

Local Market Update for September 2026

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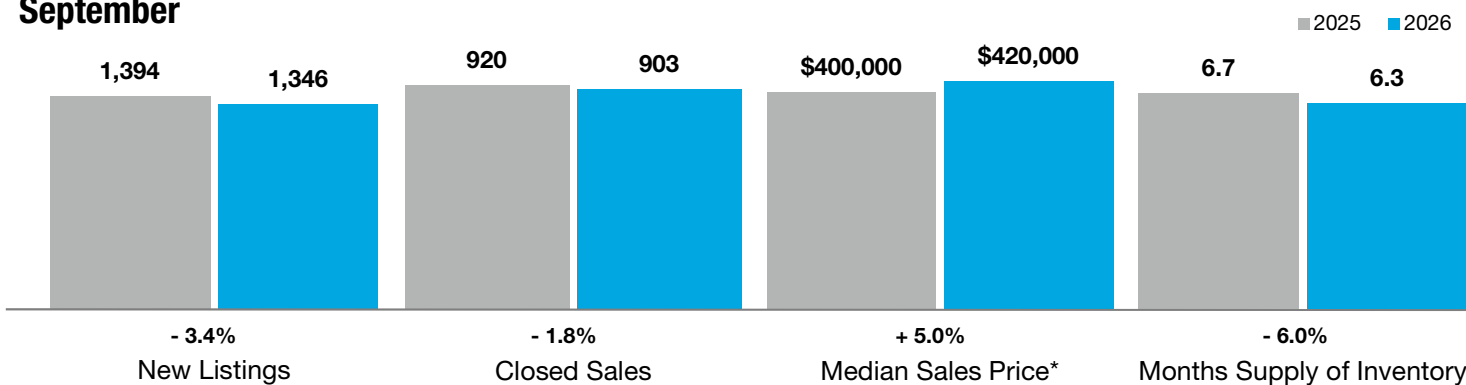
Asheville Region

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

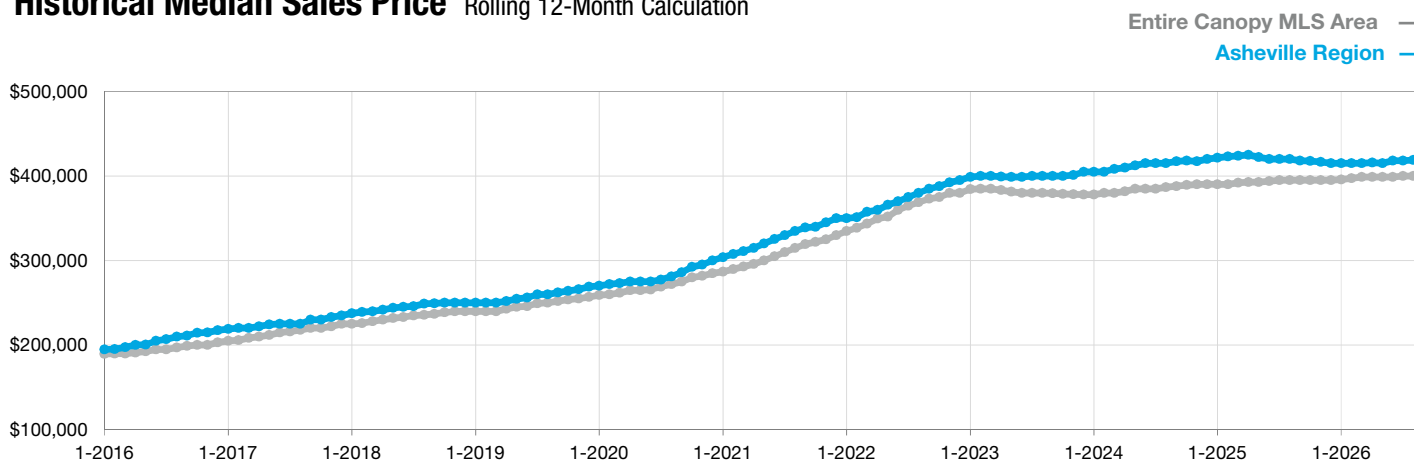
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	1,394	1,346	- 3.4%	12,646	12,726	+ 0.6%
Pending Sales	913	924	+ 1.2%	7,642	7,977	+ 4.4%
Closed Sales	920	903	- 1.8%	7,324	7,573	+ 3.4%
Median Sales Price*	\$400,000	\$420,000	+ 5.0%	\$415,000	\$424,000	+ 2.2%
Average Sales Price*	\$517,225	\$558,566	+ 8.0%	\$518,580	\$537,029	+ 3.6%
Percent of Original List Price Received*	91.8%	92.4%	+ 0.7%	93.7%	93.0%	- 0.7%
List to Close	114	113	- 0.9%	109	118	+ 8.3%
Days on Market Until Sale	69	71	+ 2.9%	63	75	+ 19.0%
Cumulative Days on Market Until Sale	78	79	+ 1.3%	71	87	+ 22.5%
Average List Price	\$599,196	\$663,004	+ 10.6%	\$605,521	\$632,884	+ 4.5%
Inventory of Homes for Sale	5,245	5,410	+ 3.1%	--	--	--
Months Supply of Inventory	6.7	6.3	- 6.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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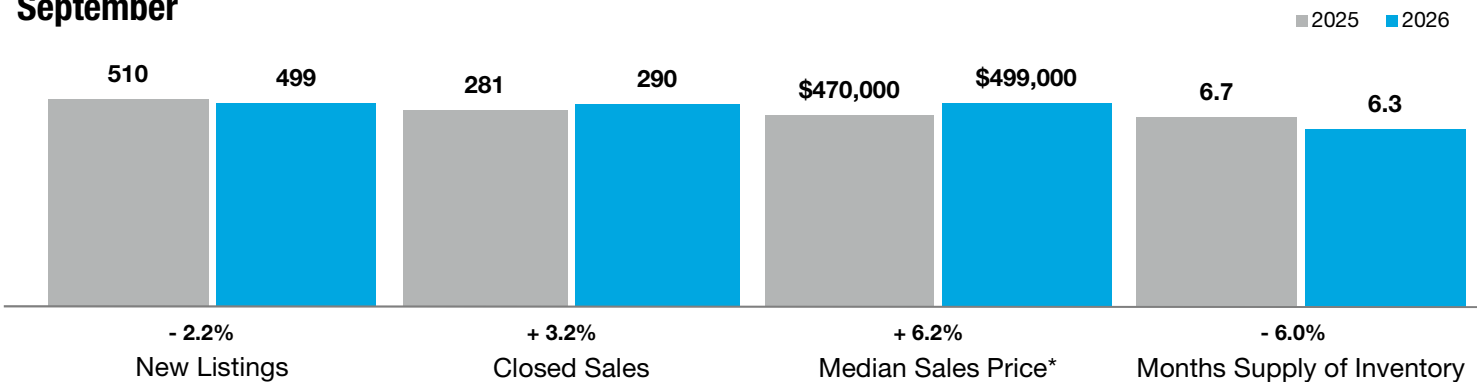
Buncombe County

North Carolina

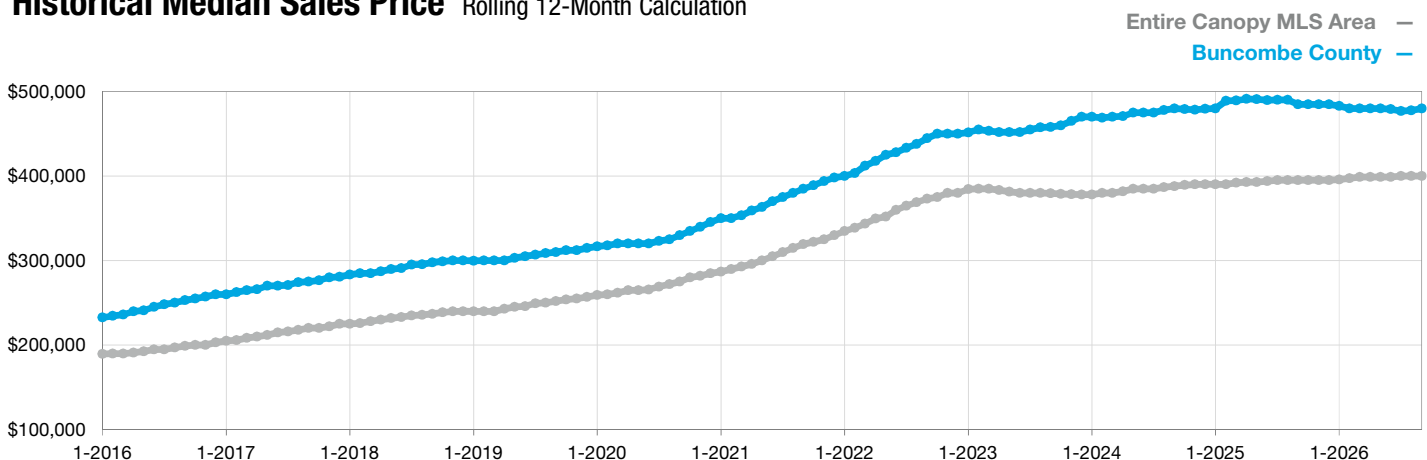
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	510	499	- 2.2%	4,445	4,487	+ 0.9%
Pending Sales	328	296	- 9.8%	2,596	2,770	+ 6.7%
Closed Sales	281	290	+ 3.2%	2,457	2,636	+ 7.3%
Median Sales Price*	\$470,000	\$499,000	+ 6.2%	\$490,000	\$490,000	- 0.0%
Average Sales Price*	\$589,800	\$716,419	+ 21.5%	\$613,748	\$641,803	+ 4.6%
Percent of Original List Price Received*	91.3%	92.5%	+ 1.3%	94.1%	93.2%	- 1.0%
List to Close	112	106	- 5.4%	99	114	+ 15.2%
Days on Market Until Sale	70	66	- 5.7%	56	72	+ 28.6%
Cumulative Days on Market Until Sale	81	73	- 9.9%	64	83	+ 29.7%
Average List Price	\$714,193	\$827,333	+ 15.8%	\$701,881	\$756,584	+ 7.8%
Inventory of Homes for Sale	1,764	1,848	+ 4.8%	--	--	--
Months Supply of Inventory	6.7	6.3	- 6.0%	--	--	--

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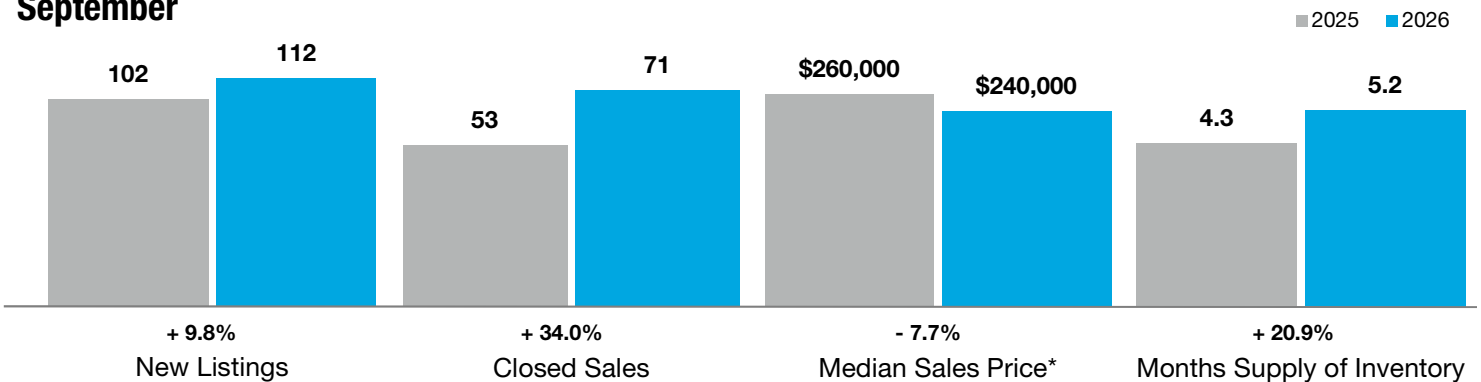
Burke County

