Local Market Update for October 2026

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

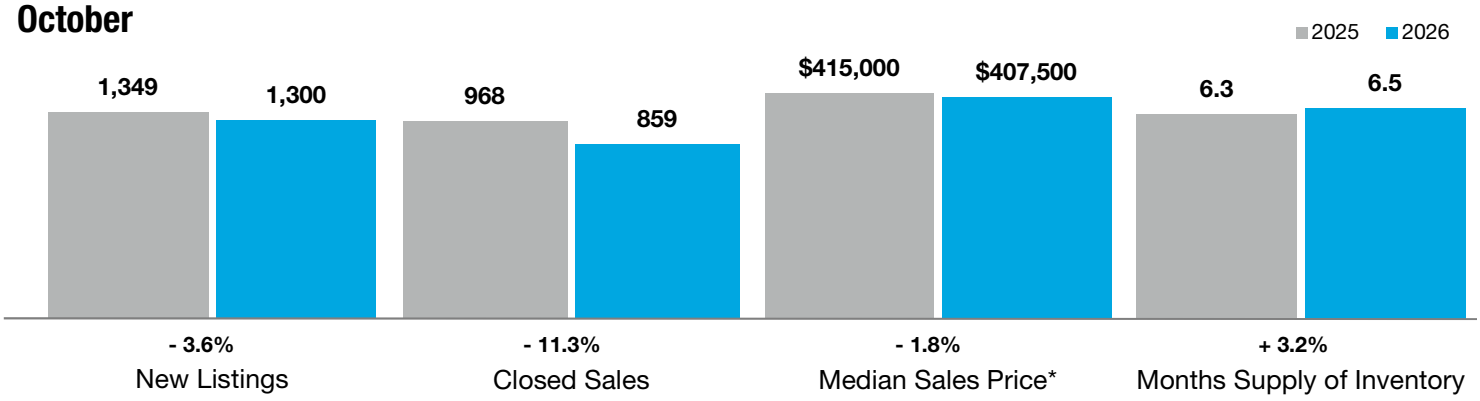
Asheville Region

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

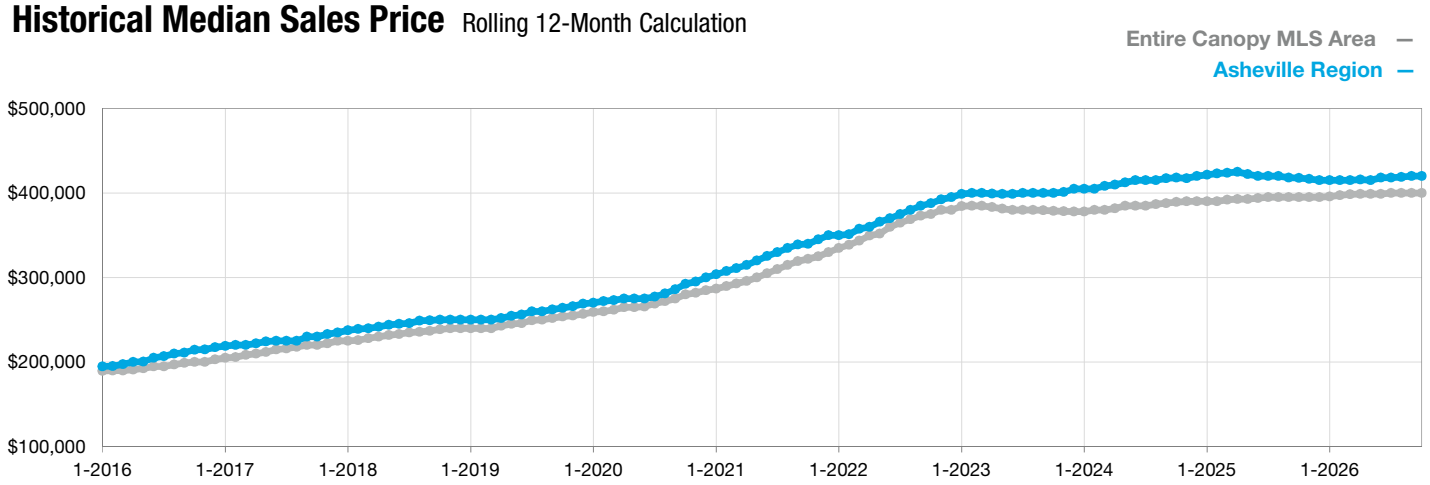
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	1,349	**1,300**	- 3.6%	13,996	**14,049**	+ 0.4%
Pending Sales	926	**859**	- 7.2%	8,569	**8,763**	+ 2.3%
Closed Sales	968	**859**	- 11.3%	8,292	**8,462**	+ 2.1%
Median Sales Price*	$415,000	**$407,500**	- 1.8%	$415,000	**$420,000**	+ 1.2%
Average Sales Price*	$526,492	**$518,081**	- 1.6%	$519,504	**$534,977**	+ 3.0%
Percent of Original List Price Received*	91.9%	**91.4%**	- 0.5%	93.5%	**92.8%**	- 0.7%
List to Close	112	**119**	+ 6.3%	109	**118**	+ 8.3%
Days on Market Until Sale	69	**76**	+ 10.1%	63	**75**	+ 19.0%
Cumulative Days on Market Until Sale	81	**86**	+ 6.2%	72	**87**	+ 20.8%
Average List Price	$618,943	**$642,121**	+ 3.7%	$606,653	**$630,625**	+ 4.0%
Inventory of Homes for Sale	5,187	**5,447**	+ 5.0%	--	--	--
Months Supply of Inventory	6.3	**6.5**	+ 3.2%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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Buncombe County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	512	**446**	- 12.9%	4,957	**4,942**	- 0.3%
Pending Sales	327	**305**	- 6.7%	2,923	**3,053**	+ 4.4%
Closed Sales	347	**278**	- 19.9%	2,804	**2,921**	+ 4.2%
Median Sales Price*	$450,000	**$491,250**	+ 9.2%	$485,000	**$489,900**	+ 1.0%
Average Sales Price*	$571,662	**$605,386**	+ 5.9%	$608,536	**$637,593**	+ 4.8%
Percent of Original List Price Received*	92.8%	**92.0%**	- 0.9%	94.0%	**93.1%**	- 1.0%
List to Close	105	**105**	0.0%	100	**113**	+ 13.0%
Days on Market Until Sale	64	**65**	+ 1.6%	57	**71**	+ 24.6%
Cumulative Days on Market Until Sale	75	**74**	- 1.3%	65	**82**	+ 26.2%
Average List Price	$690,687	**$712,100**	+ 3.1%	$700,458	**$748,490**	+ 6.9%
Inventory of Homes for Sale	1,770	**1,829**	+ 3.3%	--	--	--
Months Supply of Inventory	6.3	**6.3**	0.0%	--	--	--

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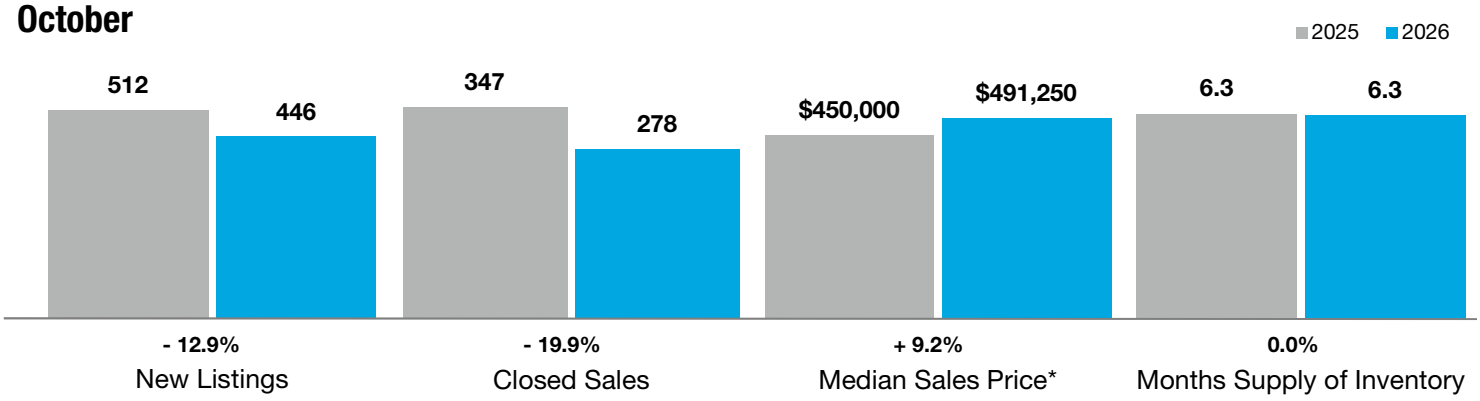
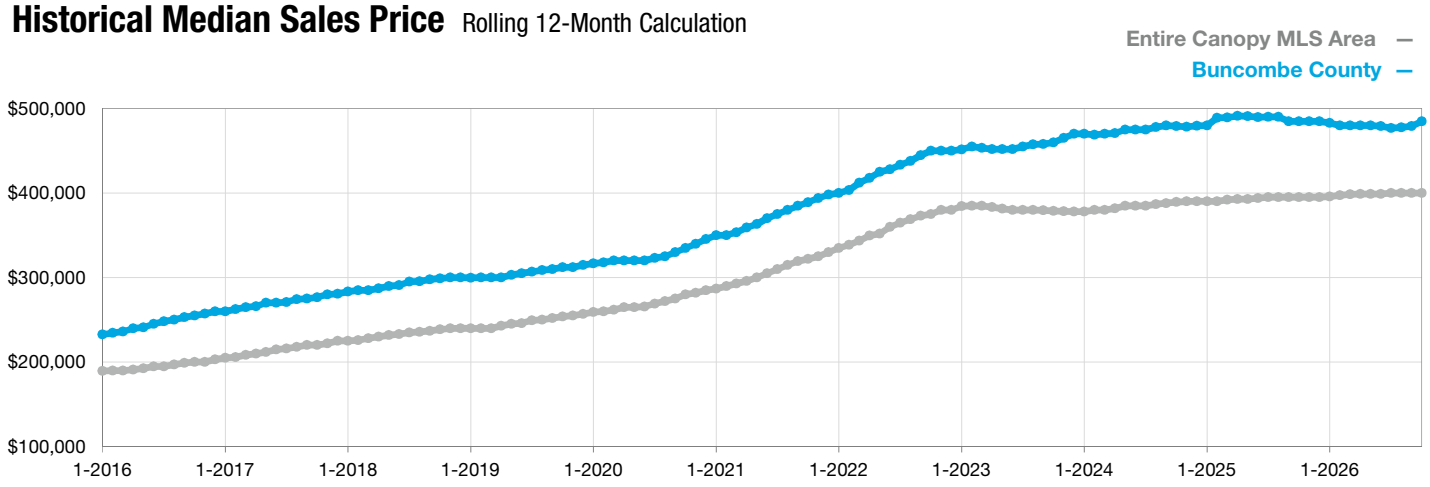
October



Historical Median Sales Price Rolling 12-Month Calculation



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Burke County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	66	**102**	+ 54.5%	905	**1,028**	+ 13.6%
Pending Sales	60	**62**	+ 3.3%	666	**679**	+ 2.0%
Closed Sales	74	**71**	- 4.1%	663	**646**	- 2.6%
Median Sales Price*	$260,500	**$273,000**	+ 4.8%	$273,000	**$273,000**	0.0%
Average Sales Price*	$342,792	**$432,995**	+ 26.3%	$340,640	**$345,626**	+ 1.5%
Percent of Original List Price Received*	93.3%	**92.7%**	- 0.6%	93.4%	**94.1%**	+ 0.7%
List to Close	90	**109**	+ 21.1%	99	**101**	+ 2.0%
Days on Market Until Sale	49	**64**	+ 30.6%	58	**60**	+ 3.4%
Cumulative Days on Market Until Sale	63	**79**	+ 25.4%	66	**66**	0.0%
Average List Price	$366,201	**$347,364**	- 5.1%	$386,032	**$393,117**	+ 1.8%
Inventory of Homes for Sale	252	**362**	+ 43.7%	--	--	--
Months Supply of Inventory	4.0	**5.6**	+ 40.0%	--	**--**	--

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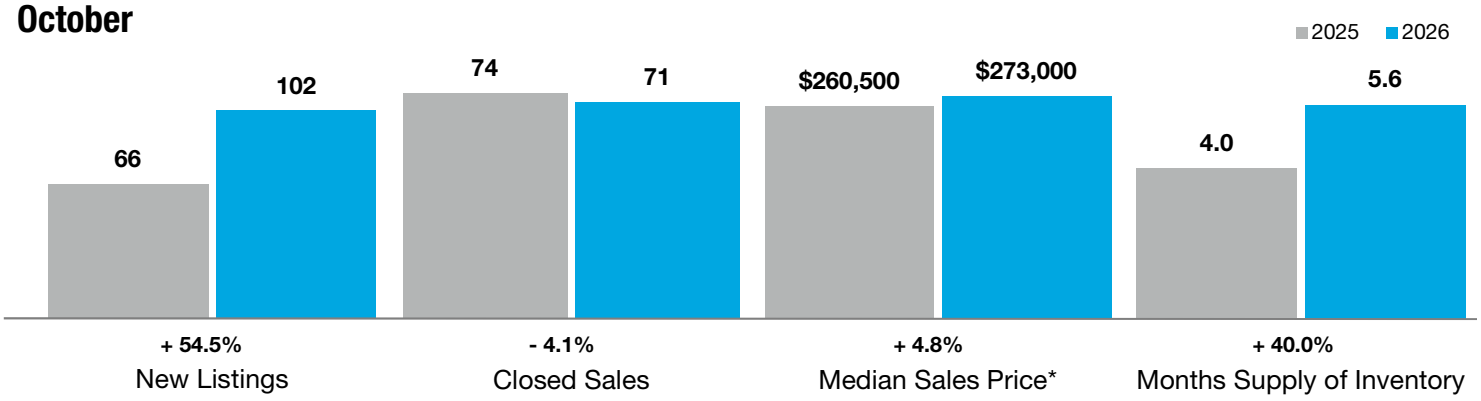
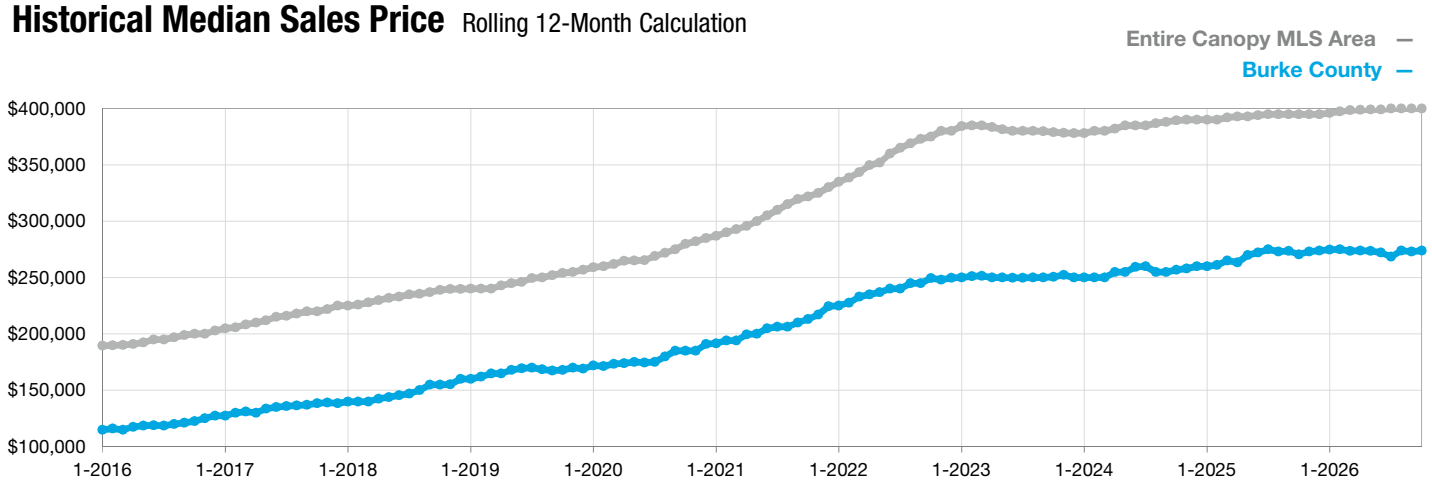
October



