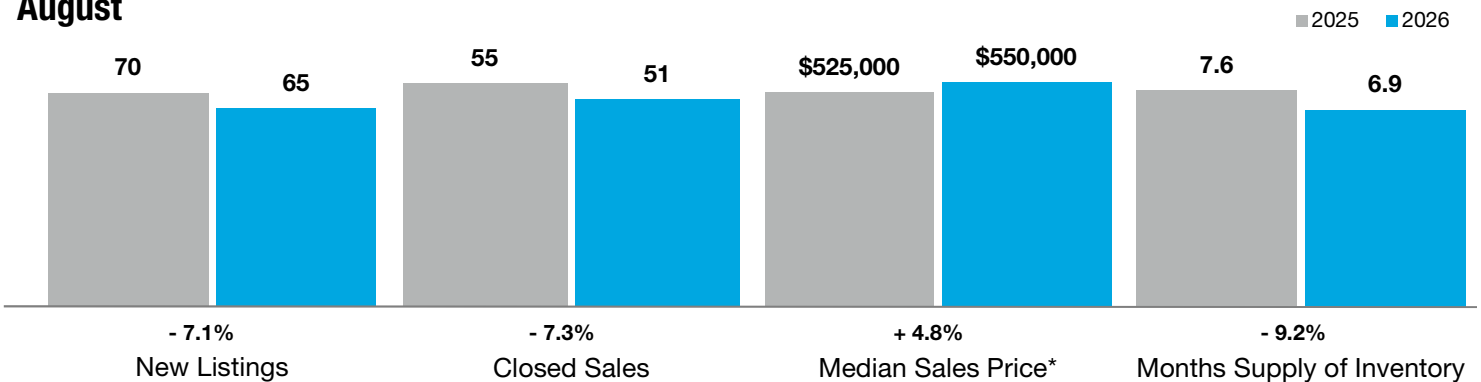
Transylvania County

North Carolina

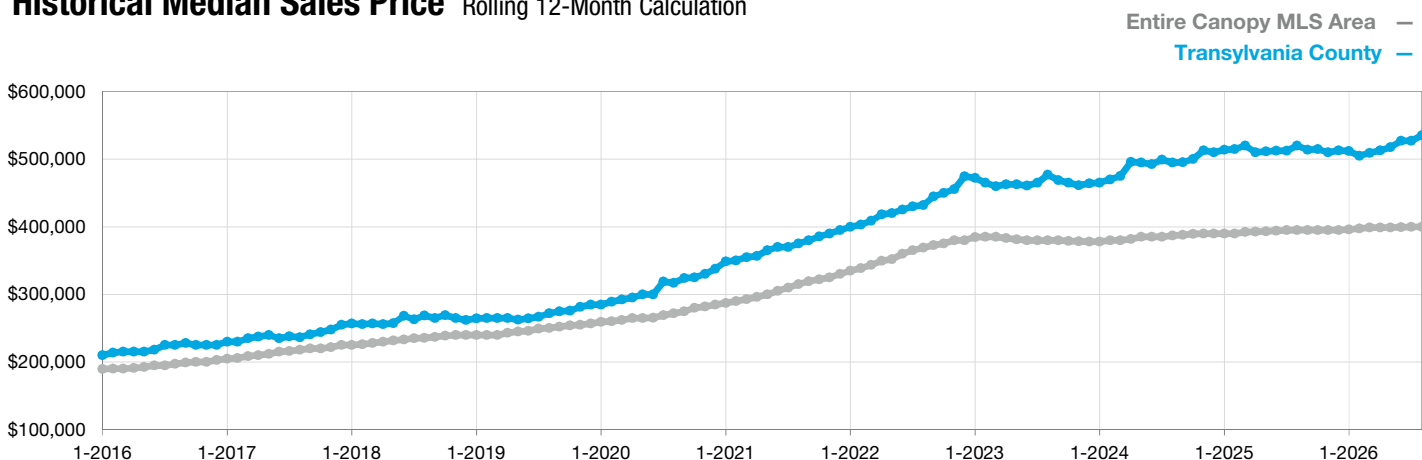
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	70	65	- 7.1%	593	592	- 0.2%
Pending Sales	52	54	+ 3.8%	343	367	+ 7.0%
Closed Sales	55	51	- 7.3%	320	342	+ 6.9%
Median Sales Price*	\$525,000	\$550,000	+ 4.8%	\$515,000	\$550,000	+ 6.8%
Average Sales Price*	\$1,043,708	\$599,999	- 42.5%	\$773,433	\$665,080	- 14.0%
Percent of Original List Price Received*	93.6%	88.9%	- 5.0%	93.4%	91.3%	- 2.2%
List to Close	120	151	+ 25.8%	112	132	+ 17.9%
Days on Market Until Sale	63	115	+ 82.5%	68	90	+ 32.4%
Cumulative Days on Market Until Sale	79	119	+ 50.6%	78	103	+ 32.1%
Average List Price	\$784,357	\$811,166	+ 3.4%	\$851,738	\$847,469	- 0.5%
Inventory of Homes for Sale	298	305	+ 2.3%	--	--	--
Months Supply of Inventory	7.6	6.9	- 9.2%	--	--	--