North Carolina

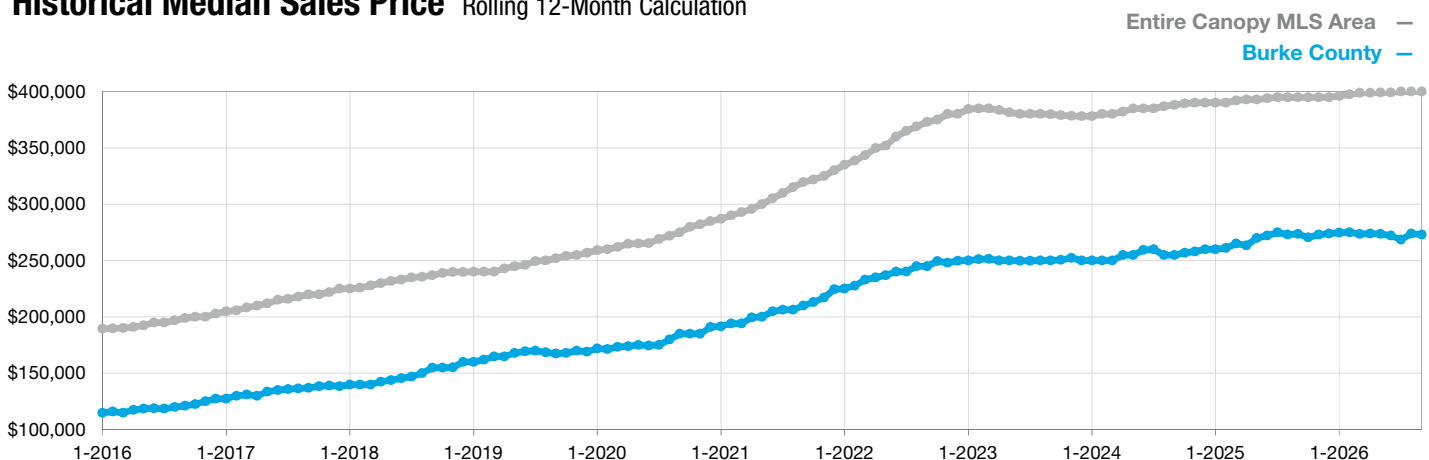
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	102	112	+ 9.8%	839	926	+ 10.4%
Pending Sales	63	81	+ 28.6%	606	625	+ 3.1%
Closed Sales	53	71	+ 34.0%	589	572	- 2.9%
Median Sales Price*	\$260,000	\$240,000	- 7.7%	\$274,450	\$273,500	- 0.3%
Average Sales Price*	\$370,158	\$328,909	- 11.1%	\$340,370	\$334,155	- 1.8%
Percent of Original List Price Received*	93.5%	93.3%	- 0.2%	93.4%	94.3%	+ 1.0%
List to Close	86	86	0.0%	100	100	0.0%
Days on Market Until Sale	49	49	0.0%	59	59	0.0%
Cumulative Days on Market Until Sale	52	50	- 3.8%	67	65	- 3.0%
Average List Price	\$381,126	\$454,139	+ 19.2%	\$387,668	\$400,175	+ 3.2%
Inventory of Homes for Sale	275	335	+ 21.8%	--	--	--
Months Supply of Inventory	4.3	5.2	+ 20.9%	--	--	--

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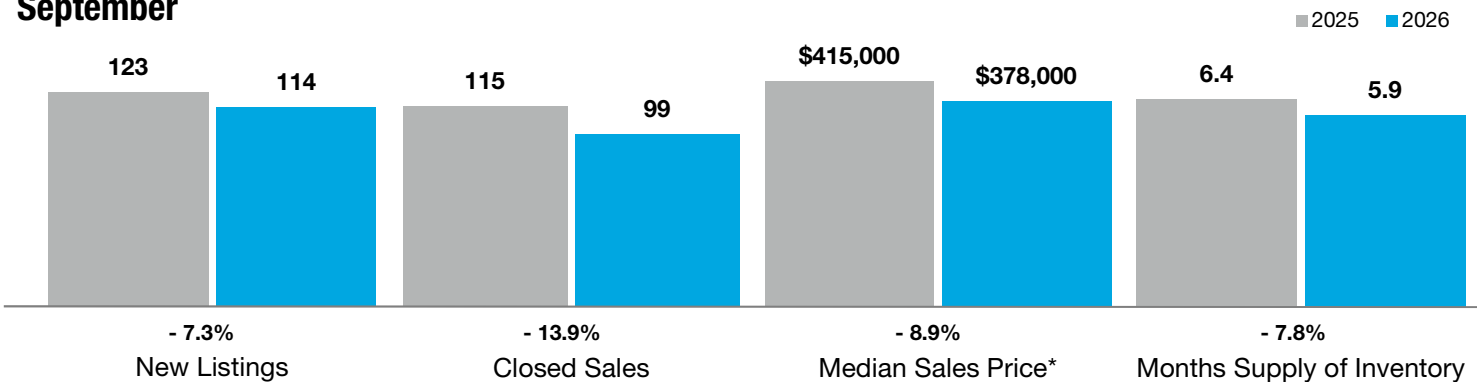
Haywood County

North Carolina

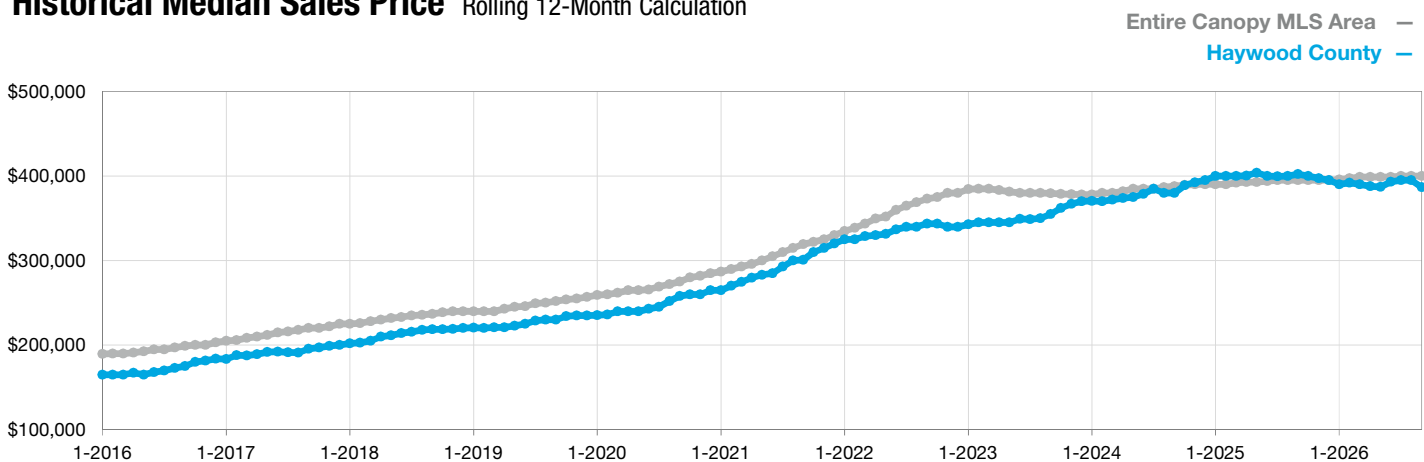
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	123	114	- 7.3%	1,300	1,241	- 4.5%
Pending Sales	83	101	+ 21.7%	804	805	+ 0.1%
Closed Sales	115	99	- 13.9%	780	790	+ 1.3%
Median Sales Price*	\$415,000	\$378,000	- 8.9%	\$398,250	\$390,000	- 2.1%
Average Sales Price*	\$537,803	\$449,119	- 16.5%	\$459,349	\$455,683	- 0.8%
Percent of Original List Price Received*	92.3%	92.1%	- 0.2%	93.4%	92.9%	- 0.5%
List to Close	122	111	- 9.0%	115	116	+ 0.9%
Days on Market Until Sale	77	63	- 18.2%	69	70	+ 1.4%
Cumulative Days on Market Until Sale	86	68	- 20.9%	79	85	+ 7.6%
Average List Price	\$508,098	\$554,272	+ 9.1%	\$490,839	\$516,900	+ 5.3%
Inventory of Homes for Sale	540	521	- 3.5%	--	--	--
Months Supply of Inventory	6.4	5.9	- 7.8%	--	--	--

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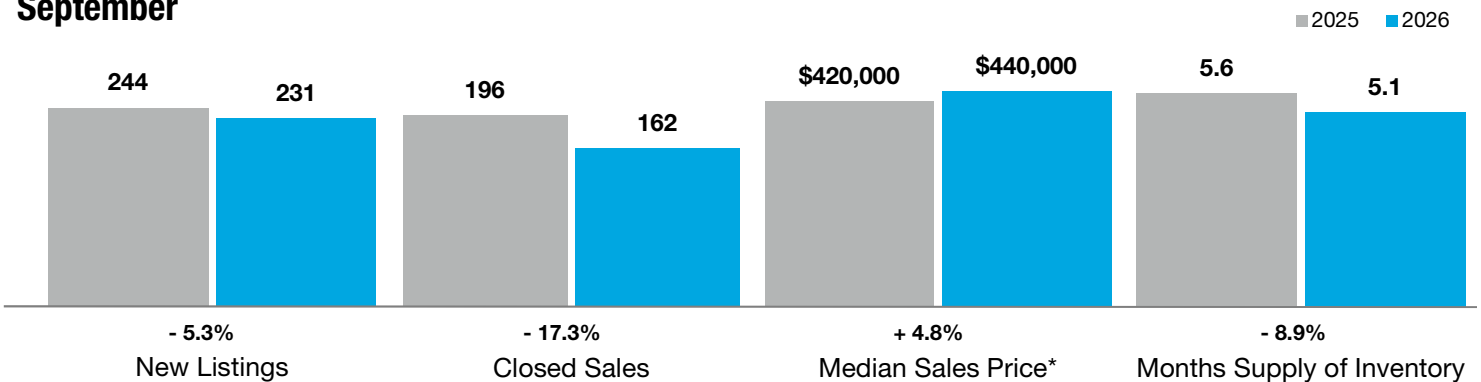
Henderson County

North Carolina

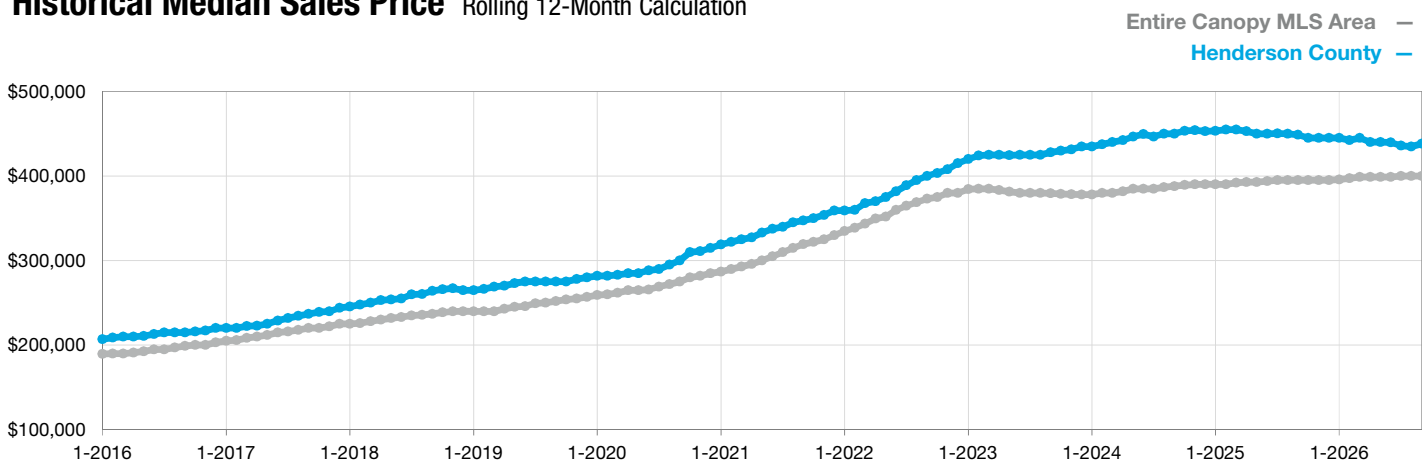
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	244	231	- 5.3%	2,230	2,200	- 1.3%
Pending Sales	192	178	- 7.3%	1,483	1,531	+ 3.2%
Closed Sales	196	162	- 17.3%	1,428	1,458	+ 2.1%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$445,000	\$435,000	- 2.2%
Average Sales Price*	\$498,577	\$512,071	+ 2.7%	\$512,832	\$507,958	- 1.0%
Percent of Original List Price Received*	93.2%	93.4%	+ 0.2%	94.9%	94.1%	- 0.8%
List to Close	113	103	- 8.8%	114	112	- 1.8%
Days on Market Until Sale	64	60	- 6.3%	63	68	+ 7.9%
Cumulative Days on Market Until Sale	73	73	0.0%	69	78	+ 13.0%
Average List Price	\$589,287	\$576,160	- 2.2%	\$587,736	\$604,047	+ 2.8%
Inventory of Homes for Sale	871	831	- 4.6%	--	--	--
Months Supply of Inventory	5.6	5.1	- 8.9%	--	--	--