Historical Median Sales Price Rolling 12-Month Calculation



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Haywood County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	142	**144**	+ 1.4%	1,442	**1,387**	- 3.8%
Pending Sales	96	**96**	0.0%	900	**889**	- 1.2%
Closed Sales	88	**88**	0.0%	868	**880**	+ 1.4%
Median Sales Price*	$400,000	**$399,750**	- 0.1%	$399,000	**$390,000**	- 2.3%
Average Sales Price*	$494,724	**$490,248**	- 0.9%	$462,907	**$460,553**	- 0.5%
Percent of Original List Price Received*	90.9%	**90.2%**	- 0.8%	93.1%	**92.7%**	- 0.4%
List to Close	113	**136**	+ 20.4%	115	**118**	+ 2.6%
Days on Market Until Sale	65	**91**	+ 40.0%	68	**72**	+ 5.9%
Cumulative Days on Market Until Sale	77	**94**	+ 22.1%	78	**86**	+ 10.3%
Average List Price	$524,540	**$623,153**	+ 18.8%	$494,074	**$525,405**	+ 6.3%
Inventory of Homes for Sale	535	**537**	+ 0.4%	--	--	--
Months Supply of Inventory	6.2	**6.2**	0.0%	--	**--**	--

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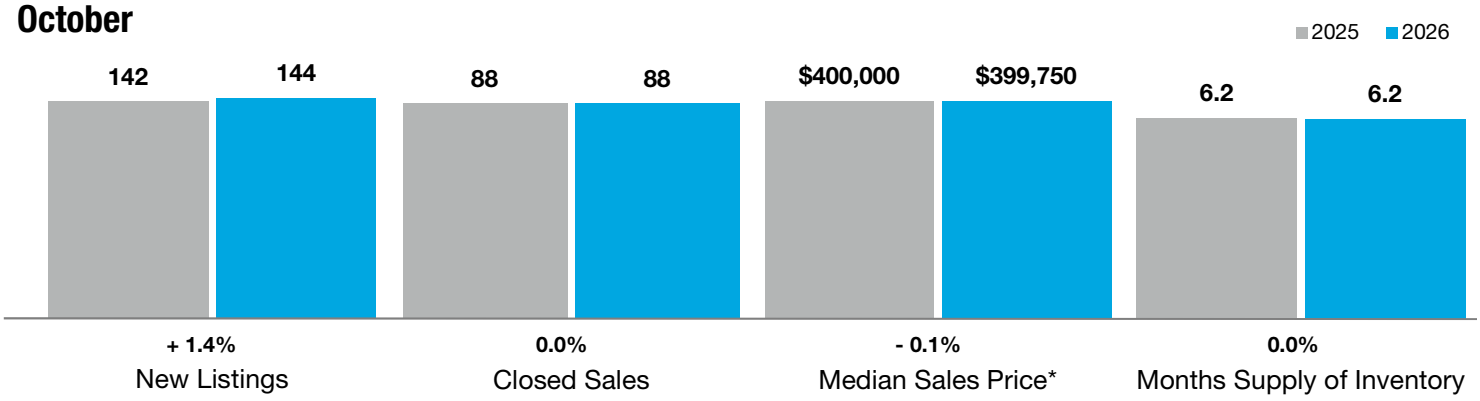
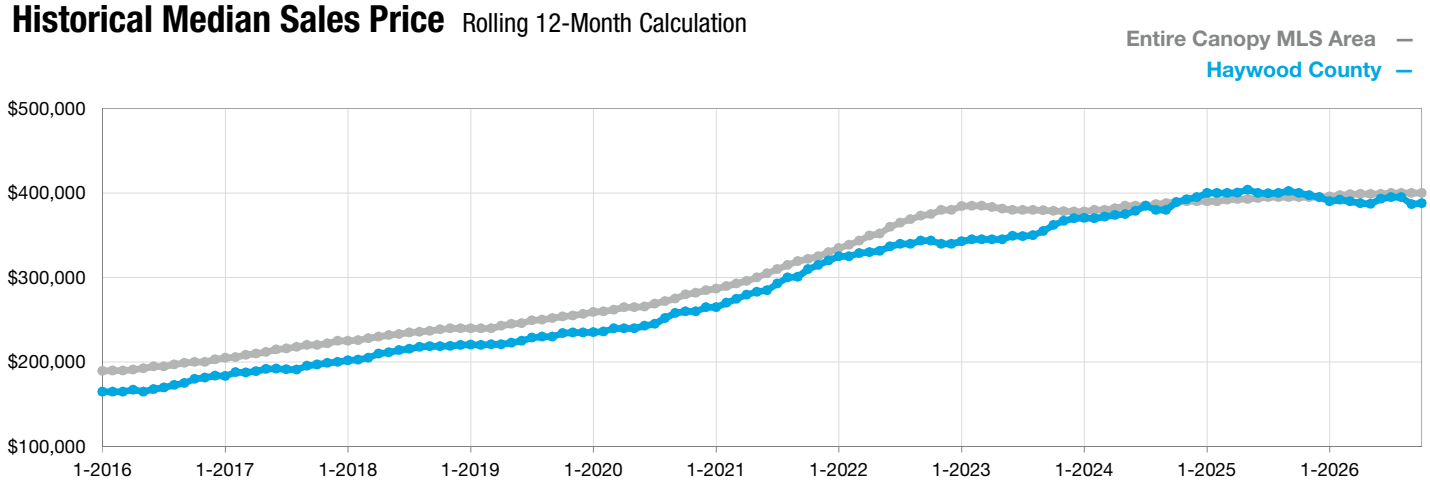
October



Historical Median Sales Price Rolling 12-Month Calculation



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Henderson County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	217	**213**	- 1.8%	2,447	**2,417**	- 1.2%
Pending Sales	165	**149**	- 9.7%	1,648	**1,676**	+ 1.7%
Closed Sales	188	**171**	- 9.0%	1,616	**1,632**	+ 1.0%
Median Sales Price*	$450,500	**$425,000**	- 5.7%	$445,000	**$435,000**	- 2.2%
Average Sales Price*	$545,695	**$516,221**	- 5.4%	$516,655	**$509,243**	- 1.4%
Percent of Original List Price Received*	92.3%	**91.8%**	- 0.5%	94.6%	**93.9%**	- 0.7%
List to Close	124	**115**	- 7.3%	115	**112**	- 2.6%
Days on Market Until Sale	77	**74**	- 3.9%	64	**68**	+ 6.3%
Cumulative Days on Market Until Sale	84	**84**	0.0%	71	**79**	+ 11.3%
Average List Price	$623,094	**$608,680**	- 2.3%	$590,854	**$601,793**	+ 1.9%
Inventory of Homes for Sale	857	**834**	- 2.7%	--	--	--
Months Supply of Inventory	5.4	**5.2**	- 3.7%	--	**--**	--

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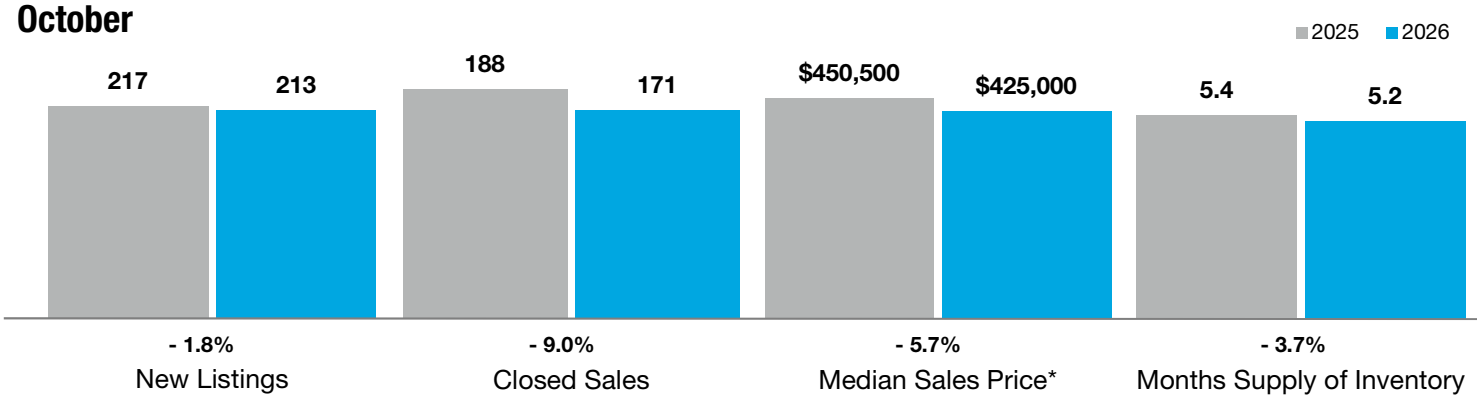
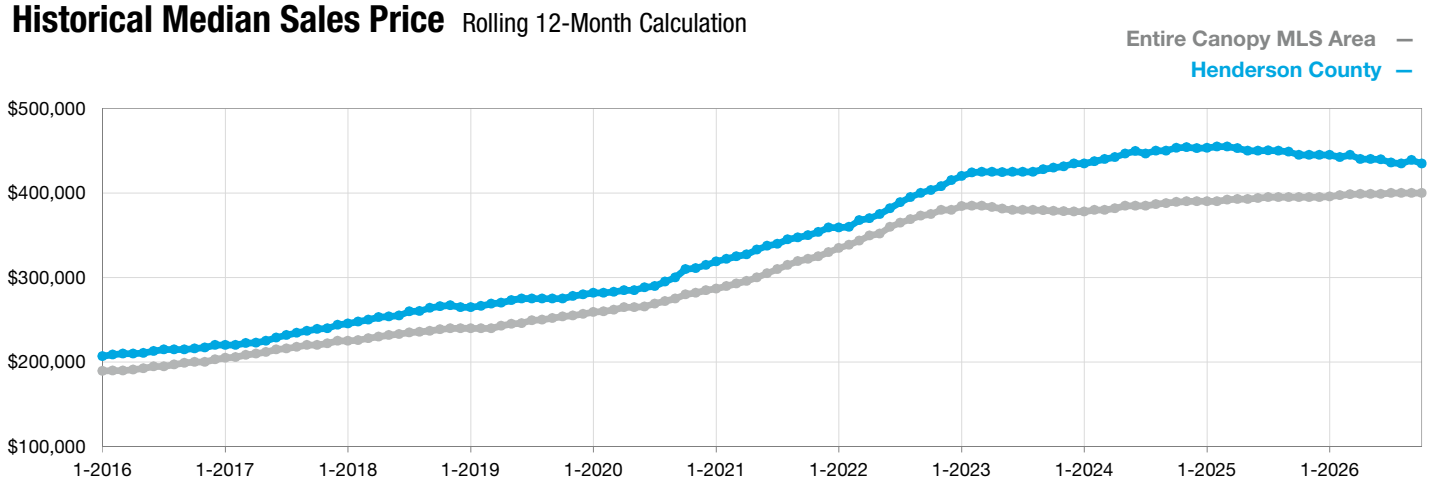
October



Historical Median Sales Price Rolling 12-Month Calculation



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Jackson County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	36	**30**	- 16.7%	410	**355**	- 13.4%
Pending Sales	30	**21**	- 30.0%	220	**196**	- 10.9%
Closed Sales	23	**31**	+ 34.8%	213	**202**	- 5.2%
Median Sales Price*	$355,000	**$405,000**	+ 14.1%	$377,500	**$395,950**	+ 4.9%
Average Sales Price*	$682,783	**$525,884**	- 23.0%	$564,257	**$608,733**	+ 7.9%
Percent of Original List Price Received*	92.4%	**90.2%**	- 2.4%	93.5%	**91.1%**	- 2.6%
List to Close	89	**131**	+ 47.2%	128	**155**	+ 21.1%
Days on Market Until Sale	49	**76**	+ 55.1%	81	**110**	+ 35.8%
Cumulative Days on Market Until Sale	65	**87**	+ 33.8%	76	**117**	+ 53.9%
Average List Price	$621,426	**$688,350**	+ 10.8%	$629,092	**$673,226**	+ 7.0%
Inventory of Homes for Sale	167	**142**	- 15.0%	--	--	--
Months Supply of Inventory	7.9	**7.3**	- 7.6%	--	**--**	--