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August



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Local Market Update for August 2026

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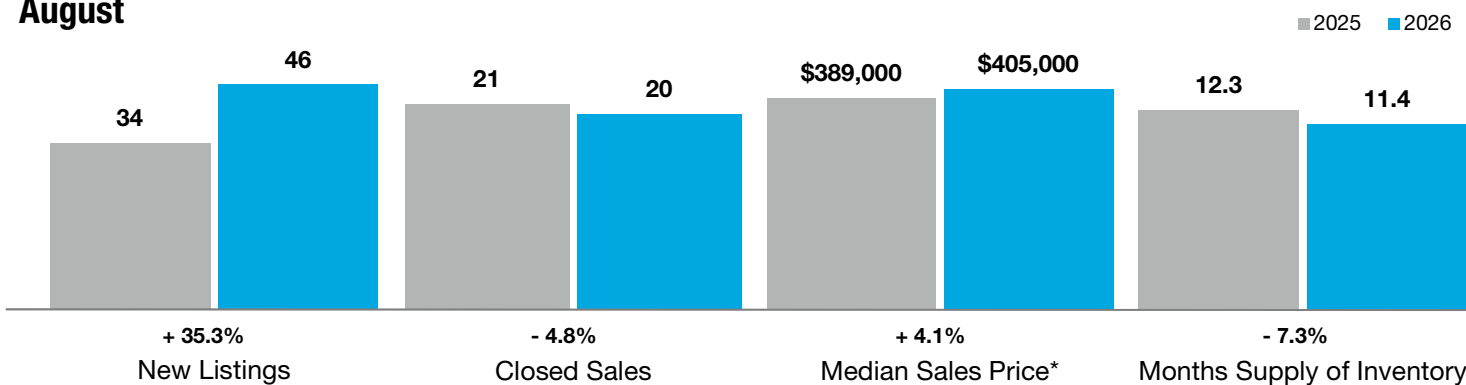
Yancey County

North Carolina

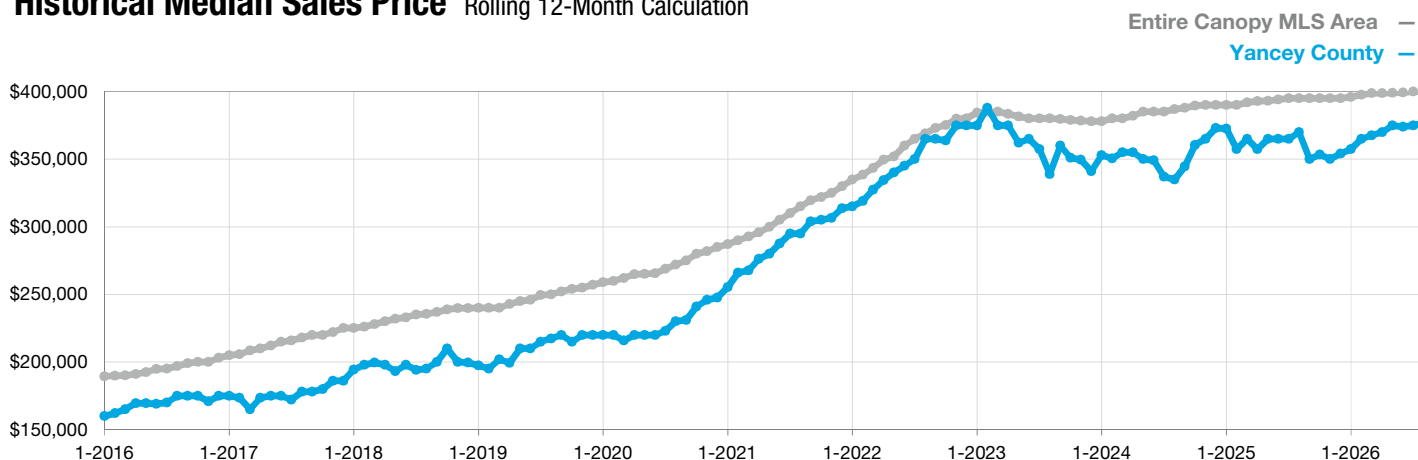
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	34	46	+ 35.3%	295	314	+ 6.4%
Pending Sales	20	33	+ 65.0%	147	168	+ 14.3%
Closed Sales	21	20	- 4.8%	132	152	+ 15.2%
Median Sales Price*	\$389,000	\$405,000	+ 4.1%	\$342,500	\$378,888	+ 10.6%
Average Sales Price*	\$448,315	\$514,365	+ 14.7%	\$431,135	\$459,122	+ 6.5%
Percent of Original List Price Received*	91.0%	88.8%	- 2.4%	92.1%	90.0%	- 2.3%
List to Close	121	113	- 6.6%	120	162	+ 35.0%
Days on Market Until Sale	72	71	- 1.4%	70	114	+ 62.9%
Cumulative Days on Market Until Sale	79	86	+ 8.9%	79	121	+ 53.2%
Average List Price	\$626,807	\$630,702	+ 0.6%	\$612,985	\$592,086	- 3.4%
Inventory of Homes for Sale	184	219	+ 19.0%	--	--	--
Months Supply of Inventory	12.3	11.4	- 7.3%	--	--	--