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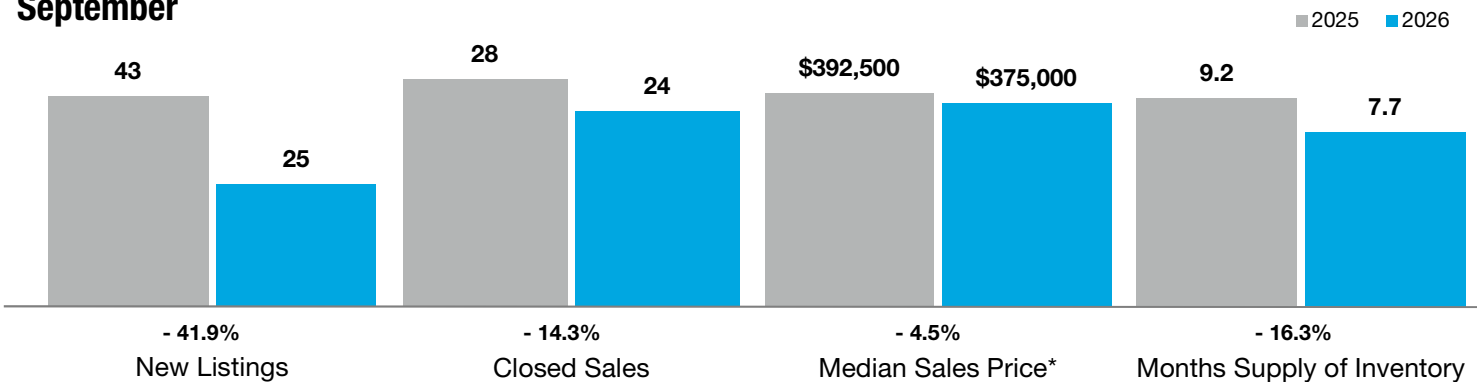
Jackson County

North Carolina

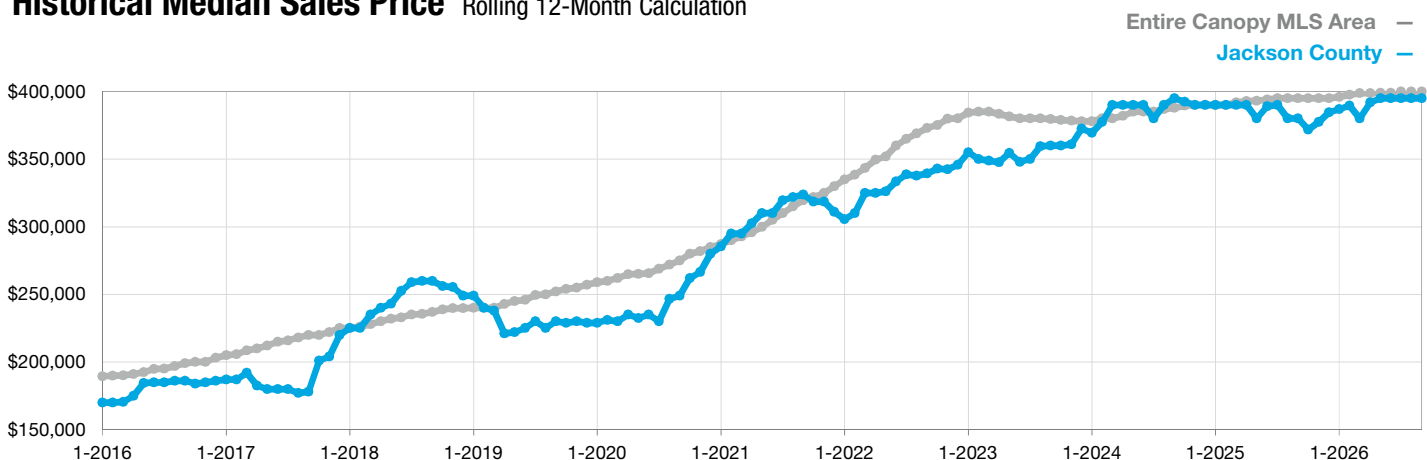
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	43	25	- 41.9%	374	323	- 13.6%
Pending Sales	21	25	+ 19.0%	190	176	- 7.4%
Closed Sales	28	24	- 14.3%	190	169	- 11.1%
Median Sales Price*	\$392,500	\$375,000	- 4.5%	\$382,500	\$395,000	+ 3.3%
Average Sales Price*	\$577,954	\$495,475	- 14.3%	\$549,910	\$624,992	+ 13.7%
Percent of Original List Price Received*	90.6%	93.4%	+ 3.1%	93.6%	91.3%	- 2.5%
List to Close	113	121	+ 7.1%	133	157	+ 18.0%
Days on Market Until Sale	64	81	+ 26.6%	85	114	+ 34.1%
Cumulative Days on Market Until Sale	65	98	+ 50.8%	78	121	+ 55.1%
Average List Price	\$702,186	\$517,384	- 26.3%	\$630,615	\$674,301	+ 6.9%
Inventory of Homes for Sale	180	155	- 13.9%	--	--	--
Months Supply of Inventory	9.2	7.7	- 16.3%	--	--	--

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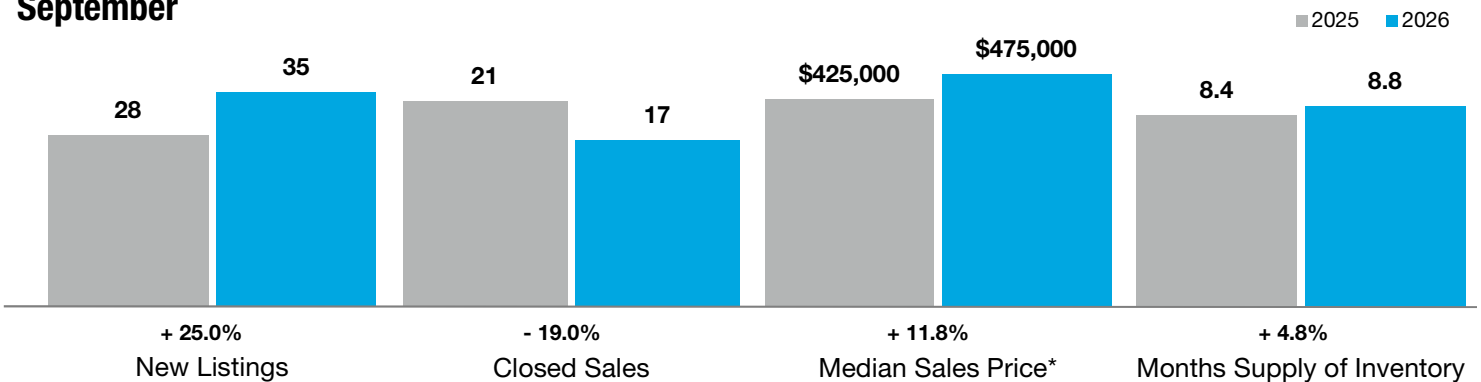
Madison County

North Carolina

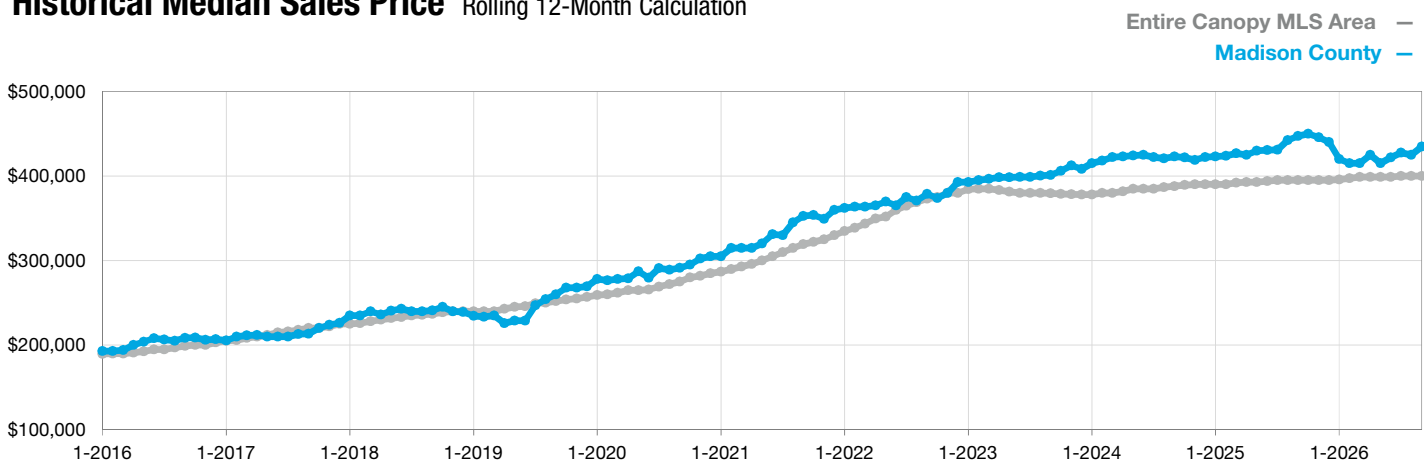
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	28	35	+ 25.0%	292	307	+ 5.1%
Pending Sales	20	15	- 25.0%	166	172	+ 3.6%
Closed Sales	21	17	- 19.0%	157	170	+ 8.3%
Median Sales Price*	\$425,000	\$475,000	+ 11.8%	\$440,000	\$434,250	- 1.3%
Average Sales Price*	\$487,595	\$706,772	+ 45.0%	\$485,636	\$547,372	+ 12.7%
Percent of Original List Price Received*	88.2%	93.9%	+ 6.5%	93.1%	90.2%	- 3.1%
List to Close	143	110	- 23.1%	126	141	+ 11.9%
Days on Market Until Sale	101	69	- 31.7%	80	98	+ 22.5%
Cumulative Days on Market Until Sale	116	80	- 31.0%	91	113	+ 24.2%
Average List Price	\$571,712	\$701,486	+ 22.7%	\$622,885	\$660,011	+ 6.0%
Inventory of Homes for Sale	146	166	+ 13.7%	--	--	--
Months Supply of Inventory	8.4	8.8	+ 4.8%	--	--	--

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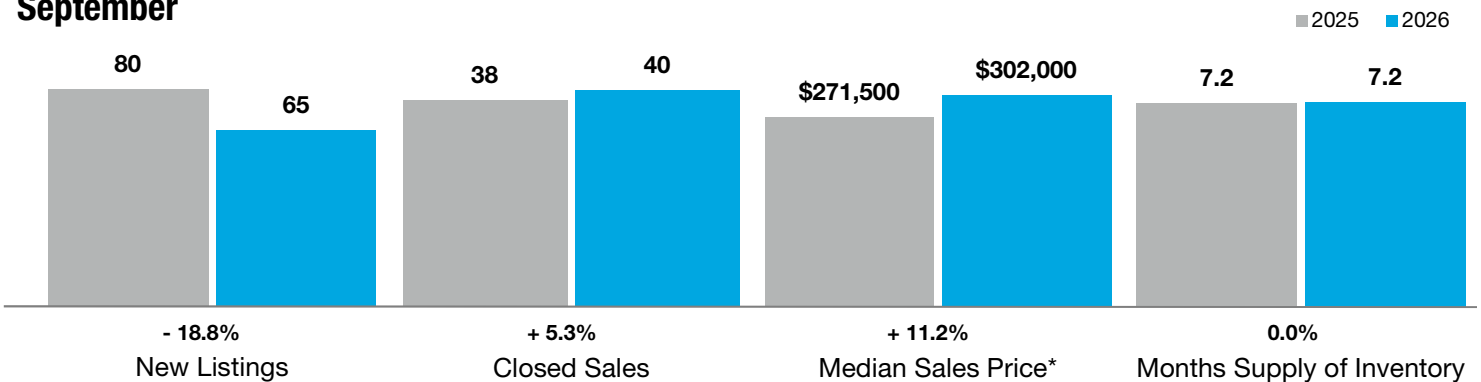
McDowell County

North Carolina

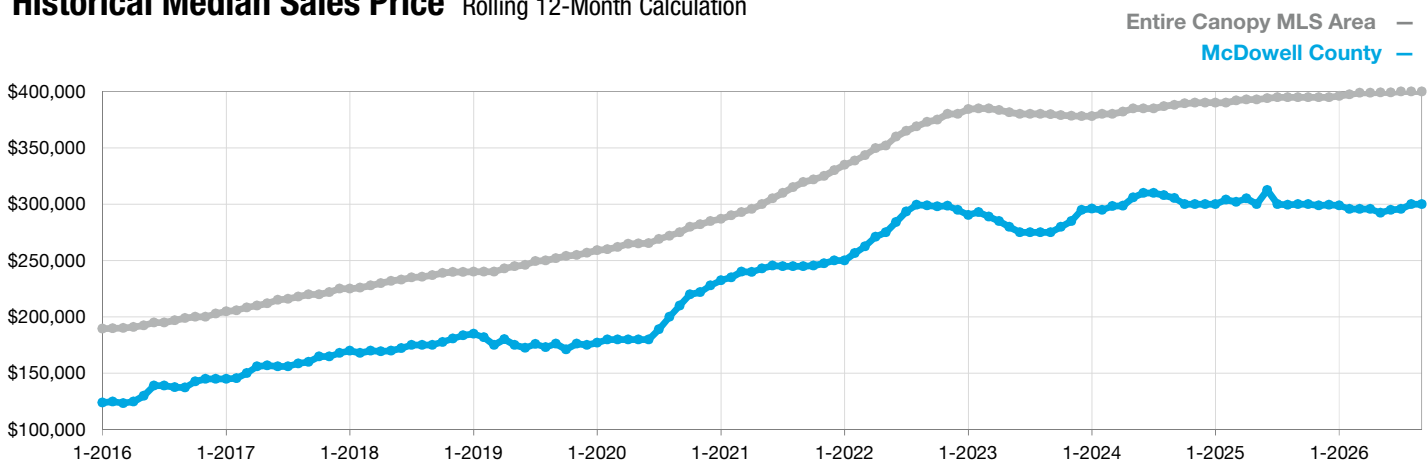
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	80	65	- 18.8%	562	562	0.0%
Pending Sales	34	40	+ 17.6%	335	315	- 6.0%
Closed Sales	38	40	+ 5.3%	325	295	- 9.2%
Median Sales Price*	\$271,500	\$302,000	+ 11.2%	\$299,000	\$300,000	+ 0.3%
Average Sales Price*	\$456,554	\$350,064	- 23.3%	\$397,020	\$418,531	+ 5.4%
Percent of Original List Price Received*	90.9%	91.0%	+ 0.1%	92.3%	91.3%	- 1.1%
List to Close	107	116	+ 8.4%	109	118	+ 8.3%
Days on Market Until Sale	64	61	- 4.7%	63	75	+ 19.0%
Cumulative Days on Market Until Sale	65	83	+ 27.7%	68	89	+ 30.9%
Average List Price	\$522,280	\$593,372	+ 13.6%	\$509,282	\$533,827	+ 4.8%
Inventory of Homes for Sale	240	254	+ 5.8%	--	--	--
Months Supply of Inventory	7.2	7.2	0.0%	--	--	--