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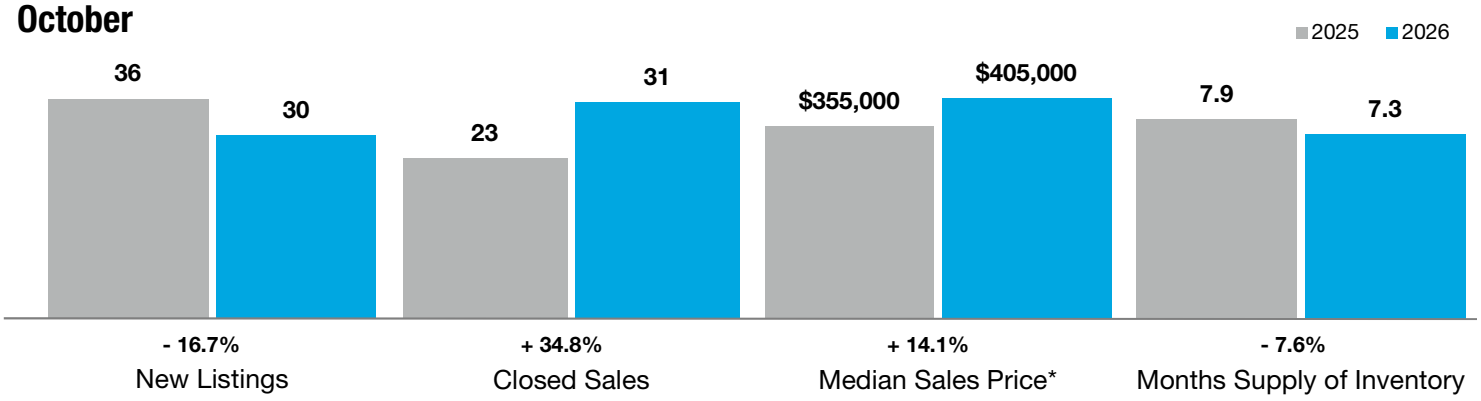
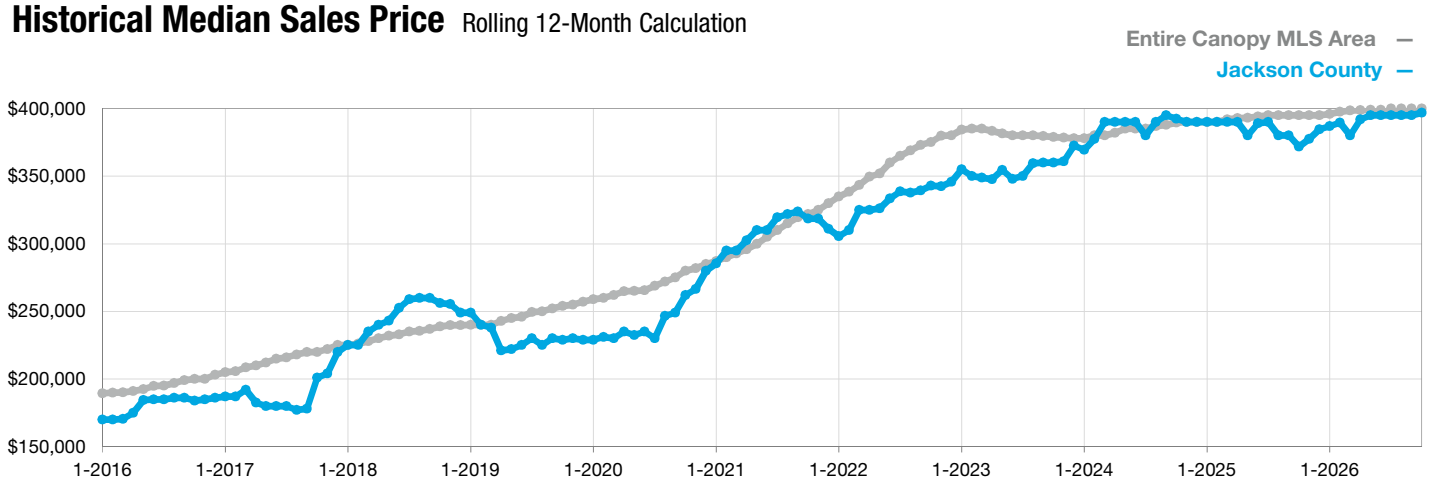
October



Historical Median Sales Price Rolling 12-Month Calculation



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Madison County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	41	**33**	- 19.5%	334	**343**	+ 2.7%
Pending Sales	20	**19**	- 5.0%	187	**192**	+ 2.7%
Closed Sales	23	**17**	- 26.1%	180	**189**	+ 5.0%
Median Sales Price*	$475,000	**$450,000**	- 5.3%	$447,500	**$435,000**	- 2.8%
Average Sales Price*	$473,779	**$526,498**	+ 11.1%	$484,121	**$549,710**	+ 13.5%
Percent of Original List Price Received*	89.2%	**93.0%**	+ 4.3%	92.6%	**90.5%**	- 2.3%
List to Close	163	**138**	- 15.3%	131	**140**	+ 6.9%
Days on Market Until Sale	116	**96**	- 17.2%	84	**97**	+ 15.5%
Cumulative Days on Market Until Sale	148	**70**	- 52.7%	98	**108**	+ 10.2%
Average List Price	$565,120	**$685,170**	+ 21.2%	$615,757	**$659,077**	+ 7.0%
Inventory of Homes for Sale	154	**171**	+ 11.0%	--	--	--
Months Supply of Inventory	8.4	**9.1**	+ 8.3%	--	**--**	--

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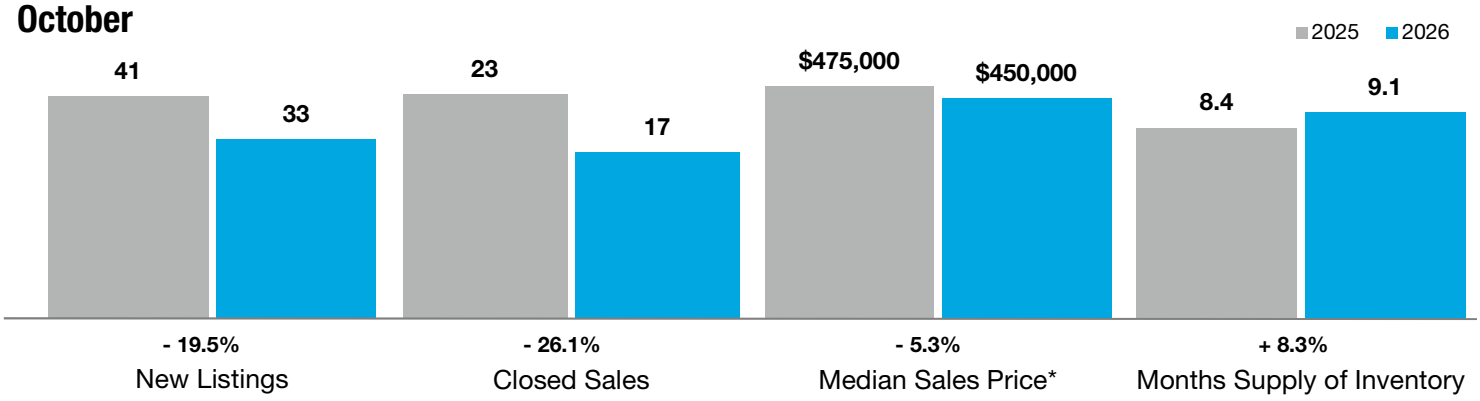
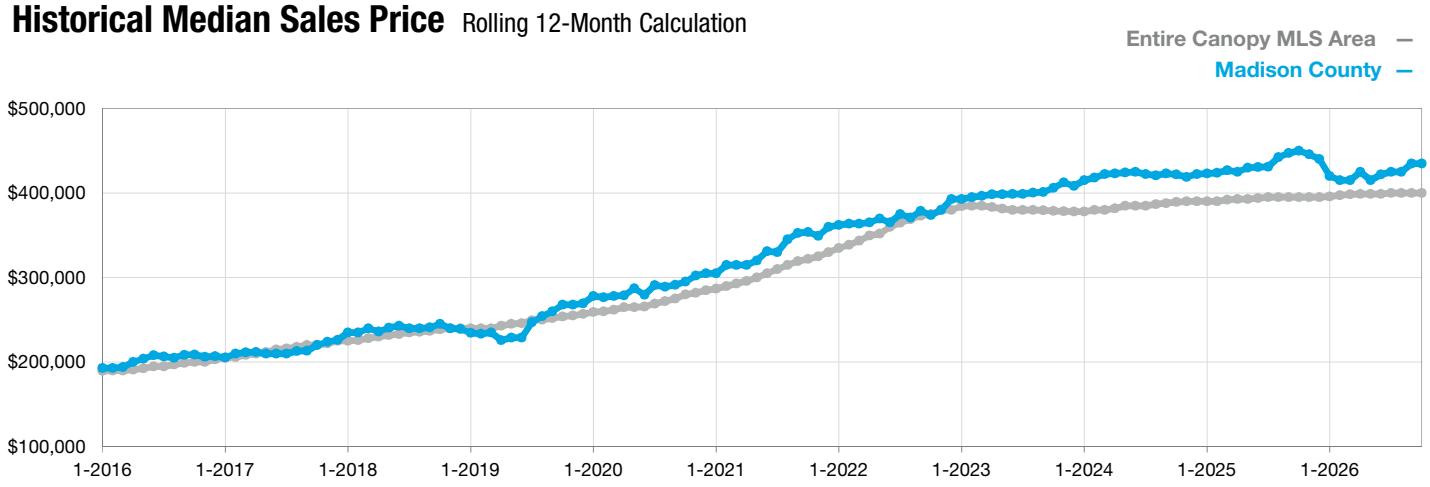
October



Historical Median Sales Price Rolling 12-Month Calculation



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McDowell County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	51	**46**	- 9.8%	613	**608**	- 0.8%
Pending Sales	48	**33**	- 31.3%	383	**342**	- 10.7%
Closed Sales	41	**36**	- 12.2%	366	**333**	- 9.0%
Median Sales Price*	$300,000	**$276,507**	- 7.8%	$299,000	**$296,500**	- 0.8%
Average Sales Price*	$375,079	**$354,510**	- 5.5%	$394,555	**$410,889**	+ 4.1%
Percent of Original List Price Received*	90.1%	**92.9%**	+ 3.1%	92.0%	**91.5%**	- 0.5%
List to Close	119	**101**	- 15.1%	110	**116**	+ 5.5%
Days on Market Until Sale	81	**58**	- 28.4%	65	**73**	+ 12.3%
Cumulative Days on Market Until Sale	84	**77**	- 8.3%	70	**88**	+ 25.7%
Average List Price	$448,514	**$521,391**	+ 16.2%	$503,991	**$530,653**	+ 5.3%
Inventory of Homes for Sale	221	**254**	+ 14.9%	--	--	--
Months Supply of Inventory	6.1	**7.6**	+ 24.6%	--	**--**	--

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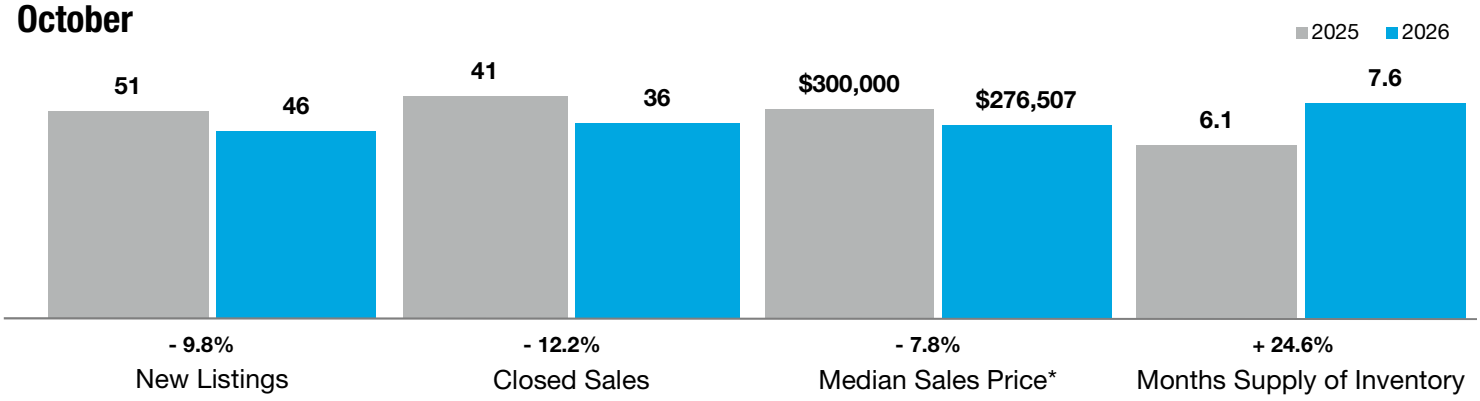
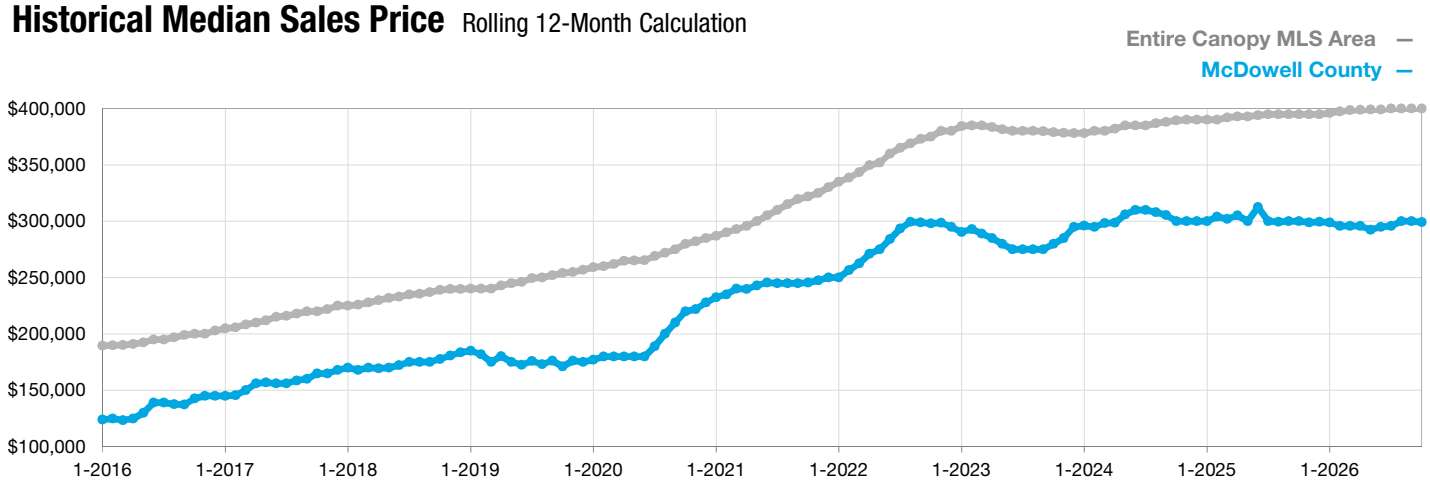
October