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August



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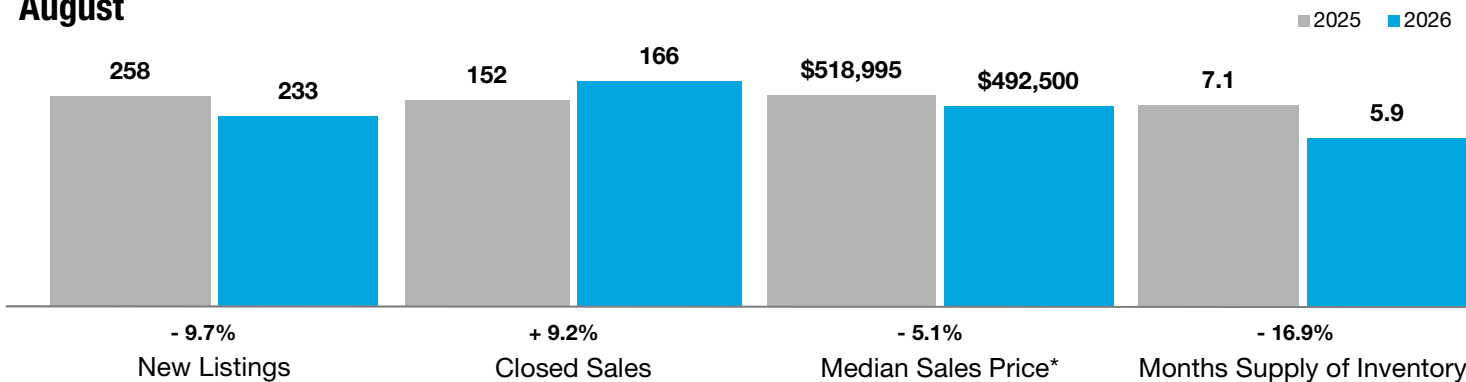
City of Asheville

North Carolina

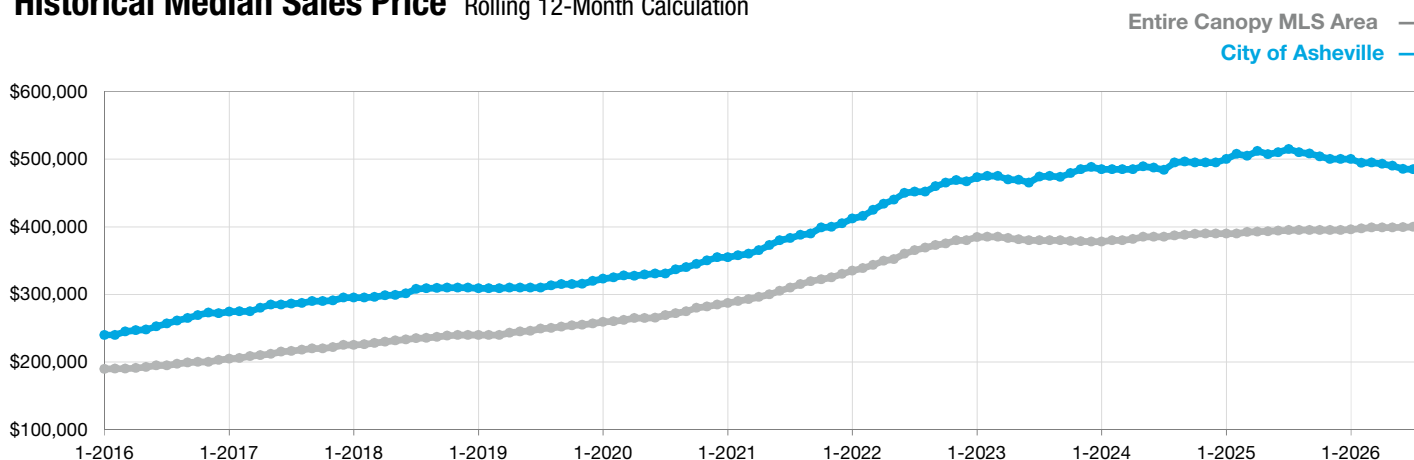
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	258	233	- 9.7%	2,115	2,086	- 1.4%
Pending Sales	166	189	+ 13.9%	1,182	1,310	+ 10.8%
Closed Sales	152	166	+ 9.2%	1,134	1,225	+ 8.0%
Median Sales Price*	\$518,995	\$492,500	- 5.1%	\$515,000	\$493,000	- 4.3%
Average Sales Price*	\$718,126	\$686,354	- 4.4%	\$647,582	\$646,621	- 0.1%
Percent of Original List Price Received*	92.3%	92.9%	+ 0.7%	94.3%	92.9%	- 1.5%
List to Close	116	117	+ 0.9%	96	117	+ 21.9%
Days on Market Until Sale	72	65	- 9.7%	53	75	+ 41.5%
Cumulative Days on Market Until Sale	81	77	- 4.9%	61	85	+ 39.3%
Average List Price	\$688,652	\$708,191	+ 2.8%	\$721,612	\$756,869	+ 4.9%
Inventory of Homes for Sale	933	935	+ 0.2%	--	--	--
Months Supply of Inventory	7.1	5.9	- 16.9%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2026