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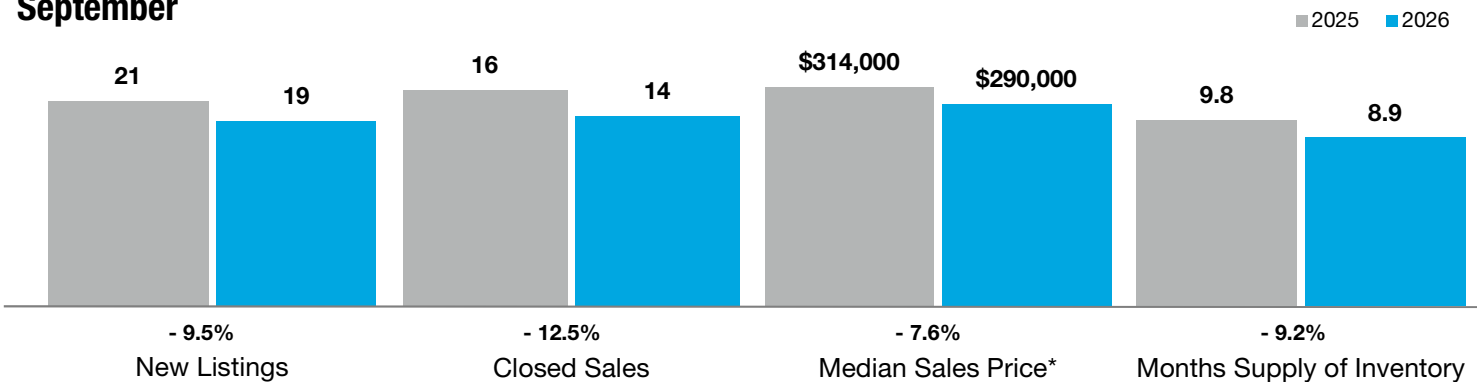
Mitchell County

North Carolina

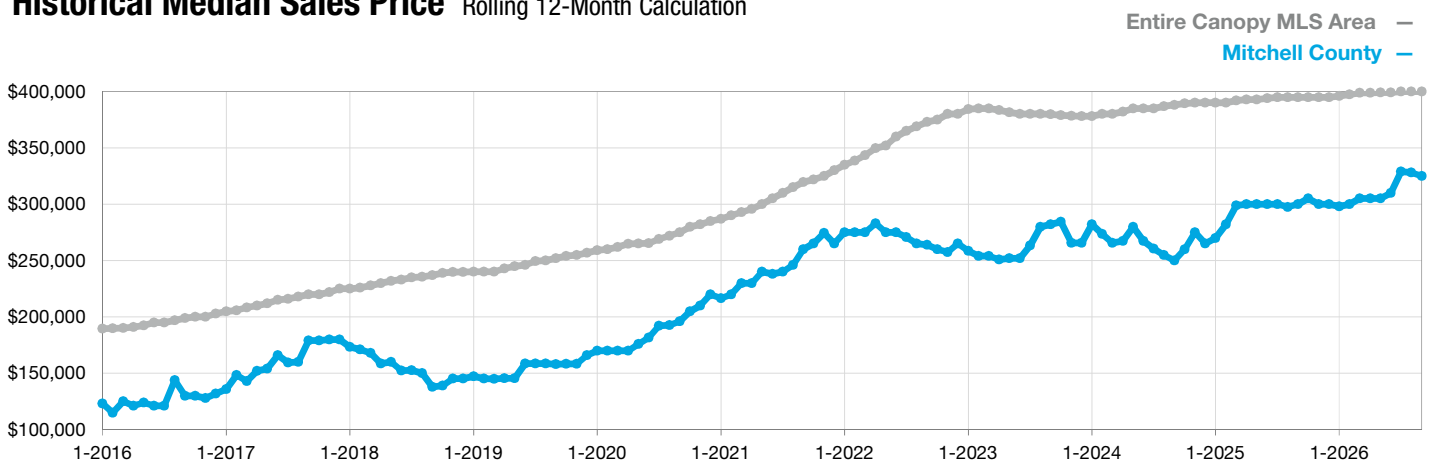
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	21	19	- 9.5%	198	206	+ 4.0%
Pending Sales	20	13	- 35.0%	99	109	+ 10.1%
Closed Sales	16	14	- 12.5%	92	102	+ 10.9%
Median Sales Price*	\$314,000	\$290,000	- 7.6%	\$297,500	\$325,000	+ 9.2%
Average Sales Price*	\$306,569	\$426,143	+ 39.0%	\$315,743	\$416,294	+ 31.8%
Percent of Original List Price Received*	89.4%	88.4%	- 1.1%	90.9%	90.0%	- 1.0%
List to Close	109	168	+ 54.1%	131	128	- 2.3%
Days on Market Until Sale	61	112	+ 83.6%	79	83	+ 5.1%
Cumulative Days on Market Until Sale	65	112	+ 72.3%	93	101	+ 8.6%
Average List Price	\$537,951	\$391,721	- 27.2%	\$446,671	\$434,041	- 2.8%
Inventory of Homes for Sale	96	104	+ 8.3%	--	--	--
Months Supply of Inventory	9.8	8.9	- 9.2%	--	--	--

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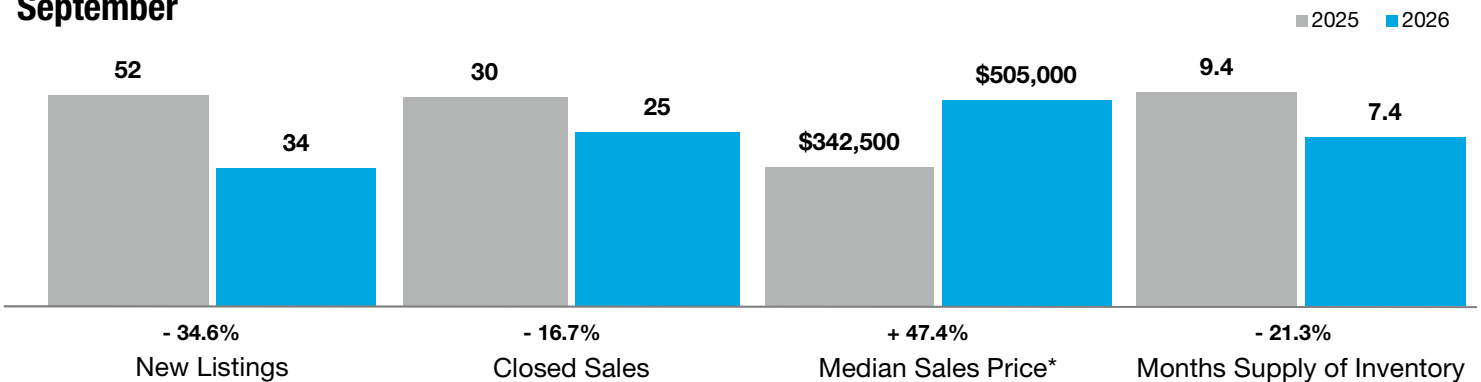
Polk County

North Carolina

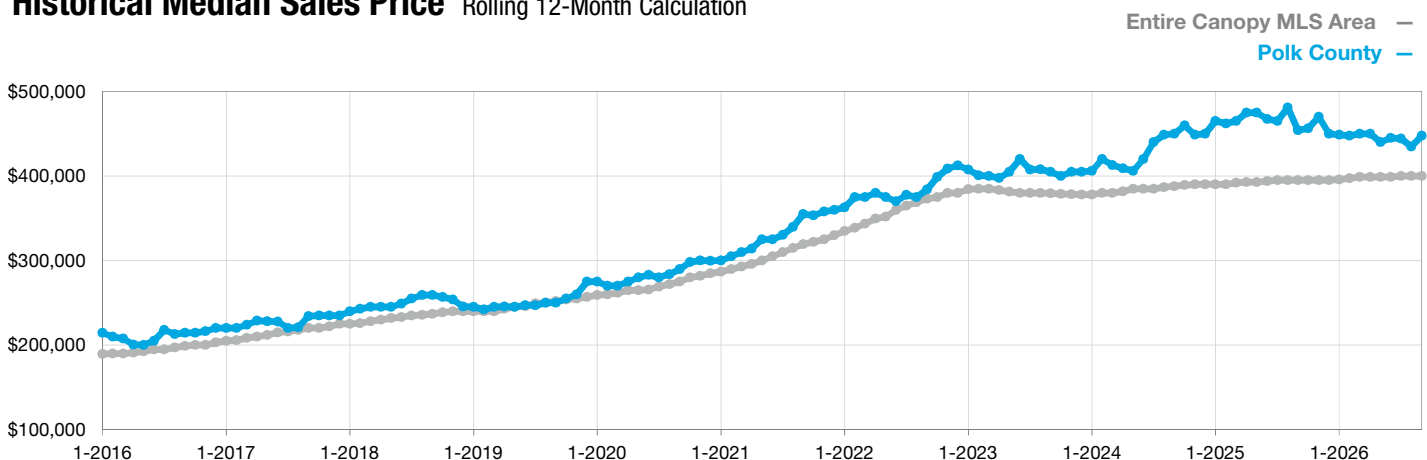
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	52	34	- 34.6%	410	374	- 8.8%
Pending Sales	27	24	- 11.1%	213	234	+ 9.9%
Closed Sales	30	25	- 16.7%	204	217	+ 6.4%
Median Sales Price*	\$342,500	\$505,000	+ 47.4%	\$449,900	\$445,000	- 1.1%
Average Sales Price*	\$452,163	\$492,660	+ 9.0%	\$539,199	\$613,903	+ 13.9%
Percent of Original List Price Received*	91.2%	92.0%	+ 0.9%	91.7%	91.2%	- 0.5%
List to Close	118	142	+ 20.3%	115	139	+ 20.9%
Days on Market Until Sale	70	104	+ 48.6%	66	96	+ 45.5%
Cumulative Days on Market Until Sale	75	120	+ 60.0%	77	123	+ 59.7%
Average List Price	\$642,542	\$646,785	+ 0.7%	\$717,100	\$667,832	- 6.9%
Inventory of Homes for Sale	206	186	- 9.7%	--	--	--
Months Supply of Inventory	9.4	7.4	- 21.3%	--	--	--

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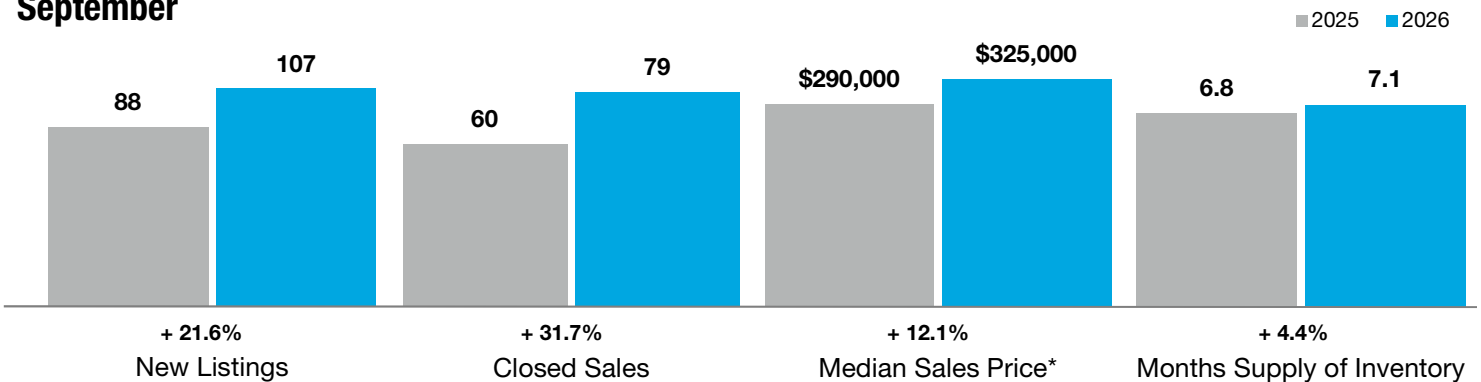
Rutherford County

