

Local Market Update for September 2023

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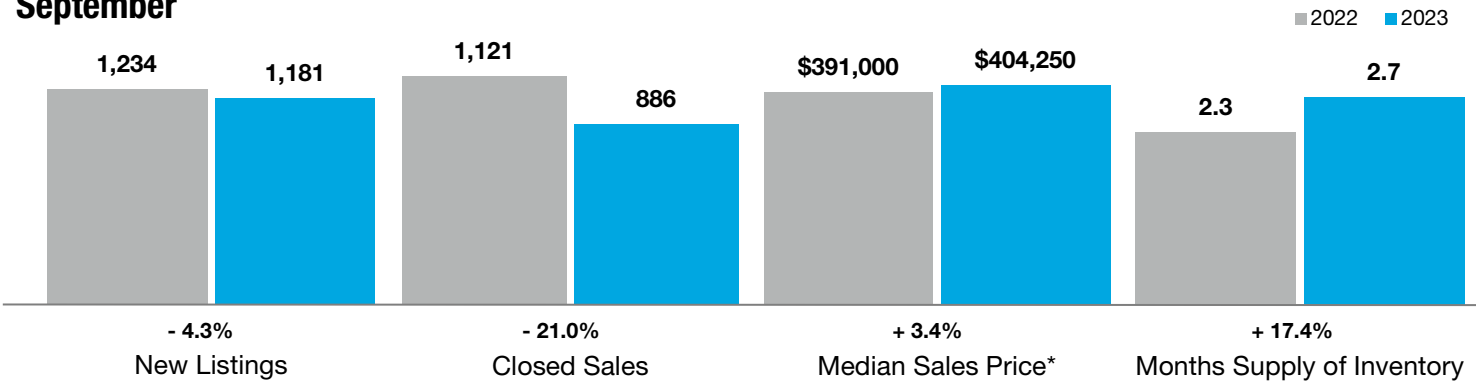
Asheville Region

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

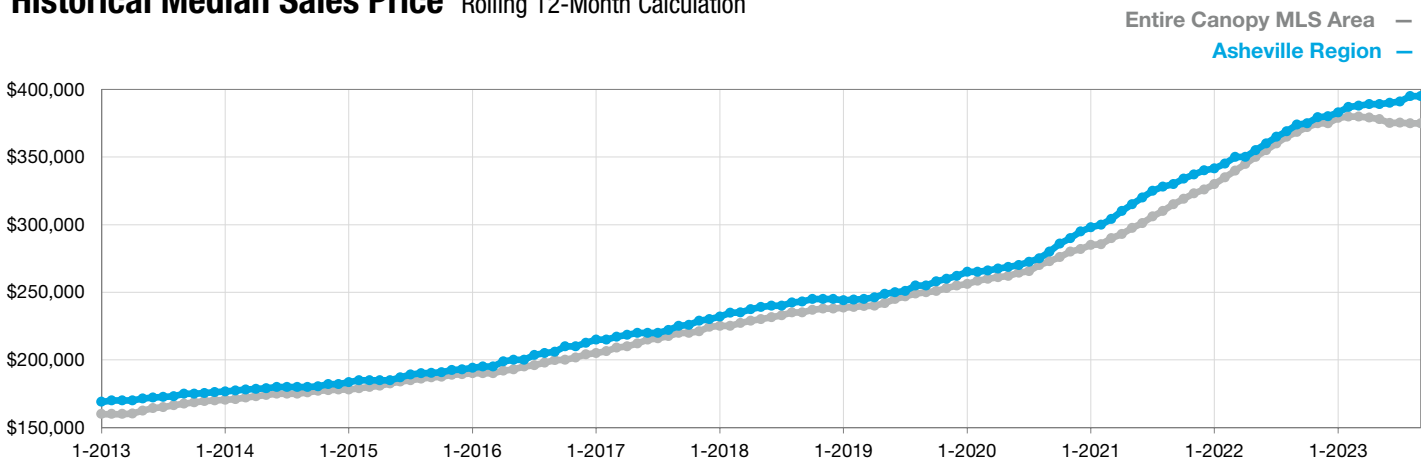
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1,234	1,181	- 4.3%	11,553	9,830	- 14.9%
Pending Sales	935	957	+ 2.4%	9,279	8,010	- 13.7%
Closed Sales	1,121	886	- 21.0%	9,384	7,567	- 19.4%
Median Sales Price*	\$391,000	\$404,250	+ 3.4%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$493,961	\$493,672	- 0.1%	\$465,823	\$485,435	+ 4.2%
Percent of Original List Price Received*	96.3%	96.4%	+ 0.1%	98.7%	96.3%	- 2.4%
List to Close	90	87	- 3.3%	83	91	+ 9.6%
Days on Market Until Sale	28	36	+ 28.6%	29	40	+ 37.9%
Cumulative Days on Market Until Sale	31	40	+ 29.0%	30	44	+ 46.7%
Average List Price	\$565,015	\$595,554	+ 5.4%	\$513,712	\$561,833	+ 9.4%
Inventory of Homes for Sale	2,378	2,312	- 2.8%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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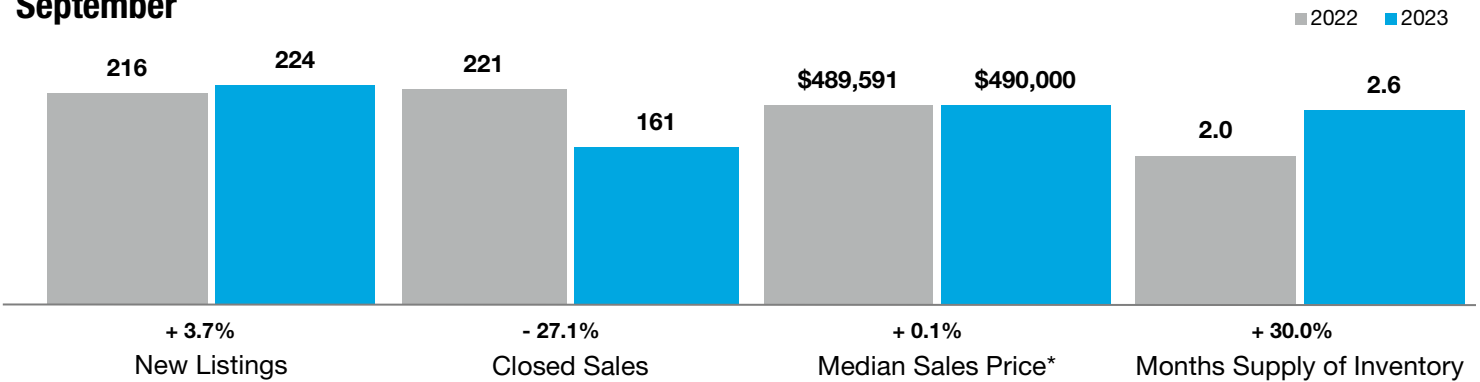
City of Asheville