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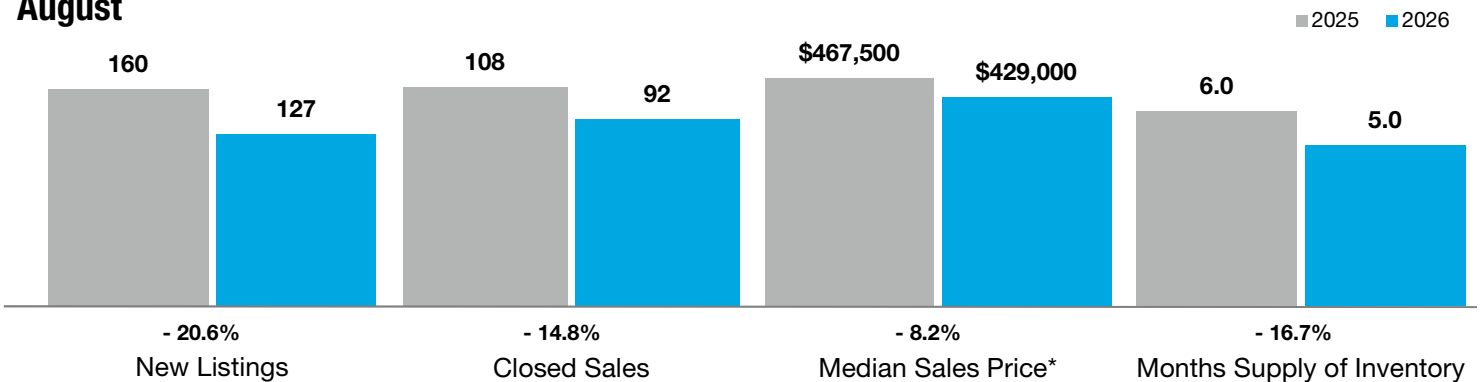
City of Hendersonville

North Carolina

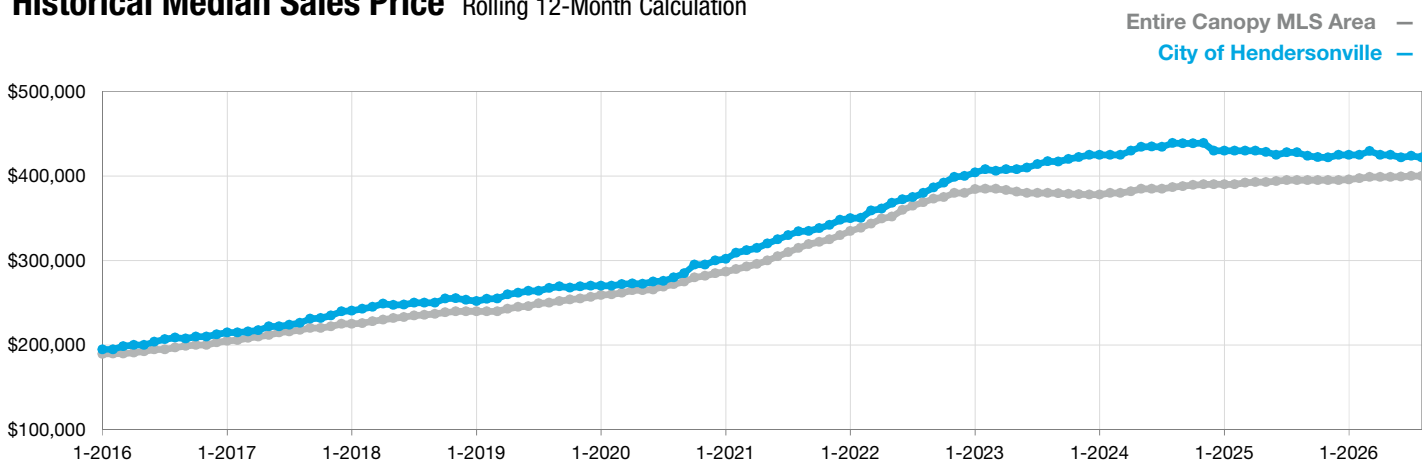
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	160	127	- 20.6%	1,170	1,181	+ 0.9%
Pending Sales	110	101	- 8.2%	746	811	+ 8.7%
Closed Sales	108	92	- 14.8%	712	759	+ 6.6%
Median Sales Price*	\$467,500	\$429,000	- 8.2%	\$429,000	\$424,500	- 1.0%
Average Sales Price*	\$524,657	\$547,837	+ 4.4%	\$499,071	\$489,210	- 2.0%
Percent of Original List Price Received*	93.5%	94.3%	+ 0.9%	95.1%	93.9%	- 1.3%
List to Close	114	106	- 7.0%	109	114	+ 4.6%
Days on Market Until Sale	68	56	- 17.6%	61	69	+ 13.1%
Cumulative Days on Market Until Sale	80	70	- 12.5%	69	81	+ 17.4%
Average List Price	\$579,179	\$573,621	- 1.0%	\$565,177	\$587,995	+ 4.0%
Inventory of Homes for Sale	518	479	- 7.5%	--	--	--
Months Supply of Inventory	6.0	5.0	- 16.7%	--	--	--