North Carolina

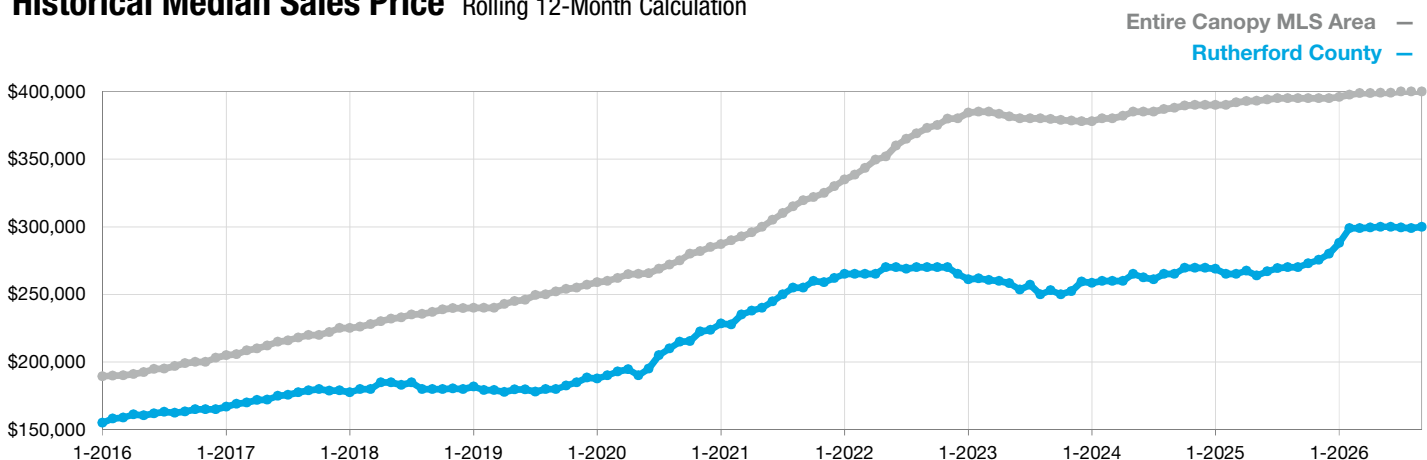
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	88	107	+ 21.6%	888	992	+ 11.7%
Pending Sales	62	71	+ 14.5%	537	593	+ 10.4%
Closed Sales	60	79	+ 31.7%	508	551	+ 8.5%
Median Sales Price*	\$290,000	\$325,000	+ 12.1%	\$272,000	\$296,000	+ 8.8%
Average Sales Price*	\$325,273	\$435,043	+ 33.7%	\$339,591	\$387,060	+ 14.0%
Percent of Original List Price Received*	92.2%	91.8%	- 0.4%	92.3%	92.9%	+ 0.7%
List to Close	128	128	0.0%	113	122	+ 8.0%
Days on Market Until Sale	76	83	+ 9.2%	67	78	+ 16.4%
Cumulative Days on Market Until Sale	85	89	+ 4.7%	77	94	+ 22.1%
Average List Price	\$403,550	\$492,465	+ 22.0%	\$418,079	\$439,126	+ 5.0%
Inventory of Homes for Sale	381	437	+ 14.7%	--	--	--
Months Supply of Inventory	6.8	7.1	+ 4.4%	--	--	--

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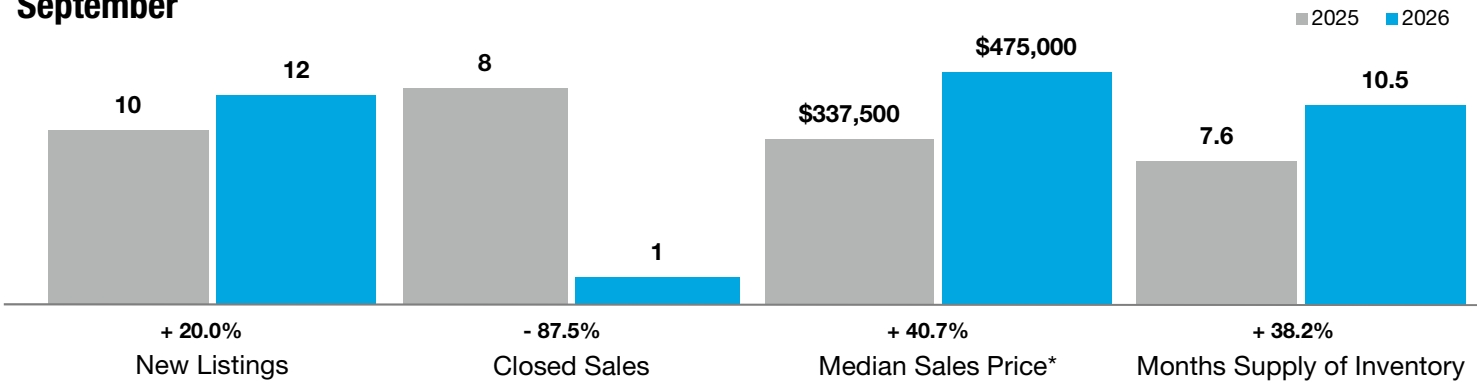
Swain County

North Carolina

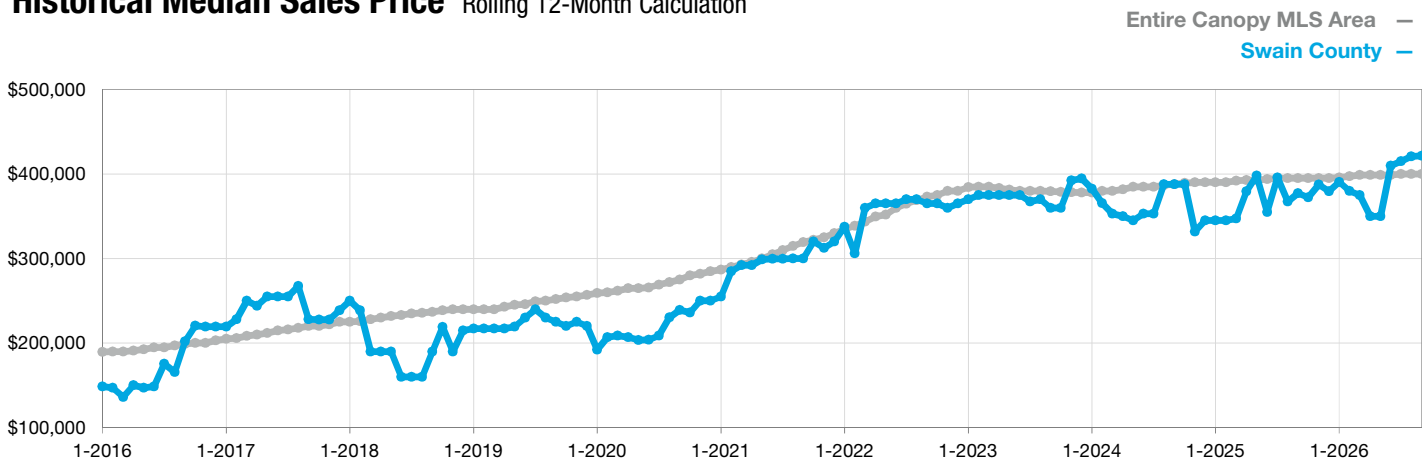
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	10	12	+ 20.0%	126	109	- 13.5%
Pending Sales	8	9	+ 12.5%	67	47	- 29.9%
Closed Sales	8	1	- 87.5%	68	38	- 44.1%
Median Sales Price*	\$337,500	\$475,000	+ 40.7%	\$377,200	\$445,000	+ 18.0%
Average Sales Price*	\$501,513	\$475,000	- 5.3%	\$410,613	\$532,126	+ 29.6%
Percent of Original List Price Received*	87.6%	87.2%	- 0.5%	92.5%	92.5%	0.0%
List to Close	124	105	- 15.3%	106	133	+ 25.5%
Days on Market Until Sale	67	91	+ 35.8%	56	86	+ 53.6%
Cumulative Days on Market Until Sale	68	93	+ 36.8%	61	107	+ 75.4%
Average List Price	\$330,050	\$531,633	+ 61.1%	\$538,794	\$682,403	+ 26.7%
Inventory of Homes for Sale	58	57	- 1.7%	--	--	--
Months Supply of Inventory	7.6	10.5	+ 38.2%	--	--	--

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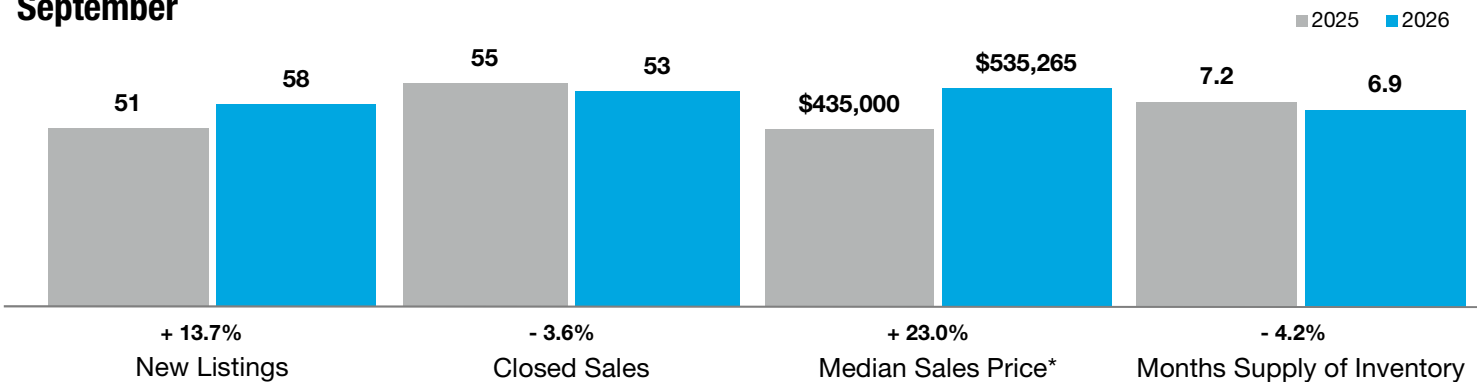
Transylvania County