Historical Median Sales Price Rolling 12-Month Calculation



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Mitchell County

North Carolina

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Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	25	**17**	- 32.0%	223	**223**	0.0%
Pending Sales	16	**10**	- 37.5%	115	**117**	+ 1.7%
Closed Sales	19	**11**	- 42.1%	111	**114**	+ 2.7%
Median Sales Price*	$389,500	**$298,500**	- 23.4%	$300,000	**$325,000**	+ 8.3%
Average Sales Price*	$362,737	**$276,218**	- 23.9%	$323,787	**$404,018**	+ 24.8%
Percent of Original List Price Received*	89.4%	**86.0%**	- 3.8%	90.6%	**89.6%**	- 1.1%
List to Close	124	**159**	+ 28.2%	130	**131**	+ 0.8%
Days on Market Until Sale	76	**114**	+ 50.0%	78	**86**	+ 10.3%
Cumulative Days on Market Until Sale	77	**115**	+ 49.4%	90	**103**	+ 14.4%
Average List Price	$395,020	**$479,053**	+ 21.3%	$440,792	**$435,491**	- 1.2%
Inventory of Homes for Sale	96	**104**	+ 8.3%	--	--	--
Months Supply of Inventory	8.9	**9.5**	+ 6.7%	--	**--**	--

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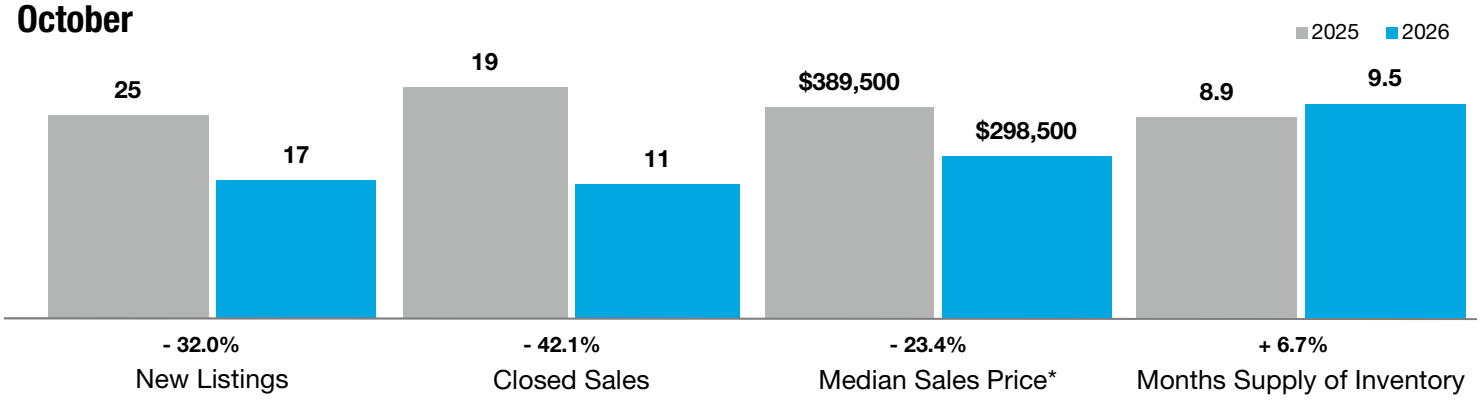
October



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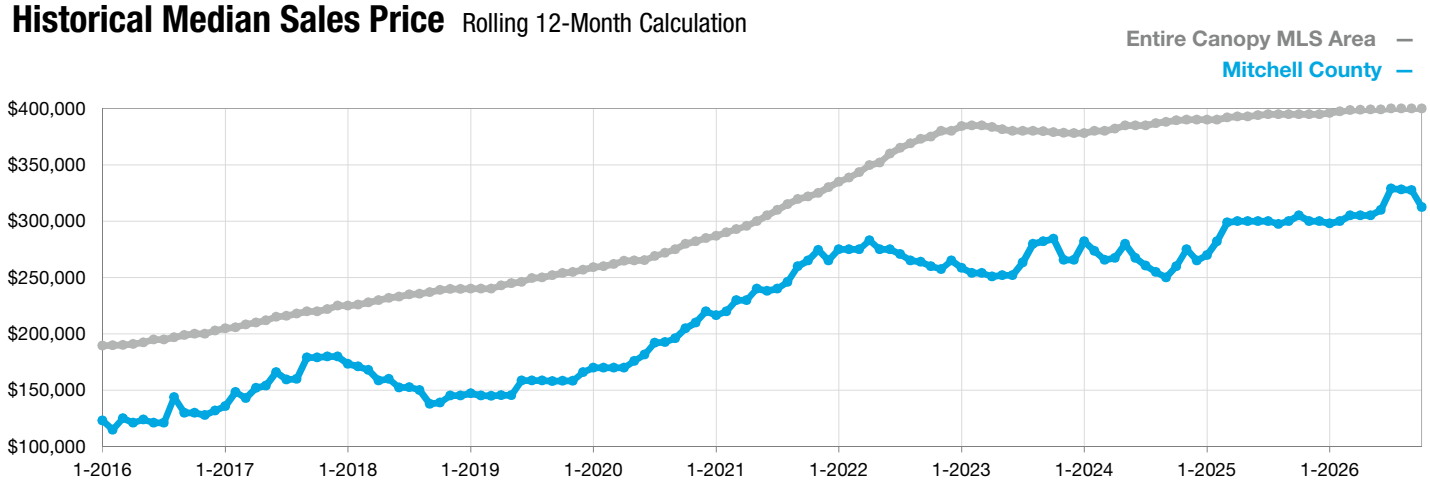

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Polk County

North Carolina

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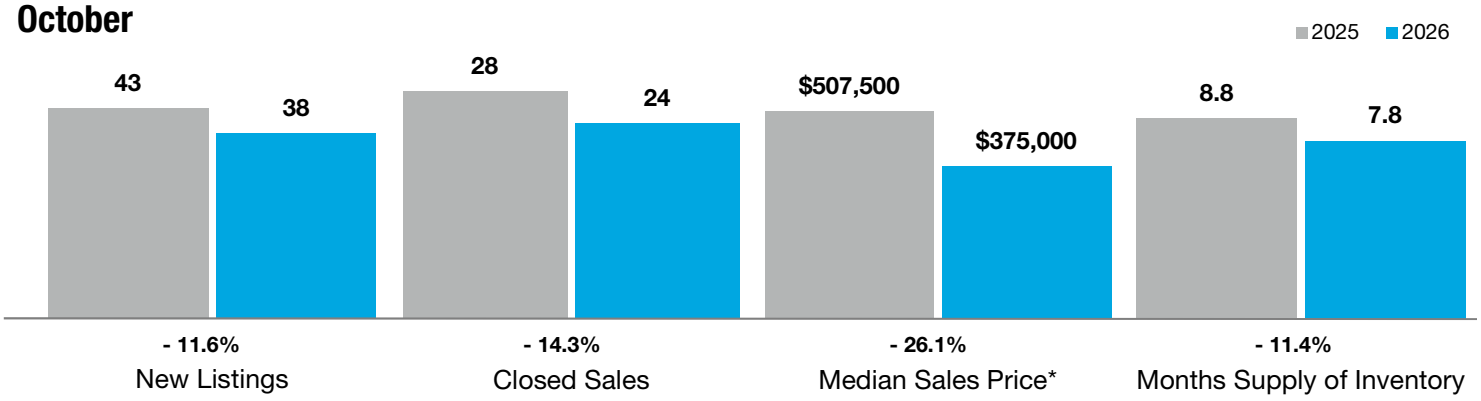
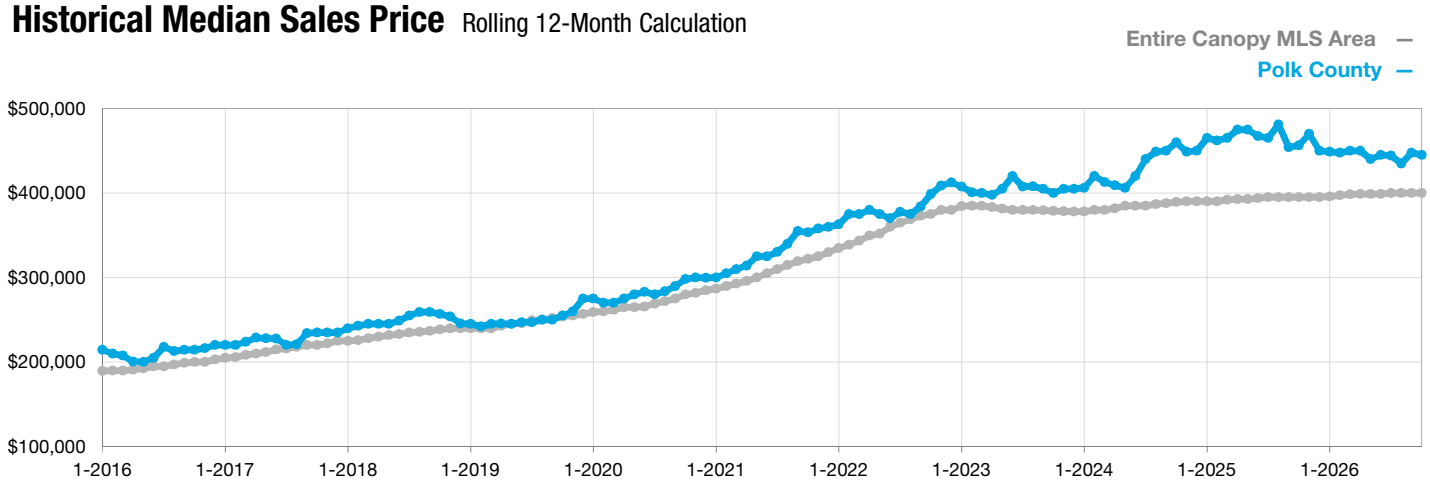
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	43	**38**	- 11.6%	453	**412**	- 9.1%
Pending Sales	27	**19**	- 29.6%	240	**249**	+ 3.8%
Closed Sales	28	**24**	- 14.3%	232	**243**	+ 4.7%
Median Sales Price*	$507,500	**$375,000**	- 26.1%	$449,900	**$445,000**	- 1.1%
Average Sales Price*	$649,357	**$476,250**	- 26.7%	$552,552	**$599,107**	+ 8.4%
Percent of Original List Price Received*	91.5%	**86.9%**	- 5.0%	91.7%	**90.9%**	- 0.9%
List to Close	104	**141**	+ 35.6%	114	**139**	+ 21.9%
Days on Market Until Sale	60	**96**	+ 60.0%	65	**96**	+ 47.7%
Cumulative Days on Market Until Sale	89	**101**	+ 13.5%	79	**120**	+ 51.9%
Average List Price	$615,163	**$769,717**	+ 25.1%	$707,267	**$674,688**	- 4.6%
Inventory of Homes for Sale	201	**188**	- 6.5%	--	--	--
Months Supply of Inventory	8.8	**7.8**	- 11.4%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Rutherford County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	81	**105**	+ 29.6%	969	**1,099**	+ 13.4%
Pending Sales	61	**56**	- 8.2%	598	**640**	+ 7.0%
Closed Sales	62	**61**	- 1.6%	570	**616**	+ 8.1%
Median Sales Price*	$327,500	**$289,000**	- 11.8%	$275,000	**$290,000**	+ 5.5%
Average Sales Price*	$364,563	**$368,730**	+ 1.1%	$342,307	**$383,889**	+ 12.1%
Percent of Original List Price Received*	91.9%	**91.7%**	- 0.2%	92.2%	**92.9%**	+ 0.8%
List to Close	120	**127**	+ 5.8%	114	**123**	+ 7.9%
Days on Market Until Sale	79	**85**	+ 7.6%	68	**79**	+ 16.2%
Cumulative Days on Market Until Sale	95	**111**	+ 16.8%	79	**96**	+ 21.5%
Average List Price	$397,625	**$461,579**	+ 16.1%	$416,314	**$439,103**	+ 5.5%
Inventory of Homes for Sale	367	**455**	+ 24.0%	--	--	--
Months Supply of Inventory	6.3	**7.5**	+ 19.0%	--	--	--