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August



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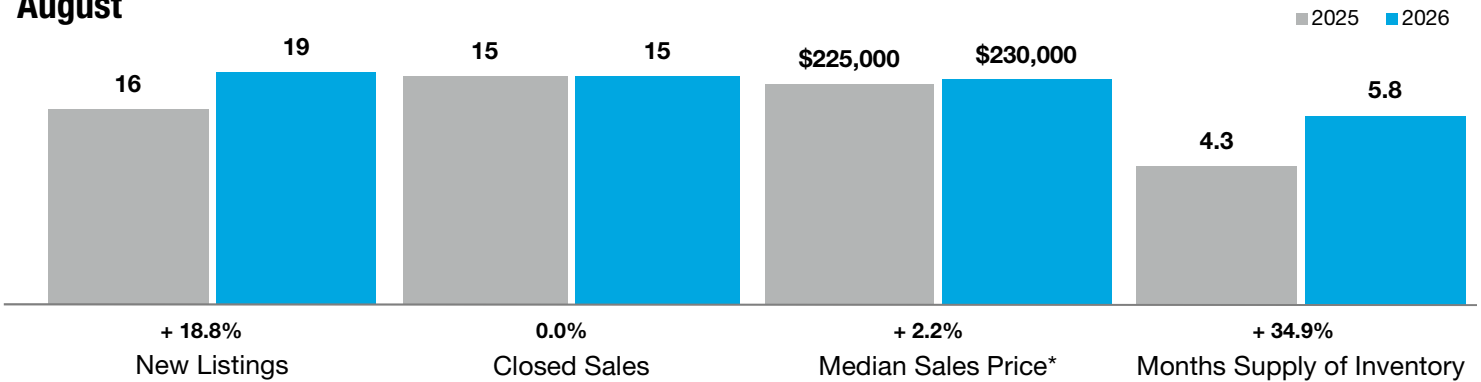
Forest City

North Carolina

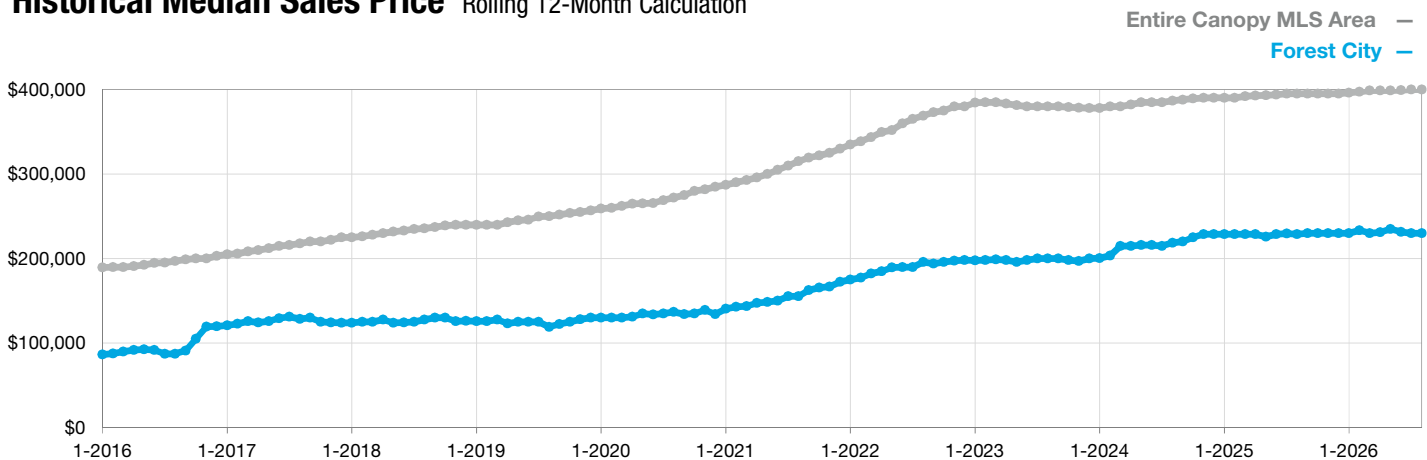
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	16	19	+ 18.8%	163	181	+ 11.0%
Pending Sales	18	19	+ 5.6%	116	117	+ 0.9%
Closed Sales	15	15	0.0%	107	110	+ 2.8%
Median Sales Price*	\$225,000	\$230,000	+ 2.2%	\$225,000	\$227,450	+ 1.1%
Average Sales Price*	\$214,072	\$236,567	+ 10.5%	\$241,257	\$240,569	- 0.3%
Percent of Original List Price Received*	92.7%	94.2%	+ 1.6%	92.7%	93.4%	+ 0.8%
List to Close	107	76	- 29.0%	102	104	+ 2.0%
Days on Market Until Sale	59	34	- 42.4%	56	60	+ 7.1%
Cumulative Days on Market Until Sale	61	41	- 32.8%	60	80	+ 33.3%
Average List Price	\$237,475	\$251,921	+ 6.1%	\$273,407	\$286,615	+ 4.8%
Inventory of Homes for Sale	61	80	+ 31.1%	--	--	--
Months Supply of Inventory	4.3	5.8	+ 34.9%	--	--	--