North Carolina

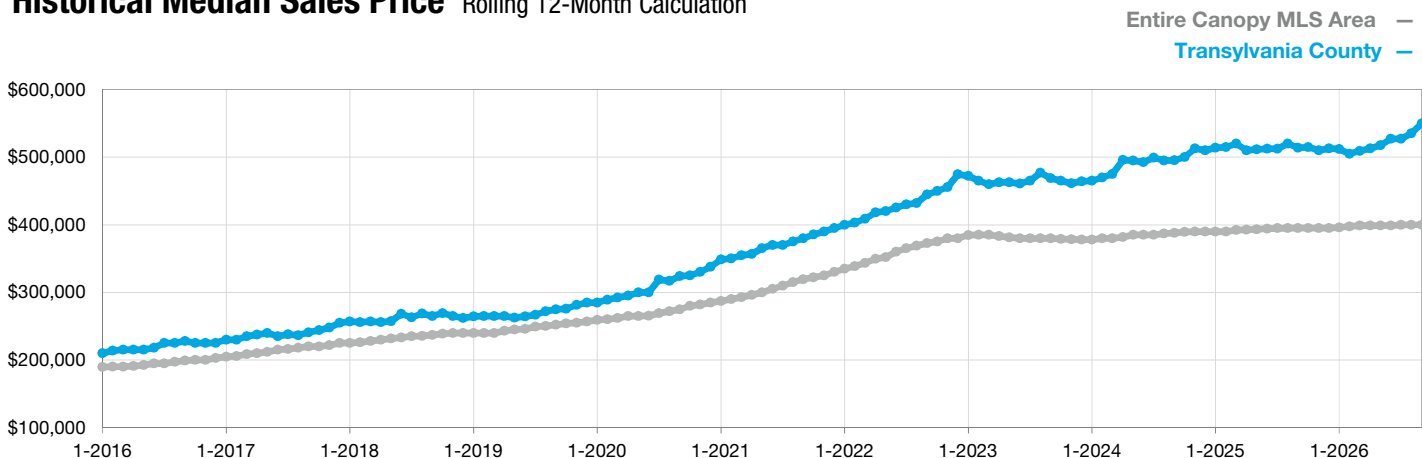
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	51	58	+ 13.7%	645	650	+ 0.8%
Pending Sales	43	45	+ 4.7%	387	407	+ 5.2%
Closed Sales	55	53	- 3.6%	375	395	+ 5.3%
Median Sales Price*	\$435,000	\$535,265	+ 23.0%	\$502,500	\$550,000	+ 9.5%
Average Sales Price*	\$624,417	\$802,313	+ 28.5%	\$751,577	\$683,494	- 9.1%
Percent of Original List Price Received*	91.5%	90.6%	- 1.0%	93.2%	91.2%	- 2.1%
List to Close	113	156	+ 38.1%	112	135	+ 20.5%
Days on Market Until Sale	66	115	+ 74.2%	68	93	+ 36.8%
Cumulative Days on Market Until Sale	83	126	+ 51.8%	79	106	+ 34.2%
Average List Price	\$665,426	\$835,136	+ 25.5%	\$836,874	\$843,382	+ 0.8%
Inventory of Homes for Sale	288	303	+ 5.2%	--	--	--
Months Supply of Inventory	7.2	6.9	- 4.2%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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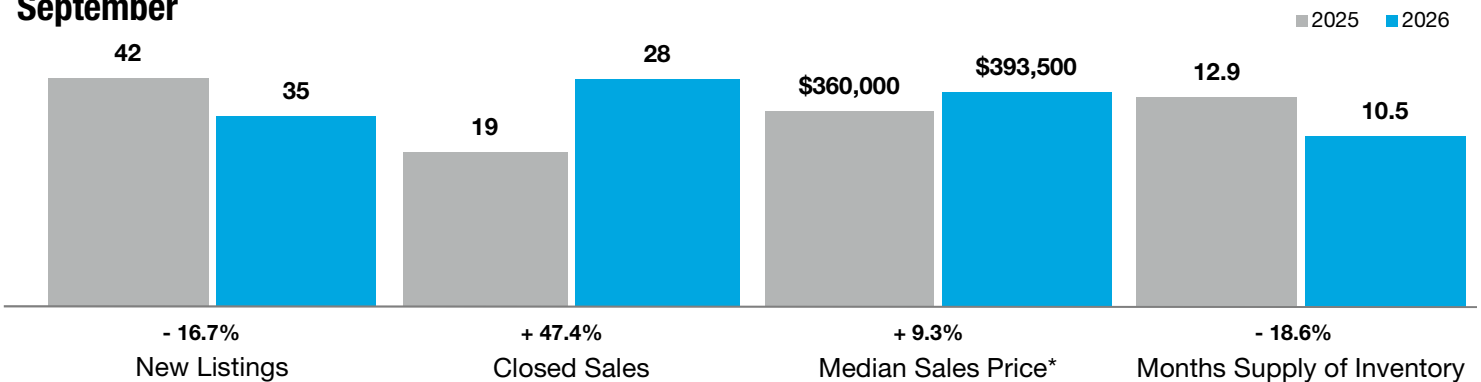
Yancey County

North Carolina

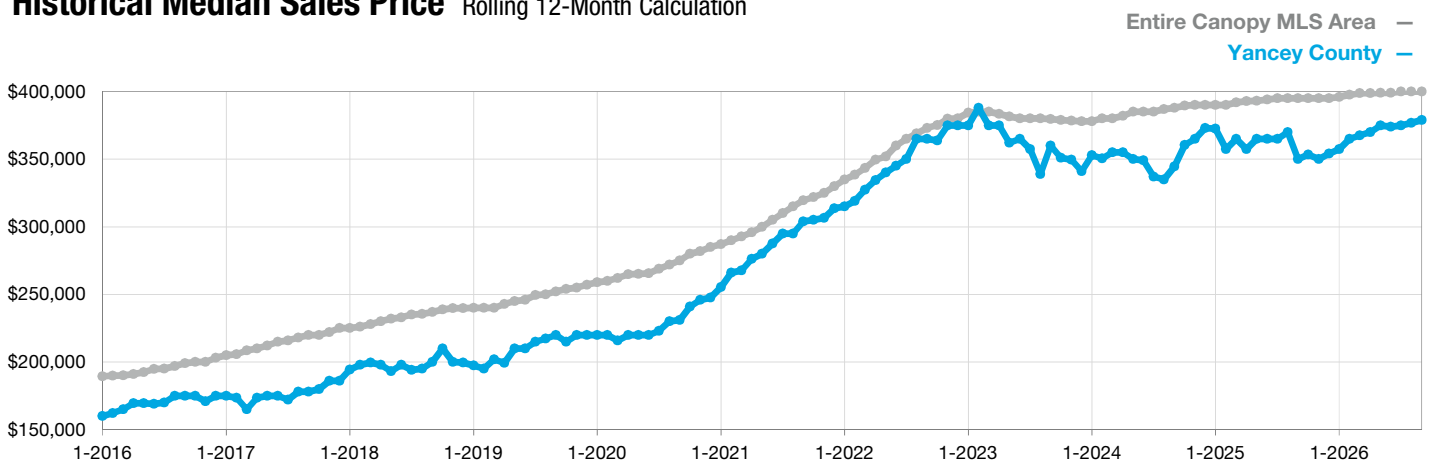
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	42	35	- 16.7%	337	349	+ 3.6%
Pending Sales	12	26	+ 116.7%	159	193	+ 21.4%
Closed Sales	19	28	+ 47.4%	151	180	+ 19.2%
Median Sales Price*	\$360,000	\$393,500	+ 9.3%	\$350,000	\$379,000	+ 8.3%
Average Sales Price*	\$569,132	\$439,107	- 22.8%	\$448,499	\$456,009	+ 1.7%
Percent of Original List Price Received*	88.4%	91.0%	+ 2.9%	91.6%	90.1%	- 1.6%
List to Close	126	141	+ 11.9%	121	159	+ 31.4%
Days on Market Until Sale	77	103	+ 33.8%	71	112	+ 57.7%
Cumulative Days on Market Until Sale	78	110	+ 41.0%	79	119	+ 50.6%
Average List Price	\$503,966	\$555,566	+ 10.2%	\$599,102	\$585,375	- 2.3%
Inventory of Homes for Sale	200	213	+ 6.5%	--	--	--
Months Supply of Inventory	12.9	10.5	- 18.6%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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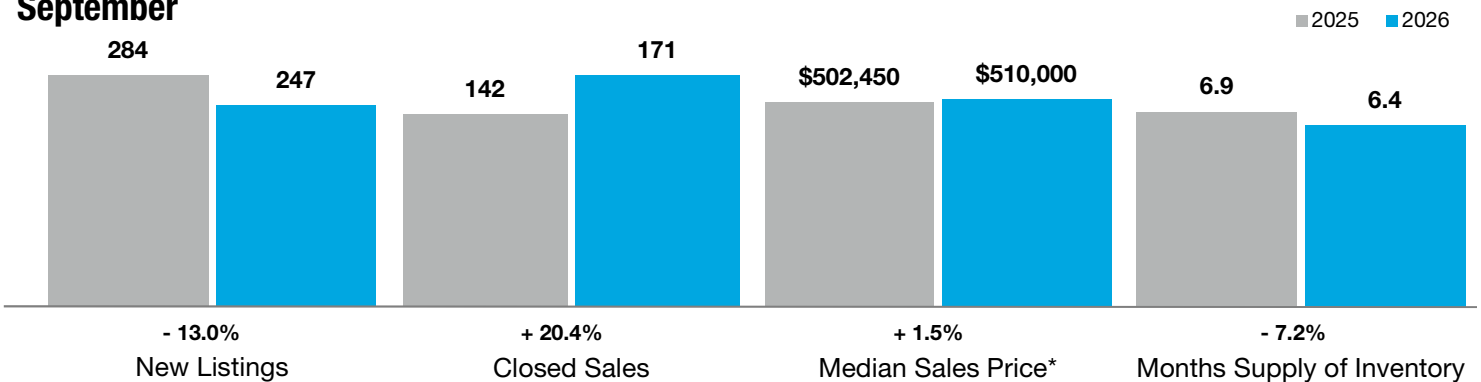
City of Asheville

North Carolina

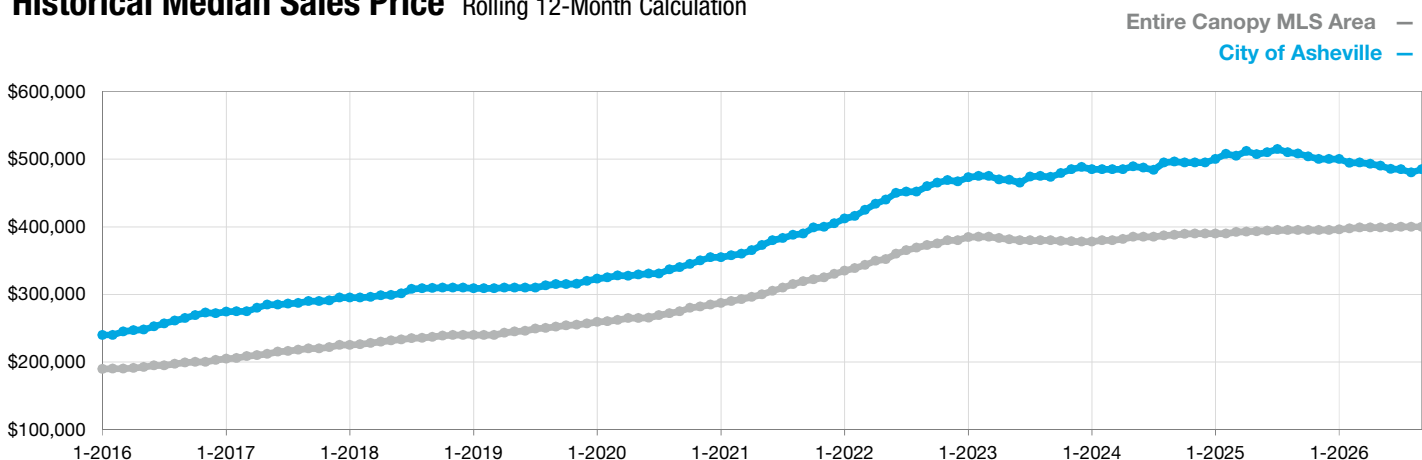
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	284	247	- 13.0%	2,399	2,336	- 2.6%
Pending Sales	185	131	- 29.2%	1,367	1,437	+ 5.1%
Closed Sales	142	171	+ 20.4%	1,276	1,399	+ 9.6%
Median Sales Price*	\$502,450	\$510,000	+ 1.5%	\$513,750	\$495,000	- 3.6%
Average Sales Price*	\$601,248	\$688,720	+ 14.5%	\$642,426	\$652,504	+ 1.6%
Percent of Original List Price Received*	90.2%	93.1%	+ 3.2%	93.8%	92.9%	- 1.0%
List to Close	110	104	- 5.5%	97	115	+ 18.6%
Days on Market Until Sale	73	64	- 12.3%	55	73	+ 32.7%
Cumulative Days on Market Until Sale	85	67	- 21.2%	64	83	+ 29.7%
Average List Price	\$721,934	\$773,910	+ 7.2%	\$721,579	\$753,782	+ 4.5%
Inventory of Homes for Sale	951	975	+ 2.5%	--	--	--
Months Supply of Inventory	6.9	6.4	- 7.2%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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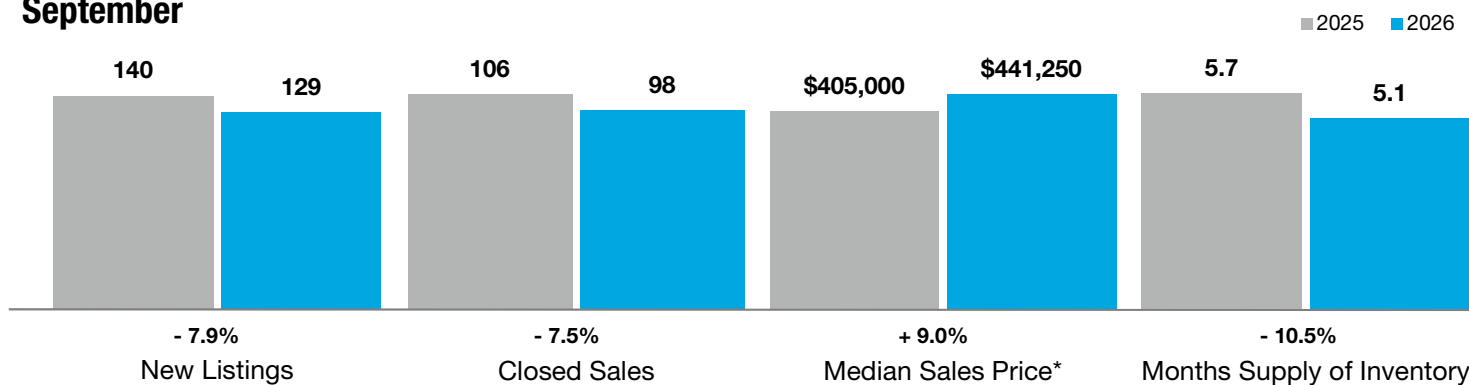
City of Hendersonville