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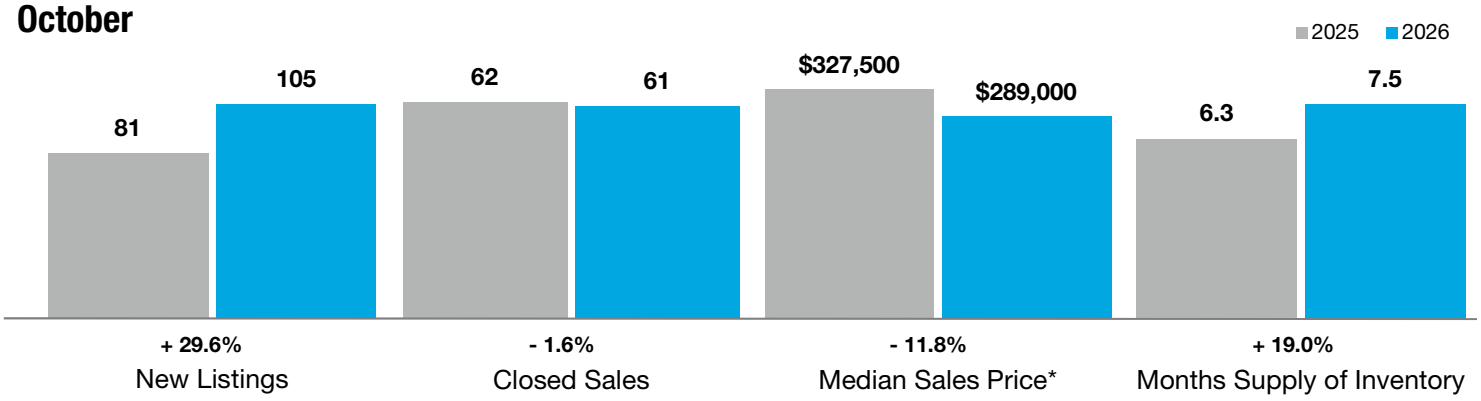
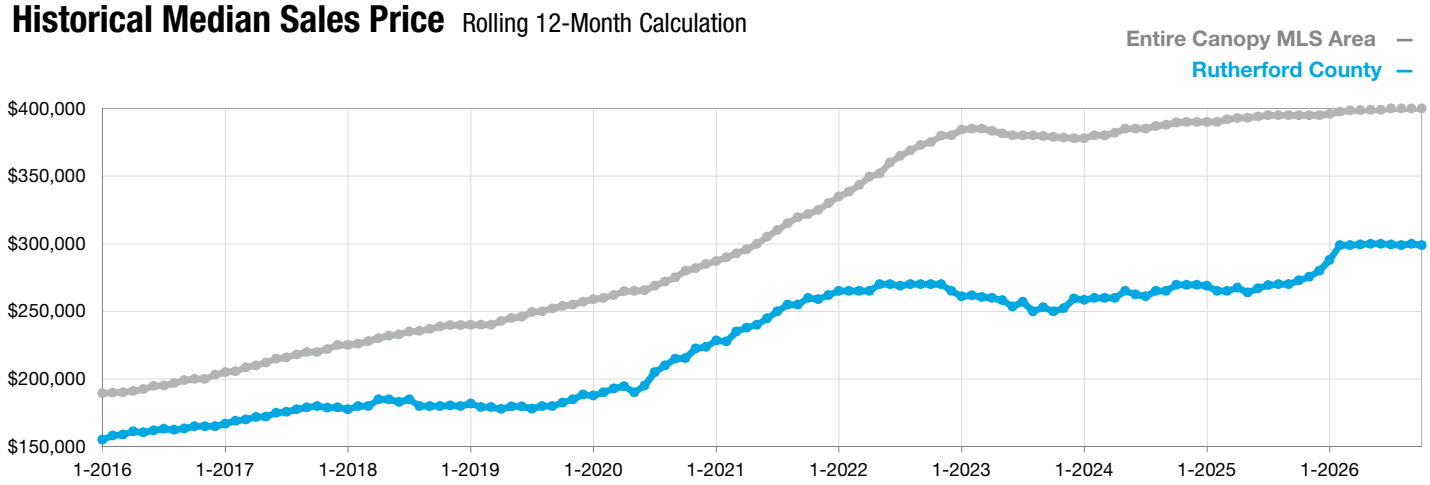
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Rutherfordton

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	26	**29**	+ 11.5%	297	**290**	- 2.4%
Pending Sales	16	**16**	0.0%	176	**164**	- 6.8%
Closed Sales	16	**11**	- 31.3%	170	**155**	- 8.8%
Median Sales Price*	$374,000	**$371,000**	- 0.8%	$332,000	**$320,000**	- 3.6%
Average Sales Price*	$468,063	**$337,809**	- 27.8%	$379,767	**$351,649**	- 7.4%
Percent of Original List Price Received*	91.1%	**89.2%**	- 2.1%	92.3%	**93.0%**	+ 0.8%
List to Close	127	**163**	+ 28.3%	103	**122**	+ 18.4%
Days on Market Until Sale	85	**107**	+ 25.9%	57	**76**	+ 33.3%
Cumulative Days on Market Until Sale	125	**123**	- 1.6%	75	**97**	+ 29.3%
Average List Price	$438,619	**$414,196**	- 5.6%	$442,174	**$417,829**	- 5.5%
Inventory of Homes for Sale	104	**115**	+ 10.6%	--	--	--
Months Supply of Inventory	6.2	**7.3**	+ 17.7%	--	**--**	--

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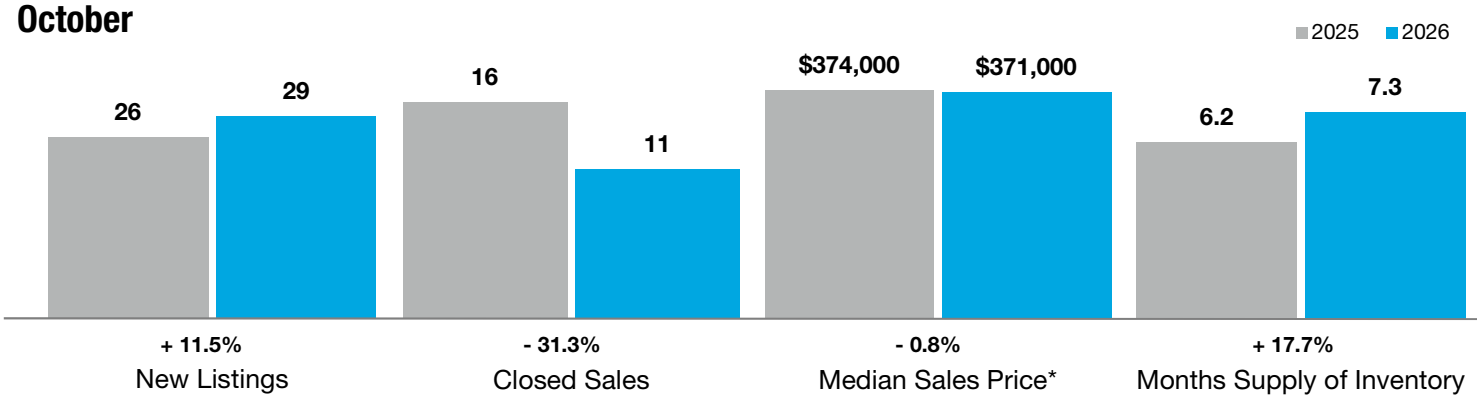
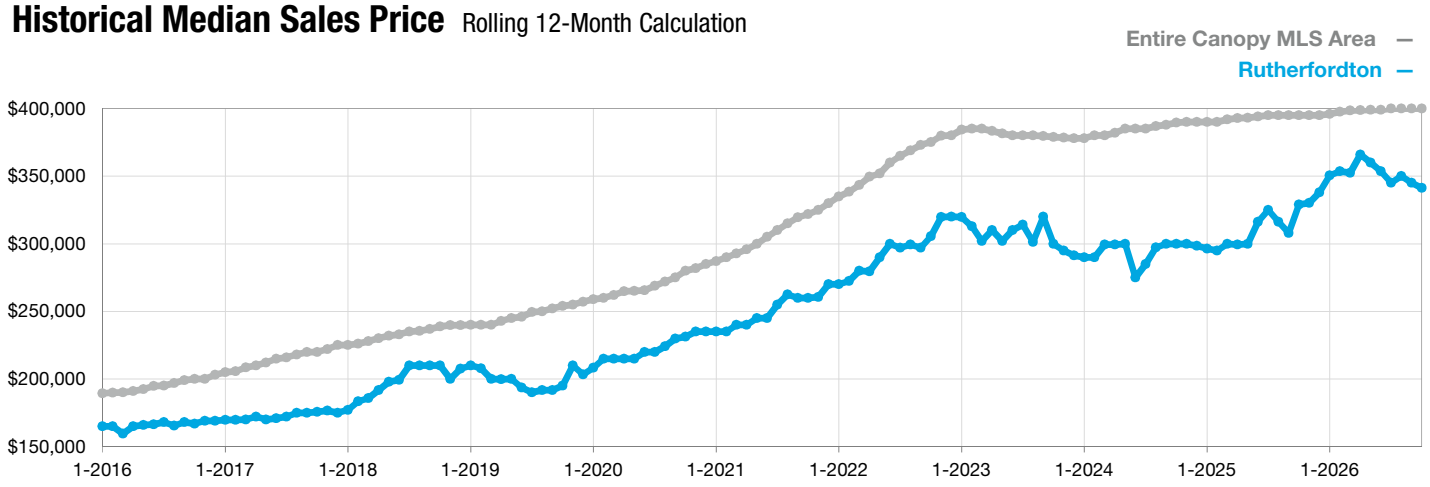
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Swain County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	12	**10**	- 16.7%	138	**119**	- 13.8%
Pending Sales	10	**10**	0.0%	77	**54**	- 29.9%
Closed Sales	8	**6**	- 25.0%	76	**45**	- 40.8%
Median Sales Price*	$333,750	**$375,000**	+ 12.4%	$373,750	**$440,000**	+ 17.7%
Average Sales Price*	$561,688	**$388,667**	- 30.8%	$426,516	**$512,840**	+ 20.2%
Percent of Original List Price Received*	89.1%	**88.0%**	- 1.2%	92.1%	**91.9%**	- 0.2%
List to Close	103	**156**	+ 51.5%	106	**138**	+ 30.2%
Days on Market Until Sale	61	**112**	+ 83.6%	57	**92**	+ 61.4%
Cumulative Days on Market Until Sale	76	**113**	+ 48.7%	63	**106**	+ 68.3%
Average List Price	$499,908	**$905,190**	+ 81.1%	$535,337	**$697,326**	+ 30.3%
Inventory of Homes for Sale	56	**58**	+ 3.6%	--	--	--
Months Supply of Inventory	7.1	**11.2**	+ 57.7%	--	**--**	--

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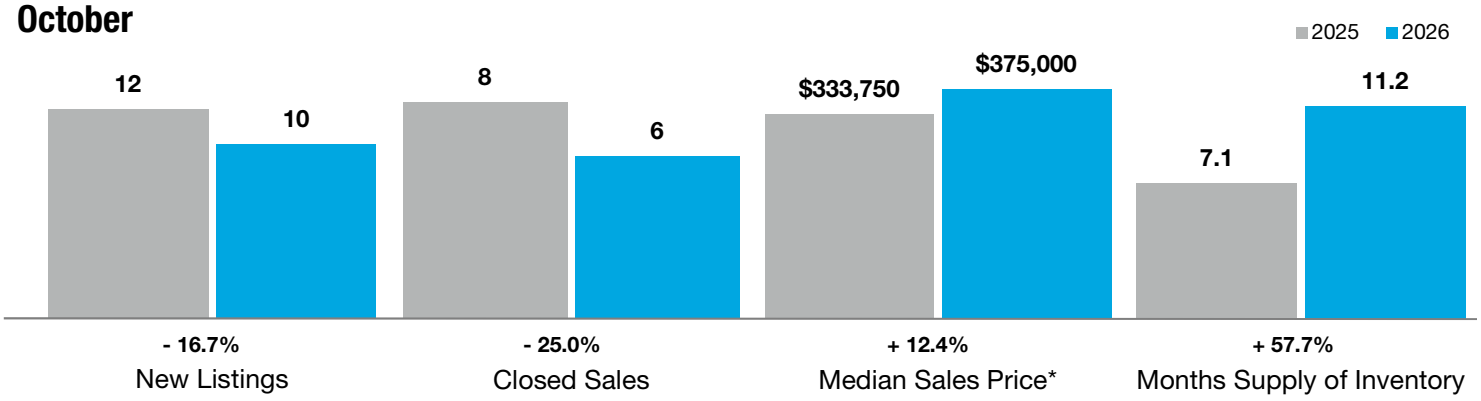
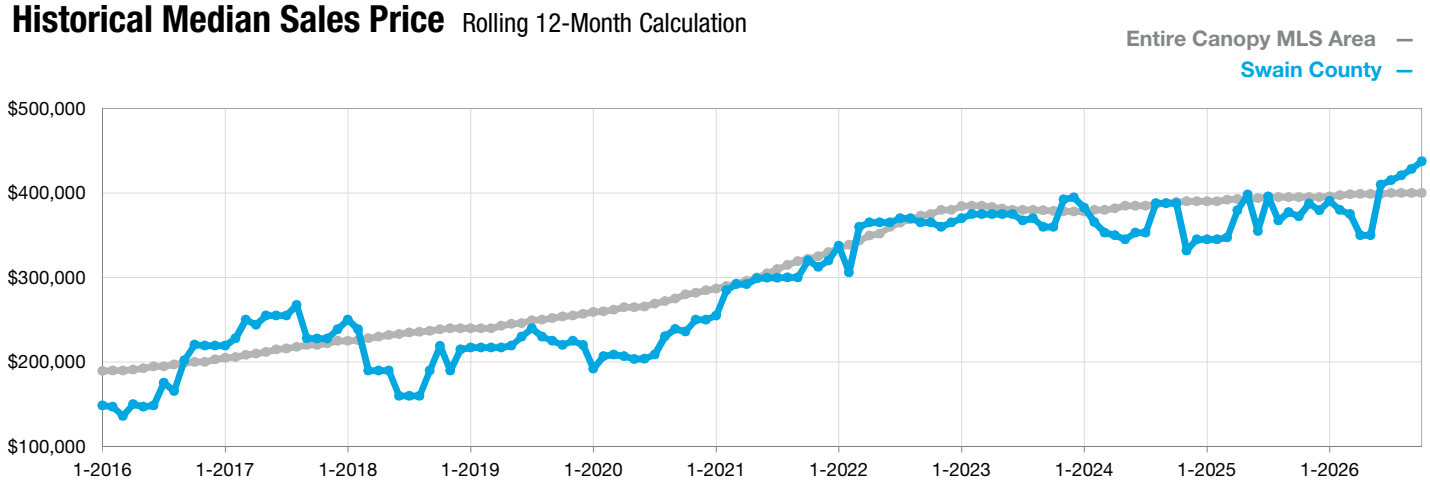
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Transylvania County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	81	**85**	+ 4.9%	726	**735**	+ 1.2%
Pending Sales	49	**51**	+ 4.1%	436	**454**	+ 4.1%
Closed Sales	50	**41**	- 18.0%	425	**437**	+ 2.8%
Median Sales Price*	$537,500	**$519,000**	- 3.4%	$505,000	**$545,000**	+ 7.9%
Average Sales Price*	$713,091	**$649,578**	- 8.9%	$747,049	**$680,308**	- 8.9%
Percent of Original List Price Received*	88.4%	**88.9%**	+ 0.6%	92.6%	**91.0%**	- 1.7%
List to Close	117	**143**	+ 22.2%	113	**136**	+ 20.4%
Days on Market Until Sale	77	**101**	+ 31.2%	69	**94**	+ 36.2%
Cumulative Days on Market Until Sale	81	**117**	+ 44.4%	79	**107**	+ 35.4%
Average List Price	$1,000,633	**$924,576**	- 7.6%	$855,548	**$848,501**	- 0.8%
Inventory of Homes for Sale	299	**319**	+ 6.7%	--	--	--
Months Supply of Inventory	7.2	**7.3**	+ 1.4%	--	**--**	--