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August



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Local Market Update for August 2026

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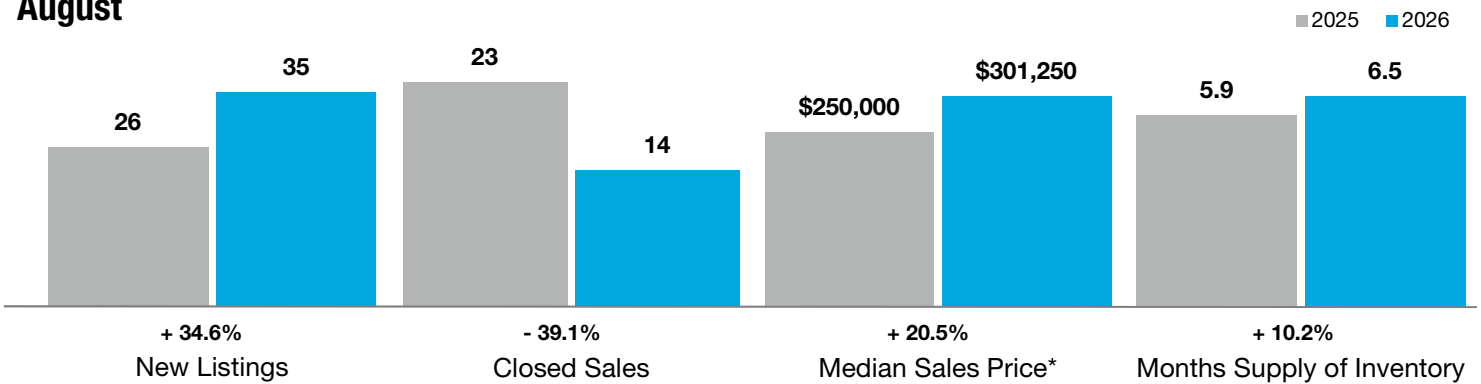
Marion