North Carolina

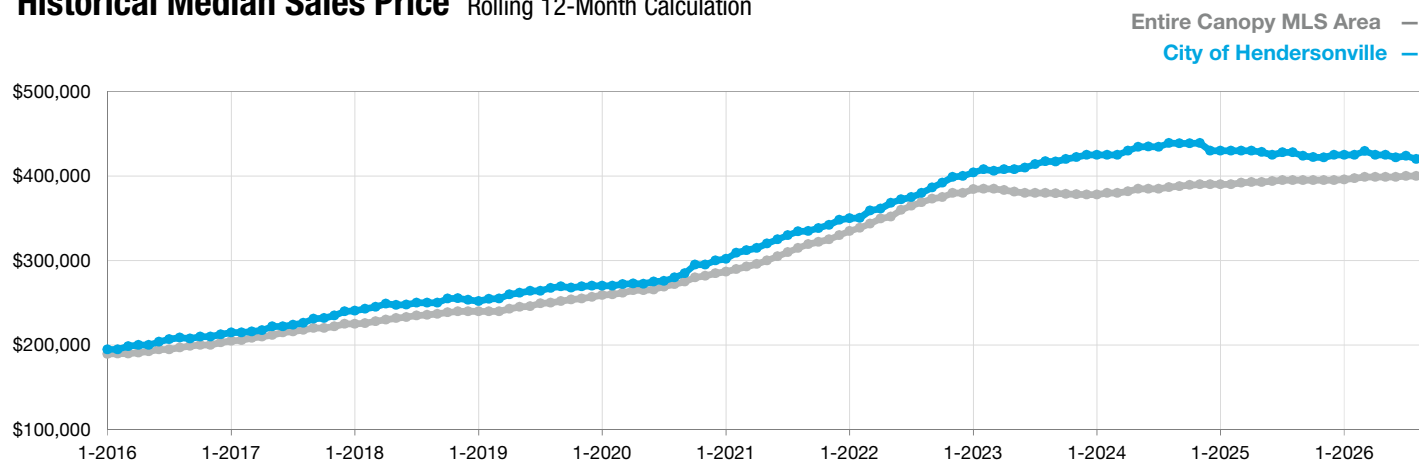
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	140	129	- 7.9%	1,310	1,311	+ 0.1%
Pending Sales	114	106	- 7.0%	860	908	+ 5.6%
Closed Sales	106	98	- 7.5%	818	860	+ 5.1%
Median Sales Price*	\$405,000	\$441,250	+ 9.0%	\$425,000	\$425,000	0.0%
Average Sales Price*	\$495,472	\$475,854	- 4.0%	\$498,604	\$486,986	- 2.3%
Percent of Original List Price Received*	92.6%	91.7%	- 1.0%	94.8%	93.6%	- 1.3%
List to Close	109	107	- 1.8%	109	114	+ 4.6%
Days on Market Until Sale	67	66	- 1.5%	61	69	+ 13.1%
Cumulative Days on Market Until Sale	73	86	+ 17.8%	70	82	+ 17.1%
Average List Price	\$563,263	\$567,778	+ 0.8%	\$564,873	\$582,832	+ 3.2%
Inventory of Homes for Sale	506	482	- 4.7%	--	--	--
Months Supply of Inventory	5.7	5.1	- 10.5%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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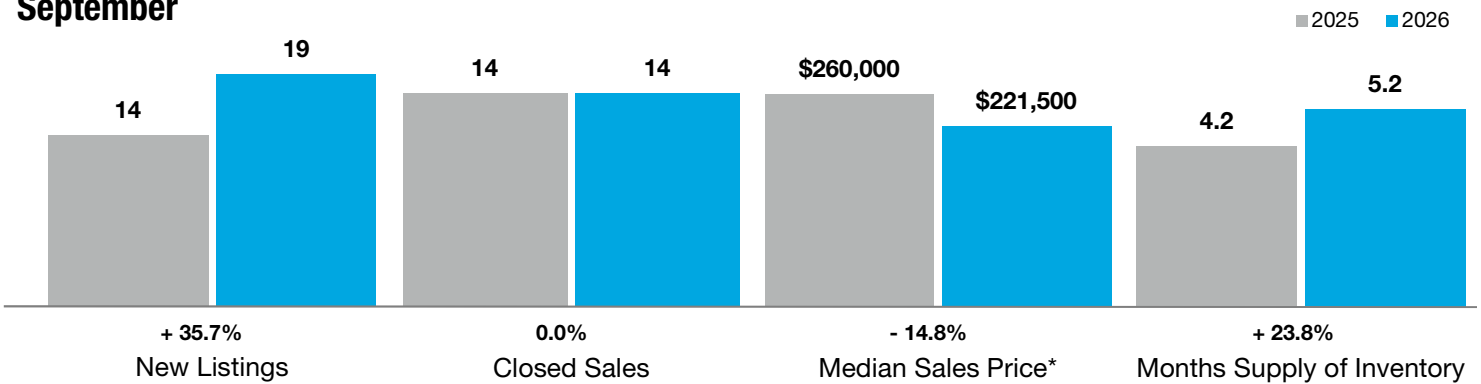
Forest City

North Carolina

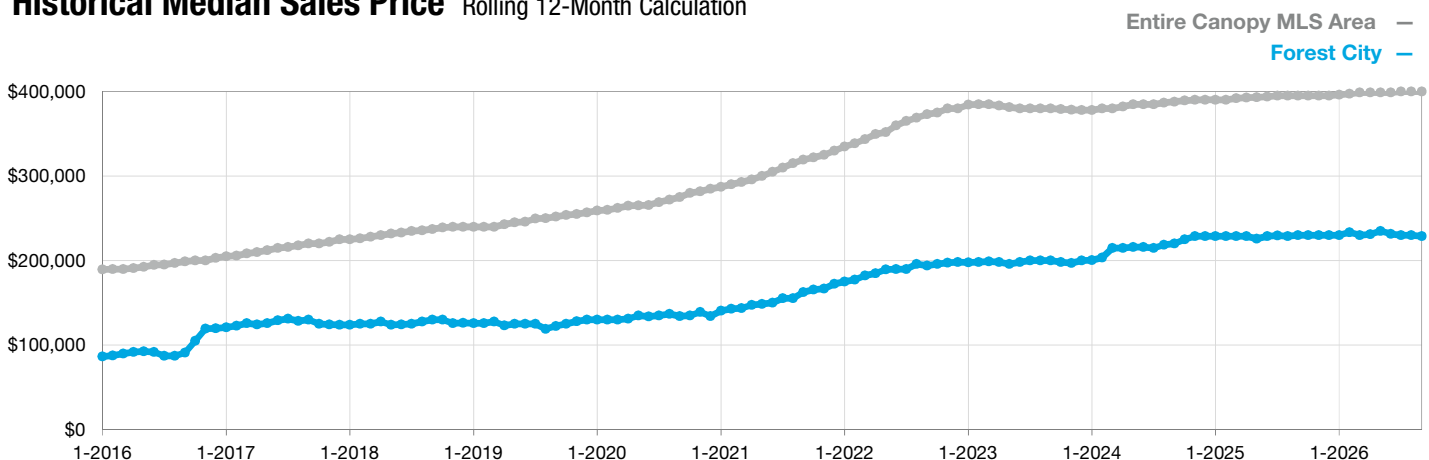
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	14	19	+ 35.7%	177	200	+ 13.0%
Pending Sales	11	20	+ 81.8%	127	136	+ 7.1%
Closed Sales	14	14	0.0%	121	125	+ 3.3%
Median Sales Price*	\$260,000	\$221,500	- 14.8%	\$230,000	\$227,000	- 1.3%
Average Sales Price*	\$258,729	\$289,086	+ 11.7%	\$243,279	\$246,022	+ 1.1%
Percent of Original List Price Received*	89.8%	93.1%	+ 3.7%	92.4%	93.4%	+ 1.1%
List to Close	164	93	- 43.3%	109	103	- 5.5%
Days on Market Until Sale	110	55	- 50.0%	62	59	- 4.8%
Cumulative Days on Market Until Sale	113	56	- 50.4%	66	77	+ 16.7%
Average List Price	\$272,736	\$331,621	+ 21.6%	\$272,789	\$289,288	+ 6.0%
Inventory of Homes for Sale	59	75	+ 27.1%	--	--	--
Months Supply of Inventory	4.2	5.2	+ 23.8%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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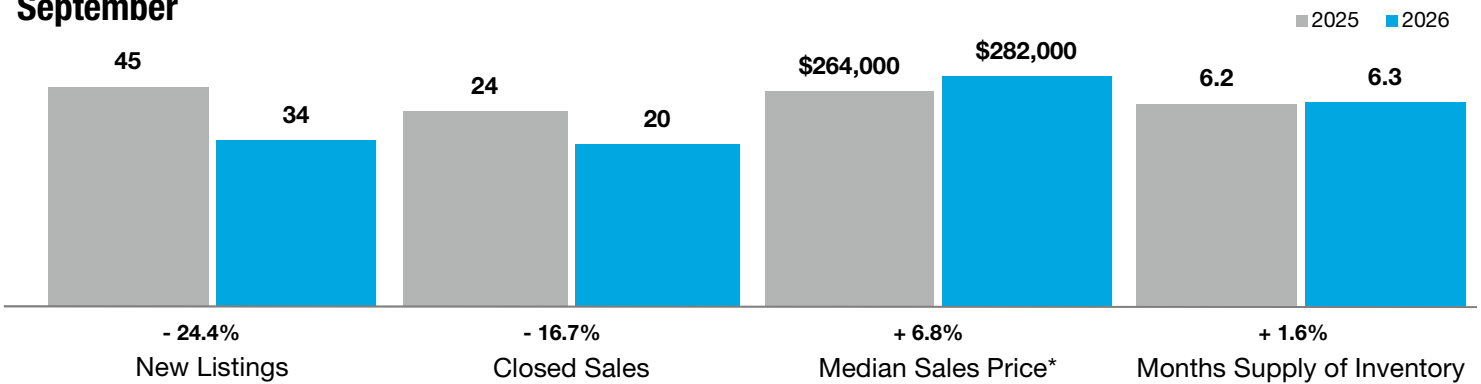
Marion

North Carolina

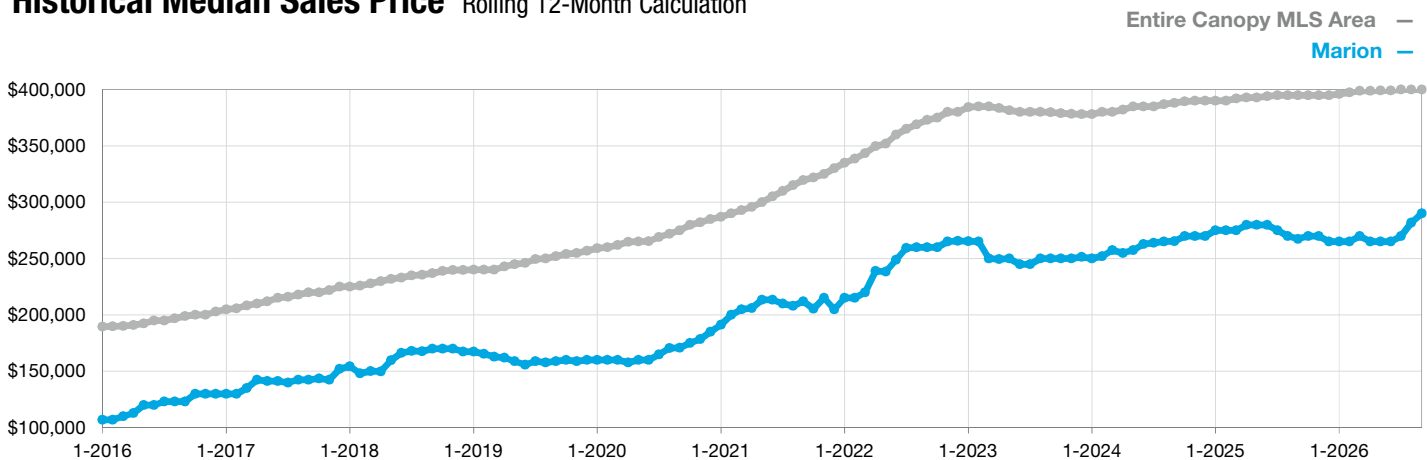
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	45	34	- 24.4%	312	294	- 5.8%
Pending Sales	24	25	+ 4.2%	203	172	- 15.3%
Closed Sales	24	20	- 16.7%	190	155	- 18.4%
Median Sales Price*	\$264,000	\$282,000	+ 6.8%	\$264,000	\$290,000	+ 9.8%
Average Sales Price*	\$278,971	\$300,750	+ 7.8%	\$304,843	\$321,149	+ 5.3%
Percent of Original List Price Received*	90.1%	90.3%	+ 0.2%	92.3%	90.9%	- 1.5%
List to Close	103	101	- 1.9%	103	120	+ 16.5%
Days on Market Until Sale	63	51	- 19.0%	57	78	+ 36.8%
Cumulative Days on Market Until Sale	63	65	+ 3.2%	61	90	+ 47.5%
Average List Price	\$384,783	\$449,232	+ 16.7%	\$370,839	\$401,150	+ 8.2%
Inventory of Homes for Sale	126	126	0.0%	--	--	--
Months Supply of Inventory	6.2	6.3	+ 1.6%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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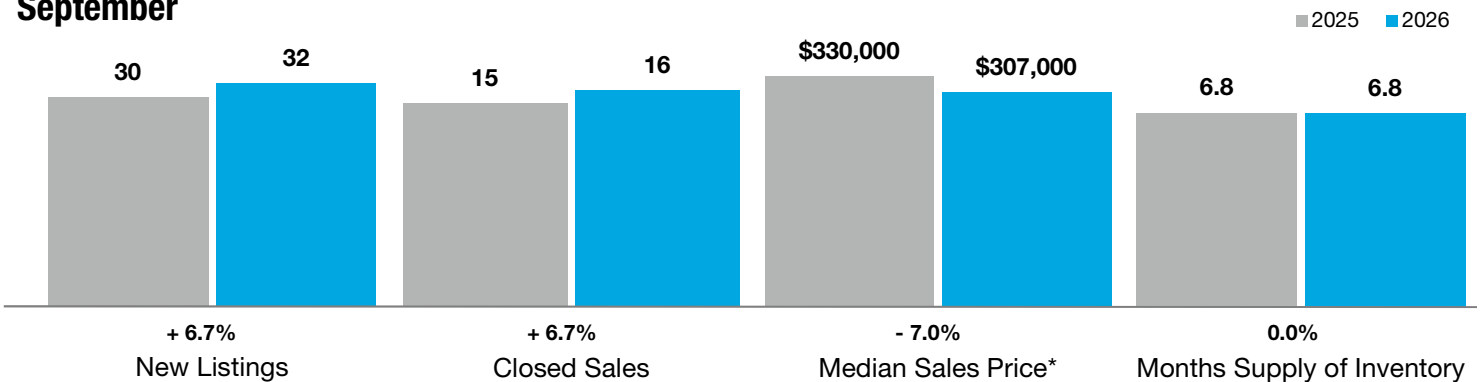
Rutherfordton