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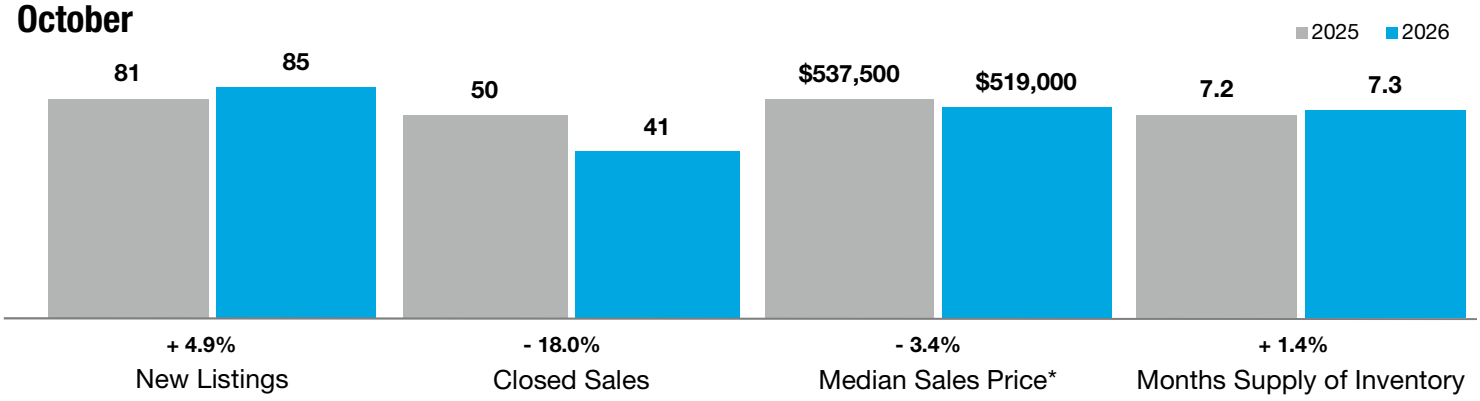
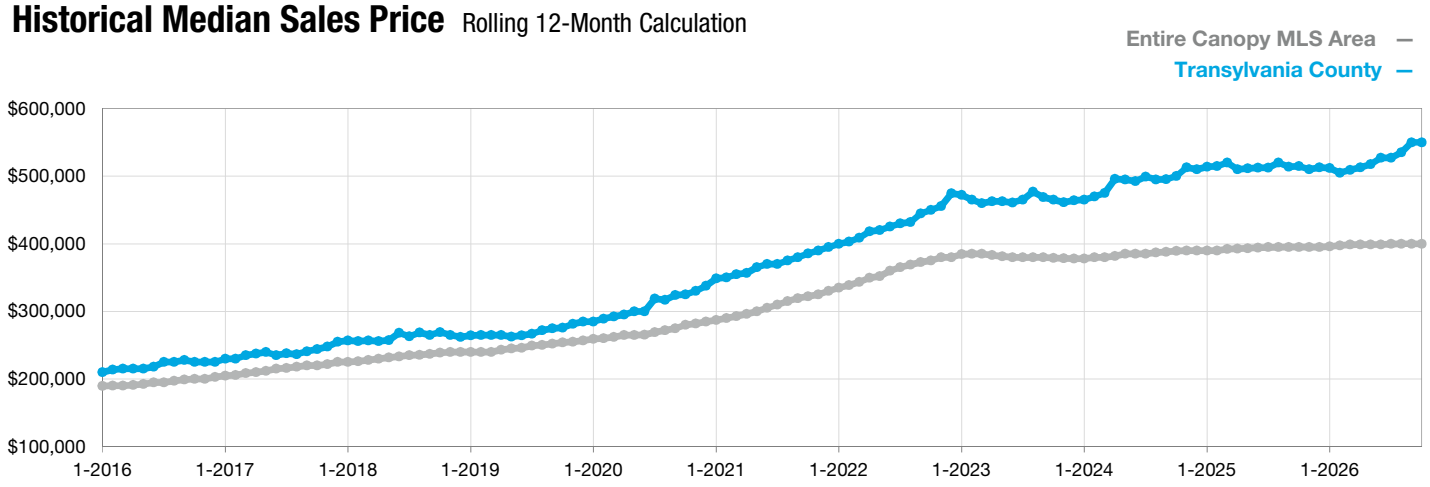
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Yancey County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	42	**31**	- 26.2%	379	**381**	+ 0.5%
Pending Sales	17	**28**	+ 64.7%	176	**222**	+ 26.1%
Closed Sales	17	**24**	+ 41.2%	168	**204**	+ 21.4%
Median Sales Price*	$535,000	**$381,750**	- 28.6%	$350,000	**$379,000**	+ 8.3%
Average Sales Price*	$585,214	**$443,125**	- 24.3%	$462,333	**$454,493**	- 1.7%
Percent of Original List Price Received*	89.2%	**89.7%**	+ 0.6%	91.4%	**90.1%**	- 1.4%
List to Close	144	**148**	+ 2.8%	123	**158**	+ 28.5%
Days on Market Until Sale	95	**99**	+ 4.2%	74	**110**	+ 48.6%
Cumulative Days on Market Until Sale	110	**110**	0.0%	82	**118**	+ 43.9%
Average List Price	$558,191	**$709,835**	+ 27.2%	$594,437	**$593,553**	- 0.1%
Inventory of Homes for Sale	212	**194**	- 8.5%	--	--	--
Months Supply of Inventory	12.8	**9.1**	- 28.9%	--	**--**	--

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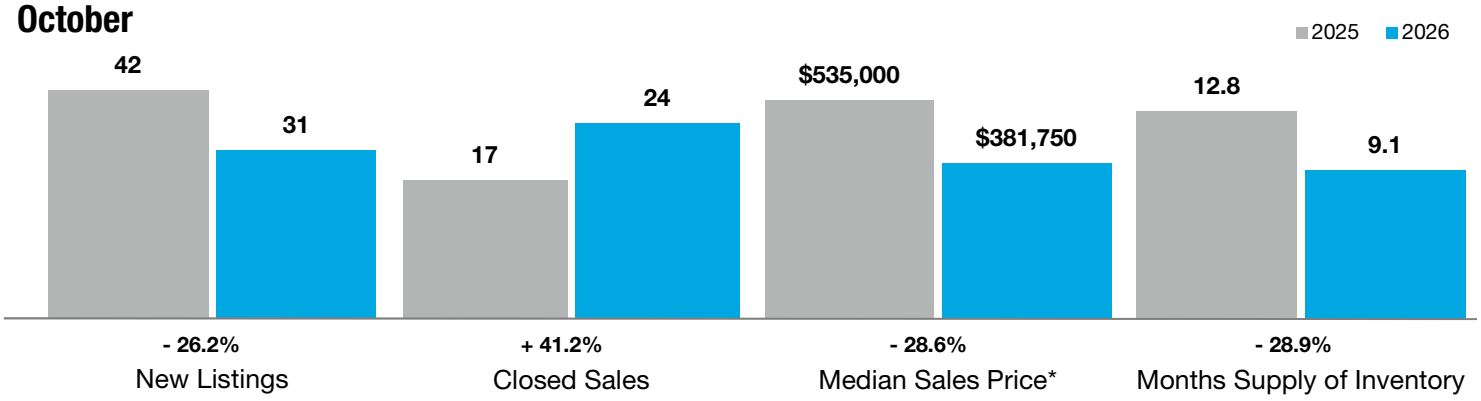
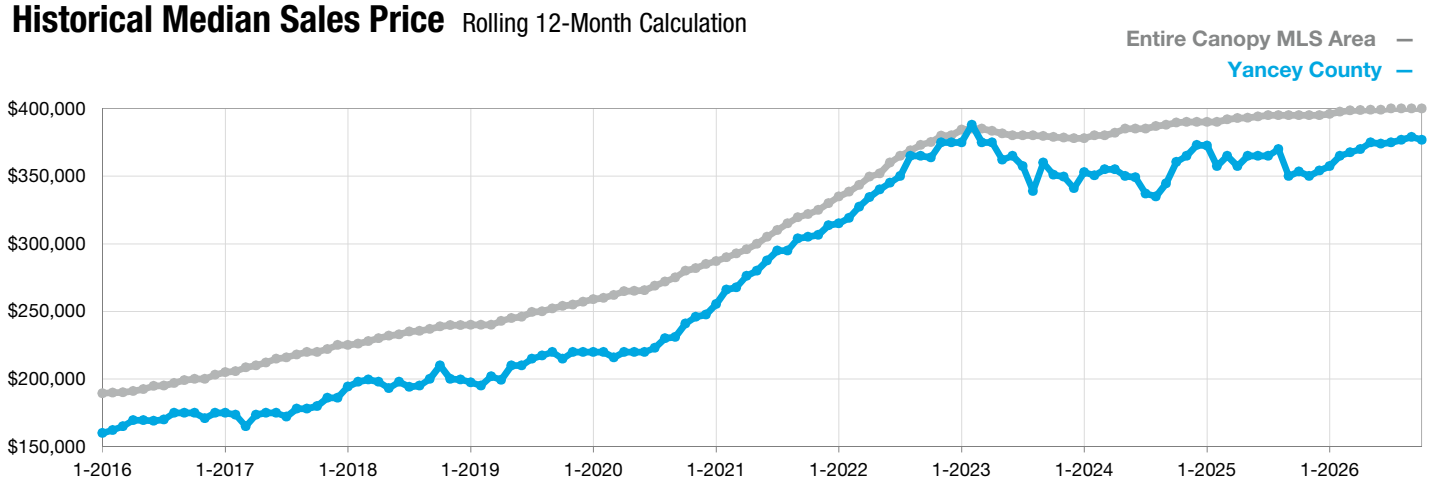
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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City of Asheville

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	276	**209**	- 24.3%	2,675	**2,549**	- 4.7%
Pending Sales	167	**134**	- 19.8%	1,534	**1,557**	+ 1.5%
Closed Sales	194	**124**	- 36.1%	1,470	**1,527**	+ 3.9%
Median Sales Price*	$418,000	**$508,000**	+ 21.5%	$505,000	**$497,000**	- 1.6%
Average Sales Price*	$568,614	**$610,716**	+ 7.4%	$632,685	**$648,218**	+ 2.5%
Percent of Original List Price Received*	93.4%	**91.4%**	- 2.1%	93.7%	**92.8%**	- 1.0%
List to Close	104	**109**	+ 4.8%	98	**115**	+ 17.3%
Days on Market Until Sale	64	**69**	+ 7.8%	56	**73**	+ 30.4%
Cumulative Days on Market Until Sale	73	**78**	+ 6.8%	65	**83**	+ 27.7%
Average List Price	$727,063	**$744,881**	+ 2.5%	$721,707	**$748,660**	+ 3.7%
Inventory of Homes for Sale	961	**968**	+ 0.7%	--	--	--
Months Supply of Inventory	6.5	**6.5**	0.0%	--	--	--

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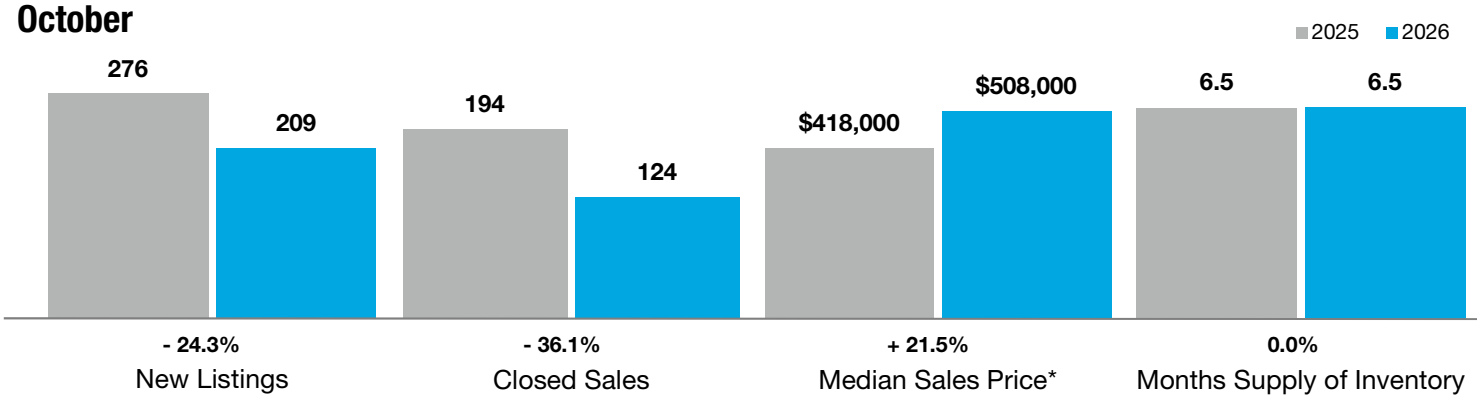
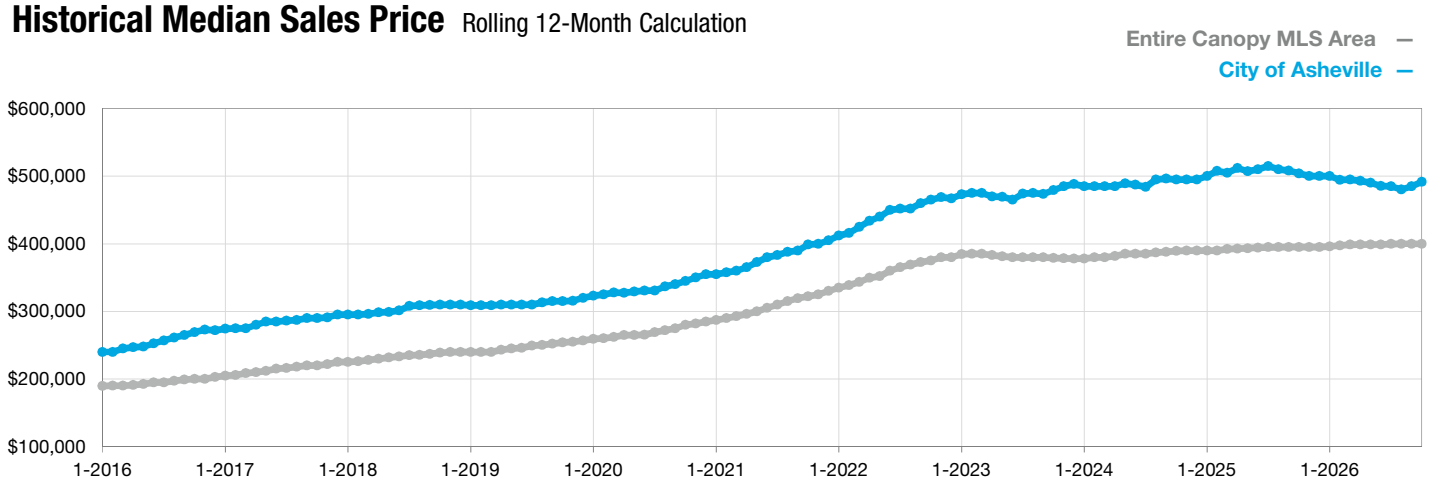
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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City of Hendersonville