North Carolina

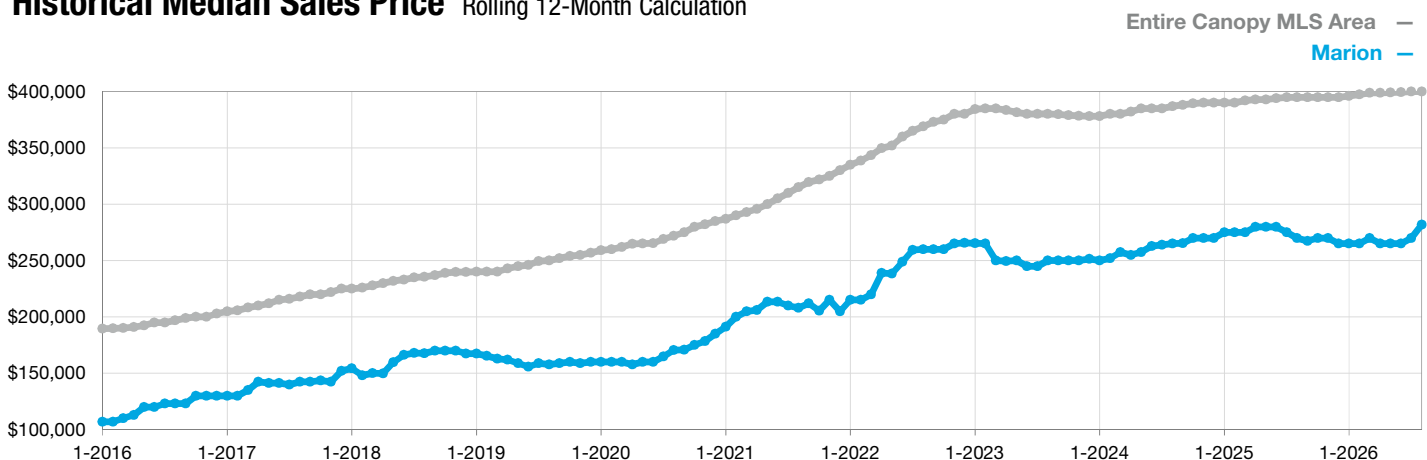
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	26	35	+ 34.6%	267	260	- 2.6%
Pending Sales	24	21	- 12.5%	179	149	- 16.8%
Closed Sales	23	14	- 39.1%	166	135	- 18.7%
Median Sales Price*	\$250,000	\$301,250	+ 20.5%	\$262,500	\$290,000	+ 10.5%
Average Sales Price*	\$260,496	\$369,929	+ 42.0%	\$308,630	\$324,171	+ 5.0%
Percent of Original List Price Received*	94.5%	93.6%	- 1.0%	92.6%	91.0%	- 1.7%
List to Close	76	110	+ 44.7%	103	123	+ 19.4%
Days on Market Until Sale	37	70	+ 89.2%	57	82	+ 43.9%
Cumulative Days on Market Until Sale	38	76	+ 100.0%	61	94	+ 54.1%
Average List Price	\$380,820	\$407,560	+ 7.0%	\$368,542	\$398,662	+ 8.2%
Inventory of Homes for Sale	112	130	+ 16.1%	--	--	--
Months Supply of Inventory	5.9	6.5	+ 10.2%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2026

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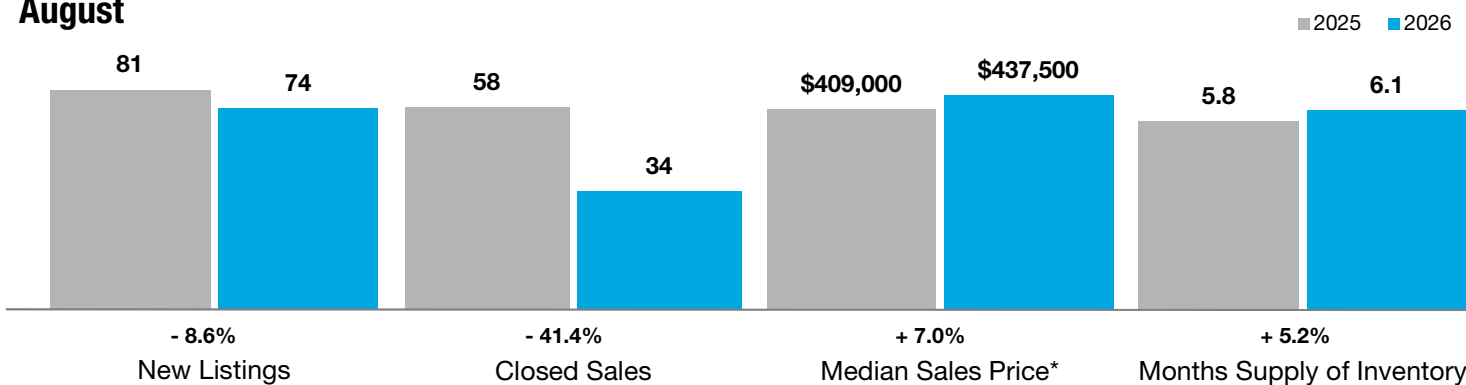
Waynesville