North Carolina

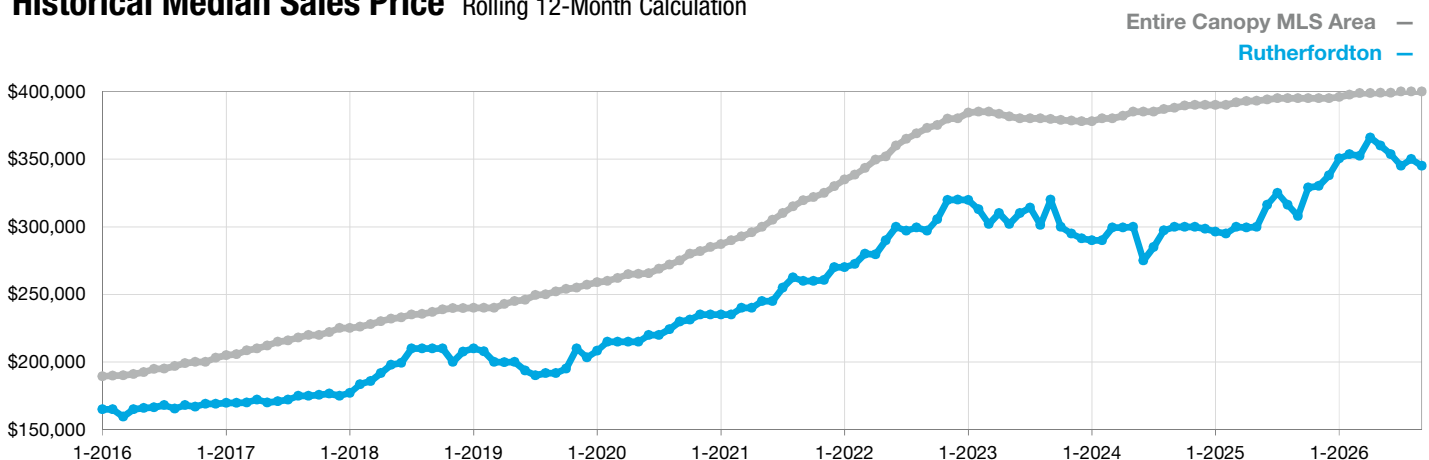
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	30	32	+ 6.7%	271	260	- 4.1%
Pending Sales	16	18	+ 12.5%	160	152	- 5.0%
Closed Sales	15	16	+ 6.7%	154	144	- 6.5%
Median Sales Price*	\$330,000	\$307,000	- 7.0%	\$323,750	\$317,500	- 1.9%
Average Sales Price*	\$434,100	\$331,273	- 23.7%	\$370,593	\$352,706	- 4.8%
Percent of Original List Price Received*	90.9%	92.1%	+ 1.3%	92.4%	93.3%	+ 1.0%
List to Close	138	127	- 8.0%	100	119	+ 19.0%
Days on Market Until Sale	74	78	+ 5.4%	54	73	+ 35.2%
Cumulative Days on Market Until Sale	105	78	- 25.7%	70	94	+ 34.3%
Average List Price	\$463,087	\$411,037	- 11.2%	\$442,519	\$420,687	- 4.9%
Inventory of Homes for Sale	107	110	+ 2.8%	--	--	--
Months Supply of Inventory	6.8	6.8	0.0%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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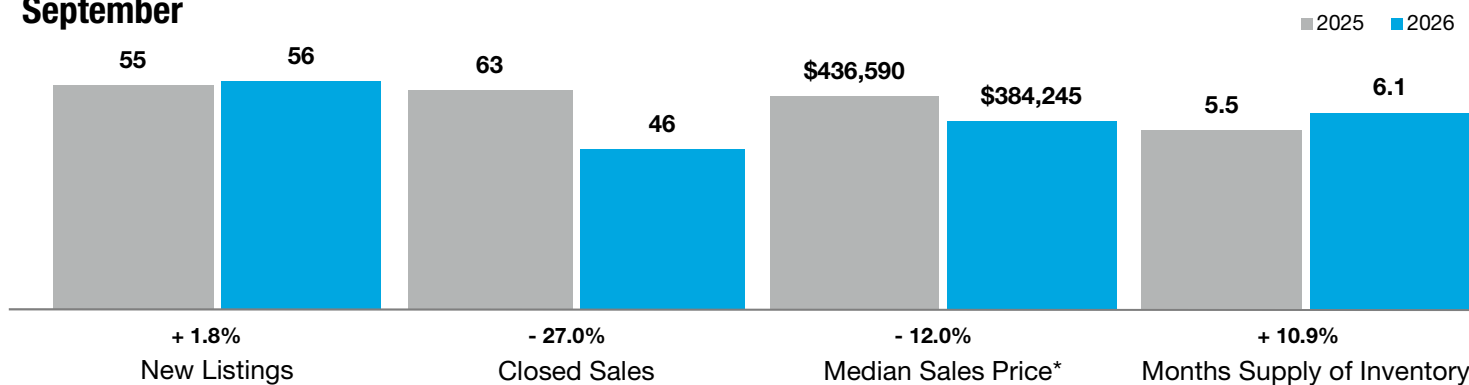
Waynesville

North Carolina

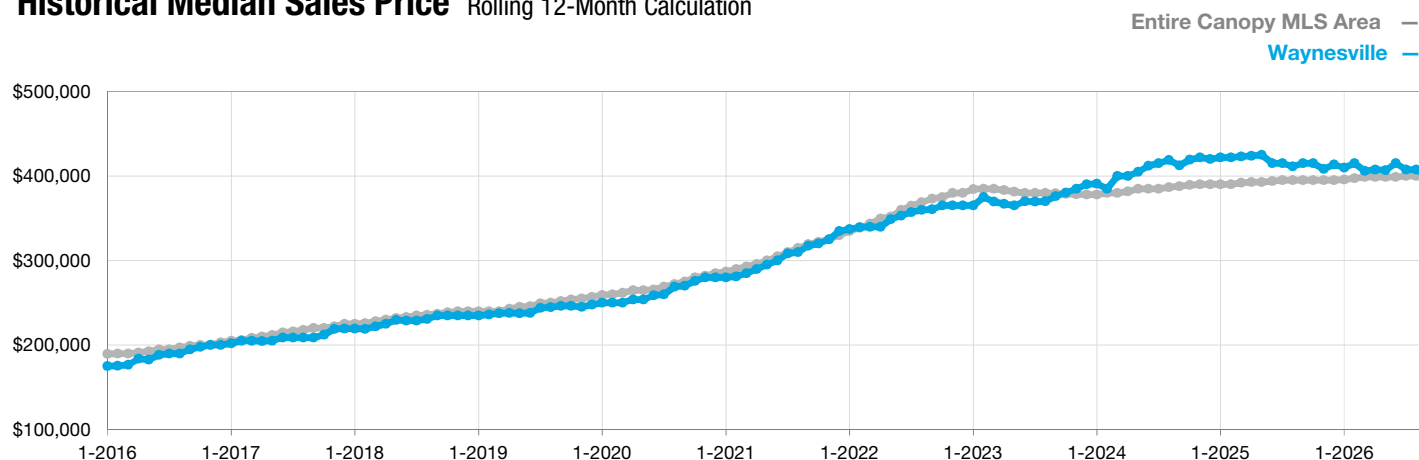
Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	55	56	+ 1.8%	625	598	- 4.3%
Pending Sales	39	49	+ 25.6%	413	383	- 7.3%
Closed Sales	63	46	- 27.0%	403	383	- 5.0%
Median Sales Price*	\$436,590	\$384,245	- 12.0%	\$415,000	\$400,000	- 3.6%
Average Sales Price*	\$598,741	\$445,601	- 25.6%	\$500,654	\$471,618	- 5.8%
Percent of Original List Price Received*	93.0%	93.1%	+ 0.1%	93.5%	93.1%	- 0.4%
List to Close	119	94	- 21.0%	123	113	- 8.1%
Days on Market Until Sale	74	50	- 32.4%	76	66	- 13.2%
Cumulative Days on Market Until Sale	80	58	- 27.5%	86	78	- 9.3%
Average List Price	\$574,043	\$544,006	- 5.2%	\$515,710	\$523,073	+ 1.4%
Inventory of Homes for Sale	236	254	+ 7.6%	--	--	--
Months Supply of Inventory	5.5	6.1	+ 10.9%	--	--	--

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September



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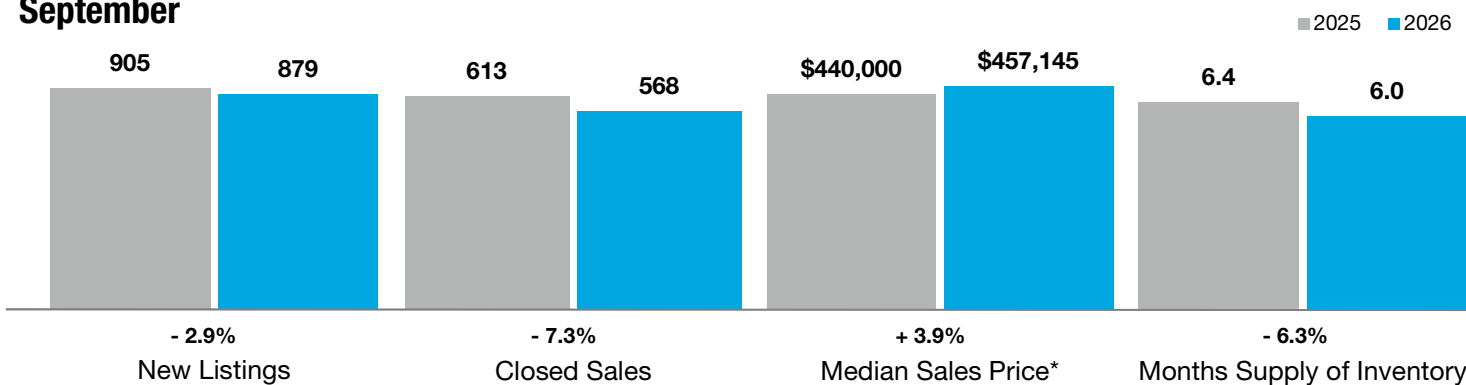
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	905	879	- 2.9%	8,267	8,235	- 0.4%
Pending Sales	623	590	- 5.3%	5,049	5,278	+ 4.5%
Closed Sales	613	568	- 7.3%	4,822	5,054	+ 4.8%
Median Sales Price*	\$440,000	\$457,145	+ 3.9%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$547,377	\$611,258	+ 11.7%	\$554,731	\$570,929	+ 2.9%
Percent of Original List Price Received*	92.0%	92.7%	+ 0.8%	94.2%	93.3%	- 1.0%
List to Close	115	106	- 7.8%	107	115	+ 7.5%
Days on Market Until Sale	70	64	- 8.6%	61	71	+ 16.4%
Cumulative Days on Market Until Sale	81	72	- 11.1%	69	83	+ 20.3%
Average List Price	\$648,114	\$721,203	+ 11.3%	\$635,066	\$676,366	+ 6.5%
Inventory of Homes for Sale	3,321	3,366	+ 1.4%	--	--	--
Months Supply of Inventory	6.4	6.0	- 6.3%	--	--	--

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September



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