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	117	**130**	+ 11.1%	1,427	**1,442**	+ 1.1%
Pending Sales	92	**93**	+ 1.1%	952	**1,000**	+ 5.0%
Closed Sales	107	**110**	+ 2.8%	925	**970**	+ 4.9%
Median Sales Price*	$425,000	**$420,000**	- 1.2%	$425,000	**$425,000**	0.0%
Average Sales Price*	$539,744	**$513,074**	- 4.9%	$503,363	**$489,948**	- 2.7%
Percent of Original List Price Received*	92.1%	**91.7%**	- 0.4%	94.5%	**93.4%**	- 1.2%
List to Close	119	**115**	- 3.4%	110	**114**	+ 3.6%
Days on Market Until Sale	75	**76**	+ 1.3%	63	**70**	+ 11.1%
Cumulative Days on Market Until Sale	85	**86**	+ 1.2%	72	**83**	+ 15.3%
Average List Price	$561,385	**$528,263**	- 5.9%	$564,557	**$575,191**	+ 1.9%
Inventory of Homes for Sale	495	**481**	- 2.8%	--	--	--
Months Supply of Inventory	5.4	**5.1**	- 5.6%	--	**--**	--

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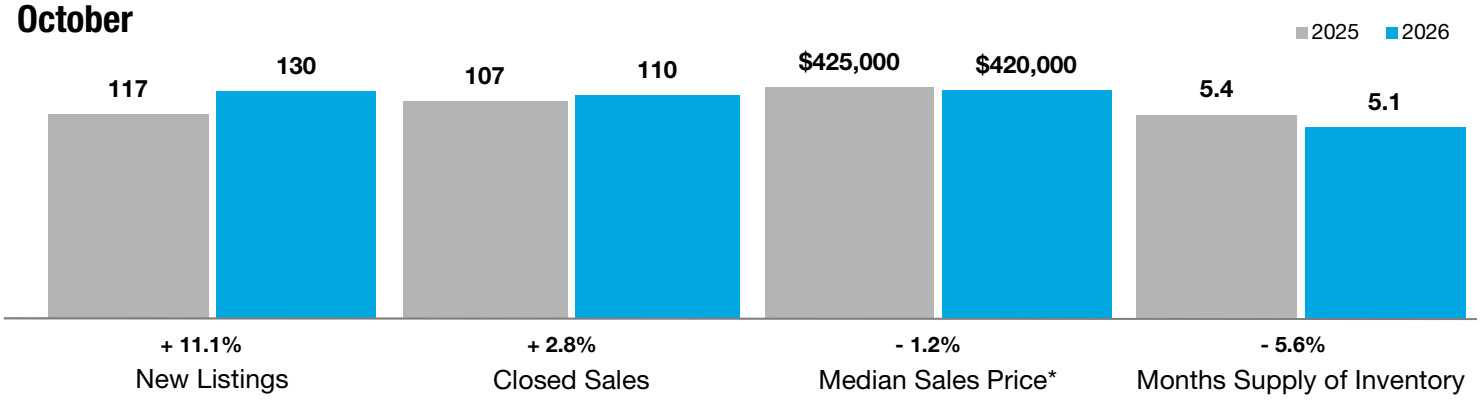
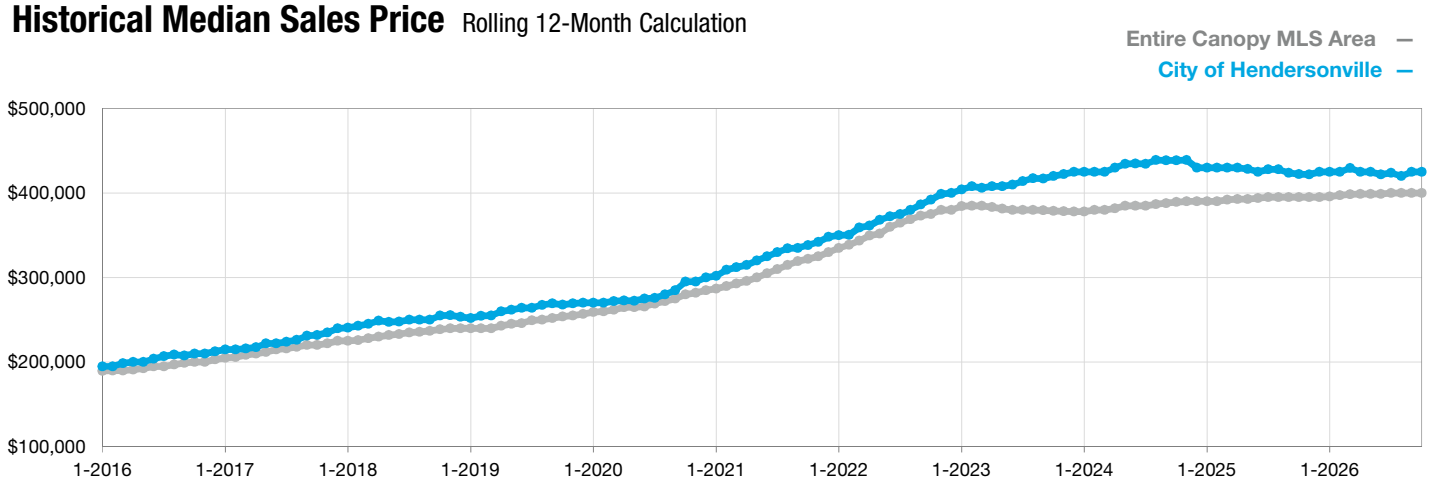
October



Historical Median Sales Price Rolling 12-Month Calculation



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Forest City

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	21	**22**	+ 4.8%	198	**222**	+ 12.1%
Pending Sales	15	**13**	- 13.3%	142	**146**	+ 2.8%
Closed Sales	16	**16**	0.0%	137	**144**	+ 5.1%
Median Sales Price*	$236,000	**$292,450**	+ 23.9%	$230,000	**$227,950**	- 0.9%
Average Sales Price*	$229,109	**$289,669**	+ 26.4%	$241,624	**$249,050**	+ 3.1%
Percent of Original List Price Received*	89.2%	**94.9%**	+ 6.4%	92.0%	**93.8%**	+ 2.0%
List to Close	133	**87**	- 34.6%	112	**101**	- 9.8%
Days on Market Until Sale	89	**52**	- 41.6%	65	**58**	- 10.8%
Cumulative Days on Market Until Sale	89	**55**	- 38.2%	69	**73**	+ 5.8%
Average List Price	$253,505	**$251,409**	- 0.8%	$270,822	**$283,994**	+ 4.9%
Inventory of Homes for Sale	62	**76**	+ 22.6%	--	--	--
Months Supply of Inventory	4.4	**5.4**	+ 22.7%	--	--	--

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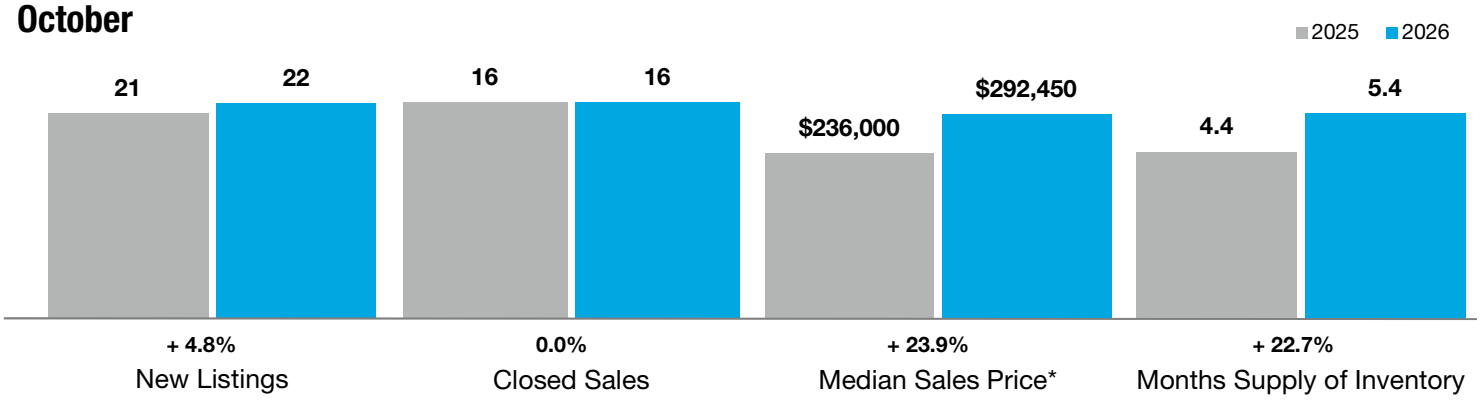
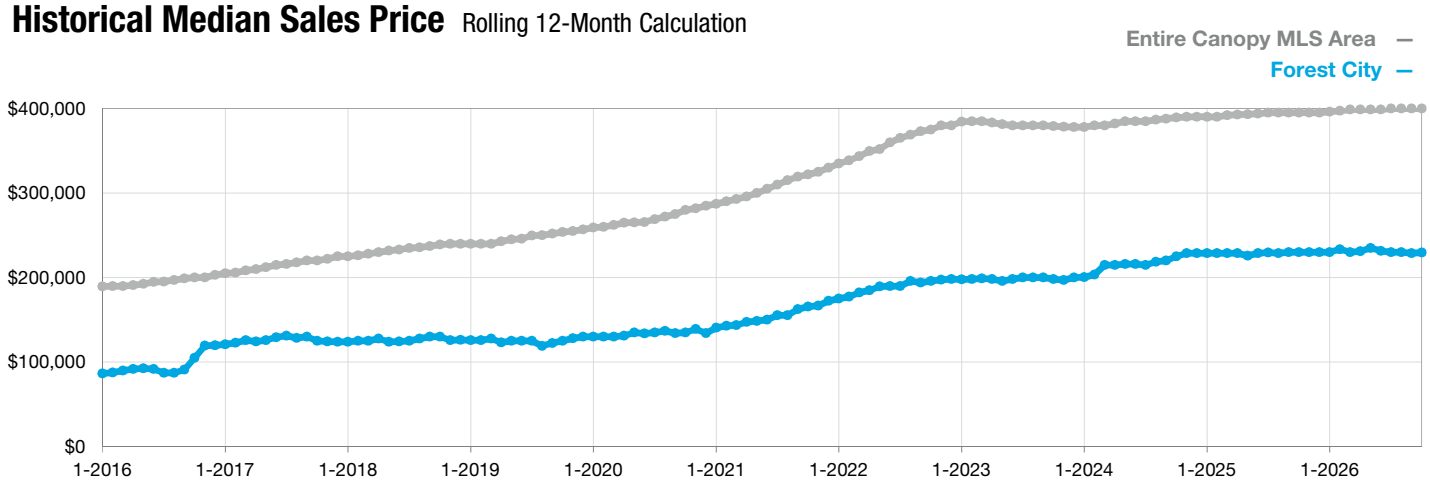
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Marion

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	24	**32**	+ 33.3%	336	**330**	- 1.8%
Pending Sales	32	**14**	- 56.3%	235	**181**	- 23.0%
Closed Sales	32	**20**	- 37.5%	222	**177**	- 20.3%
Median Sales Price*	$300,000	**$270,500**	- 9.8%	$265,000	**$290,000**	+ 9.4%
Average Sales Price*	$319,758	**$284,990**	- 10.9%	$307,013	**$316,806**	+ 3.2%
Percent of Original List Price Received*	89.3%	**93.7%**	+ 4.9%	91.9%	**91.3%**	- 0.7%
List to Close	128	**104**	- 18.8%	107	**118**	+ 10.3%
Days on Market Until Sale	88	**55**	- 37.5%	62	**75**	+ 21.0%
Cumulative Days on Market Until Sale	92	**78**	- 15.2%	65	**88**	+ 35.4%
Average List Price	$342,530	**$378,109**	+ 10.4%	$368,414	**$397,258**	+ 7.8%
Inventory of Homes for Sale	108	**148**	+ 37.0%	--	--	--
Months Supply of Inventory	4.9	**8.2**	+ 67.3%	--	**--**	--