North Carolina

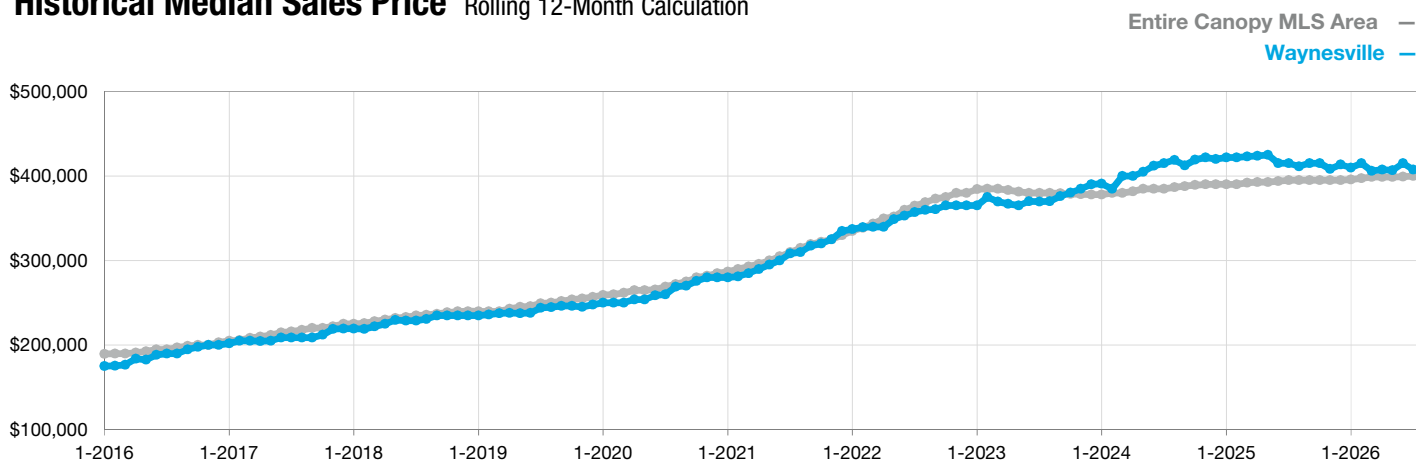
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	81	74	- 8.6%	570	542	- 4.9%
Pending Sales	71	51	- 28.2%	374	341	- 8.8%
Closed Sales	58	34	- 41.4%	340	336	- 1.2%
Median Sales Price*	\$409,000	\$437,500	+ 7.0%	\$410,000	\$406,000	- 1.0%
Average Sales Price*	\$498,479	\$441,024	- 11.5%	\$482,425	\$475,885	- 1.4%
Percent of Original List Price Received*	92.8%	93.8%	+ 1.1%	93.6%	93.1%	- 0.5%
List to Close	87	97	+ 11.5%	124	115	- 7.3%
Days on Market Until Sale	47	60	+ 27.7%	76	68	- 10.5%
Cumulative Days on Market Until Sale	59	70	+ 18.6%	87	81	- 6.9%
Average List Price	\$543,899	\$475,055	- 12.7%	\$511,080	\$523,647	+ 2.5%
Inventory of Homes for Sale	248	256	+ 3.2%	--	--	--
Months Supply of Inventory	5.8	6.1	+ 5.2%	--	--	--

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August



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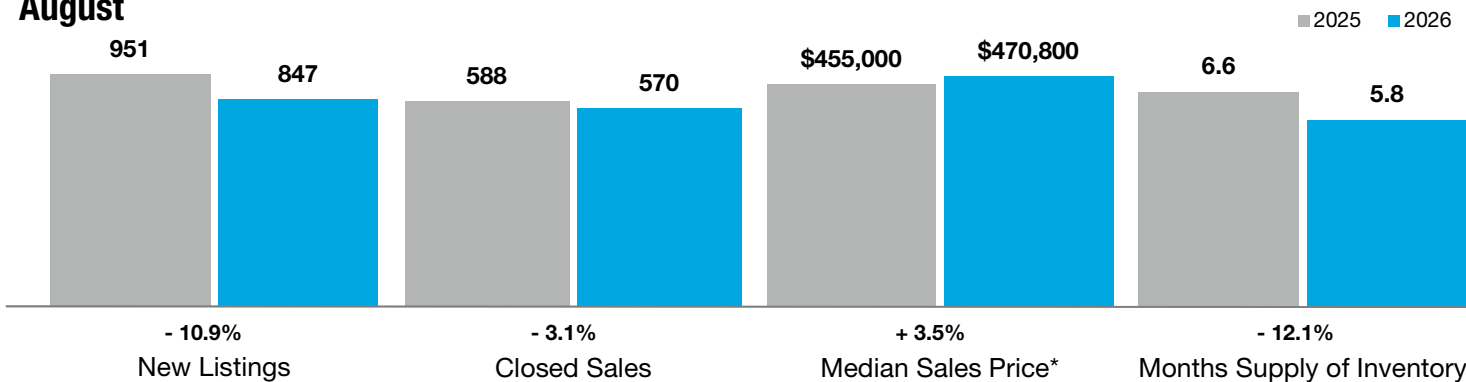
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	951	847	- 10.9%	7,362	7,346	- 0.2%
Pending Sales	635	630	- 0.8%	4,426	4,735	+ 7.0%
Closed Sales	588	570	- 3.1%	4,209	4,472	+ 6.2%
Median Sales Price*	\$455,000	\$470,800	+ 3.5%	\$452,000	\$450,000	- 0.4%
Average Sales Price*	\$571,710	\$608,887	+ 6.5%	\$555,803	\$566,099	+ 1.9%
Percent of Original List Price Received*	92.9%	93.6%	+ 0.8%	94.5%	93.4%	- 1.2%
List to Close	106	111	+ 4.7%	106	116	+ 9.4%
Days on Market Until Sale	64	64	0.0%	59	72	+ 22.0%
Cumulative Days on Market Until Sale	71	74	+ 4.2%	67	84	+ 25.4%
Average List Price	\$616,988	\$633,609	+ 2.7%	\$633,654	\$674,960	+ 6.5%
Inventory of Homes for Sale	3,332	3,291	- 1.2%	--	--	--
Months Supply of Inventory	6.6	5.8	- 12.1%	--	--	--

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