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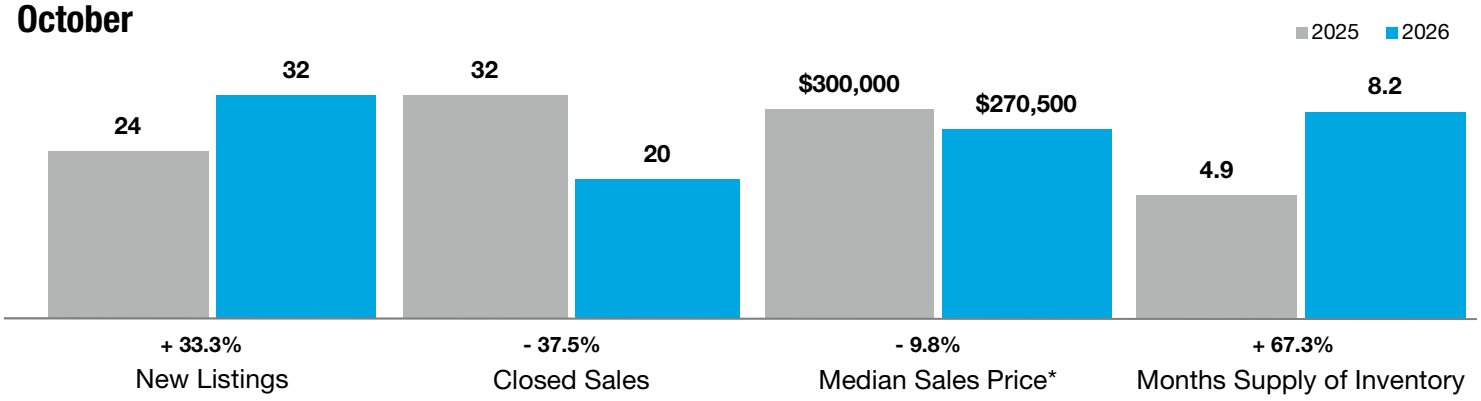
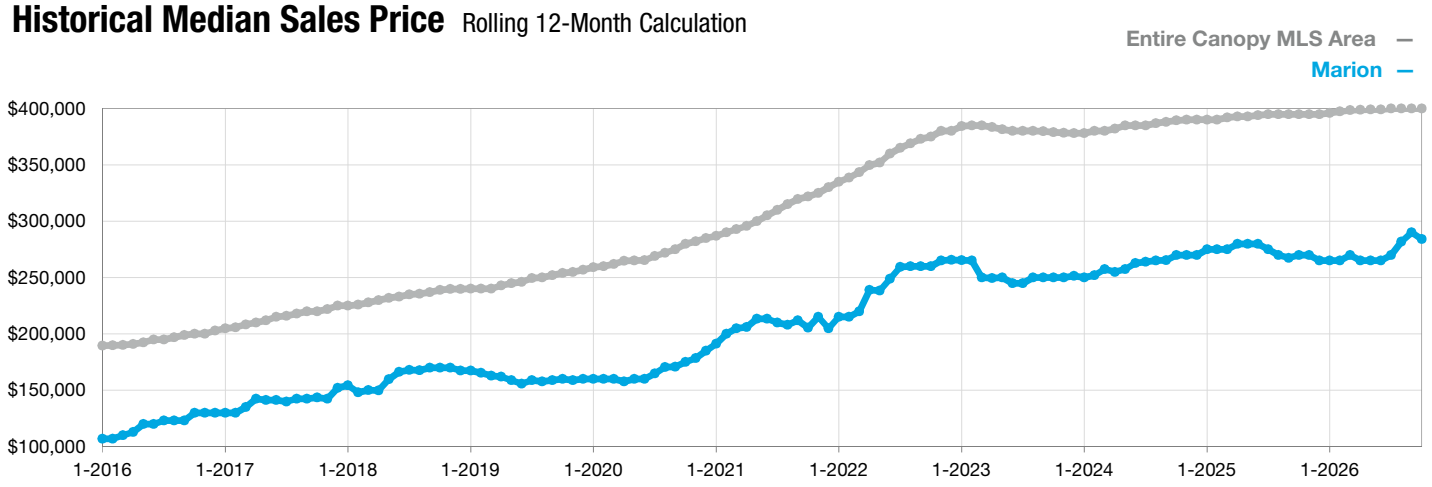
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

A research tool provided by the Canopy Realtor® Association
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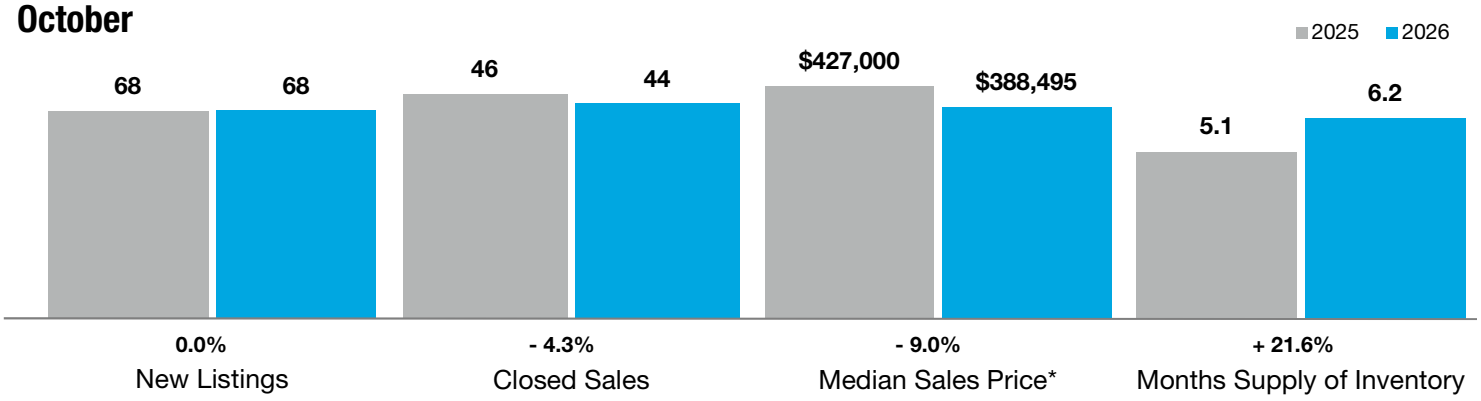
Waynesville

North Carolina

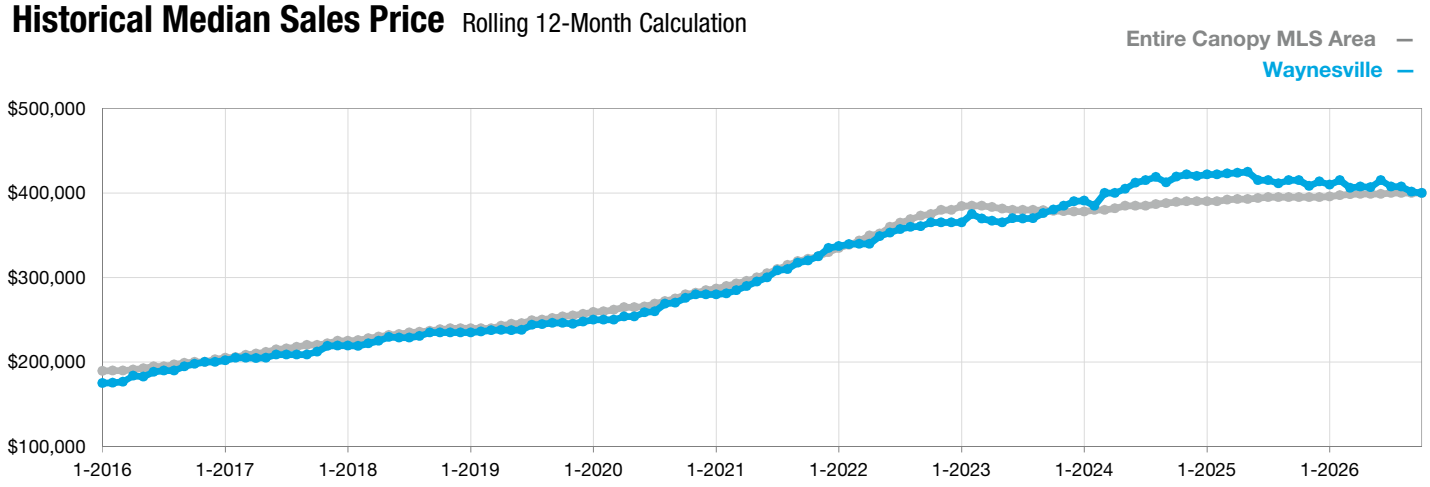
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	68	**68**	0.0%	693	**667**	- 3.8%
Pending Sales	46	**49**	+ 6.5%	459	**428**	- 6.8%
Closed Sales	46	**44**	- 4.3%	449	**428**	- 4.7%
Median Sales Price*	$427,000	**$388,495**	- 9.0%	$415,000	**$400,000**	- 3.6%
Average Sales Price*	$475,385	**$505,465**	+ 6.3%	$498,059	**$475,281**	- 4.6%
Percent of Original List Price Received*	90.5%	**90.0%**	- 0.6%	93.2%	**92.8%**	- 0.4%
List to Close	125	**145**	+ 16.0%	124	**116**	- 6.5%
Days on Market Until Sale	71	**102**	+ 43.7%	75	**69**	- 8.0%
Cumulative Days on Market Until Sale	78	**107**	+ 37.2%	85	**82**	- 3.5%
Average List Price	$562,839	**$736,032**	+ 30.8%	$520,213	**$542,465**	+ 4.3%
Inventory of Homes for Sale	225	**258**	+ 14.7%	--	--	--
Months Supply of Inventory	5.1	**6.2**	+ 21.6%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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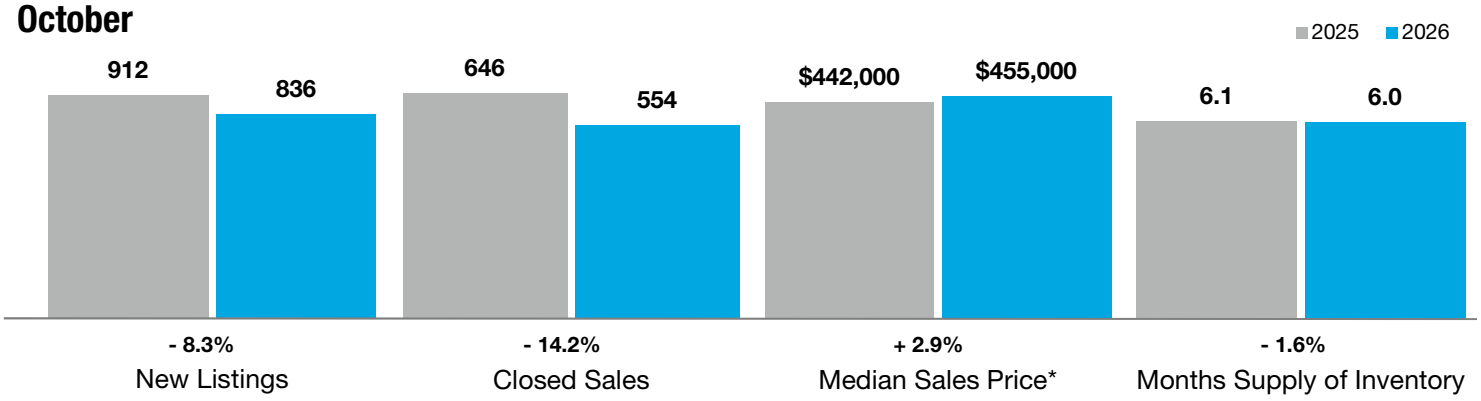
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

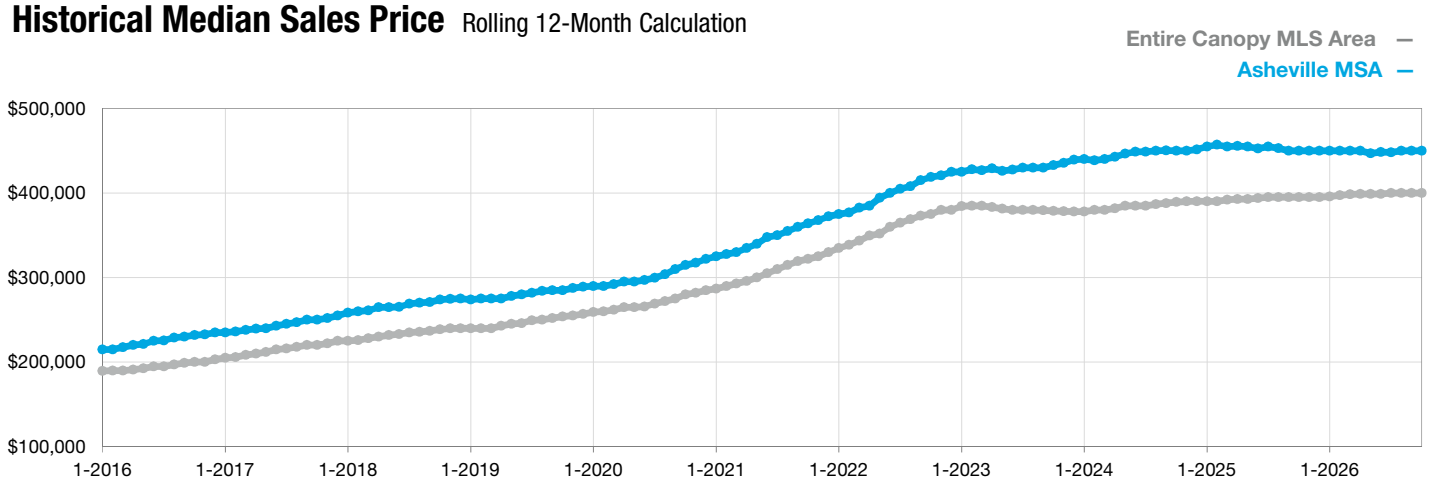
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	912	**836**	- 8.3%	9,180	**9,089**	- 1.0%
Pending Sales	608	**569**	- 6.4%	5,658	**5,810**	+ 2.7%
Closed Sales	646	**554**	- 14.2%	5,468	**5,622**	+ 2.8%
Median Sales Price*	$442,000	**$455,000**	+ 2.9%	$450,000	**$450,000**	0.0%
Average Sales Price*	$550,225	**$557,154**	+ 1.3%	$554,199	**$569,674**	+ 2.8%
Percent of Original List Price Received*	92.3%	**91.7%**	- 0.7%	94.0%	**93.2%**	- 0.9%
List to Close	113	**114**	+ 0.9%	108	**115**	+ 6.5%
Days on Market Until Sale	70	**73**	+ 4.3%	62	**71**	+ 14.5%
Cumulative Days on Market Until Sale	81	**80**	- 1.2%	70	**83**	+ 18.6%
Average List Price	$642,940	**$669,319**	+ 4.1%	$635,679	**$672,270**	+ 5.8%
Inventory of Homes for Sale	3,316	**3,371**	+ 1.7%	--	--	--
Months Supply of Inventory	6.1	**6.0**	- 1.6%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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