North Carolina

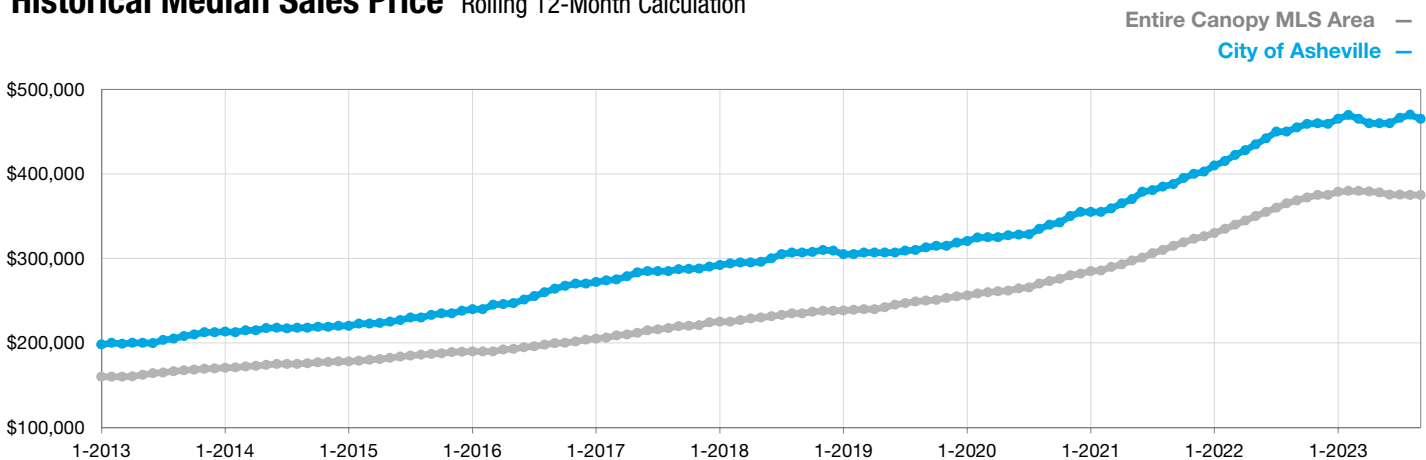
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	216	224	+ 3.7%	2,029	1,750	- 13.8%
Pending Sales	155	183	+ 18.1%	1,652	1,413	- 14.5%
Closed Sales	221	161	- 27.1%	1,682	1,336	- 20.6%
Median Sales Price*	\$489,591	\$490,000	+ 0.1%	\$469,778	\$484,250	+ 3.1%
Average Sales Price*	\$684,496	\$628,611	- 8.2%	\$601,648	\$611,266	+ 1.6%
Percent of Original List Price Received*	99.0%	96.0%	- 3.0%	100.3%	97.1%	- 3.2%
List to Close	130	75	- 42.3%	83	84	+ 1.2%
Days on Market Until Sale	32	36	+ 12.5%	27	40	+ 48.1%
Cumulative Days on Market Until Sale	43	45	+ 4.7%	29	38	+ 31.0%
Average List Price	\$602,433	\$698,492	+ 15.9%	\$631,337	\$698,242	+ 10.6%
Inventory of Homes for Sale	370	388	+ 4.9%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

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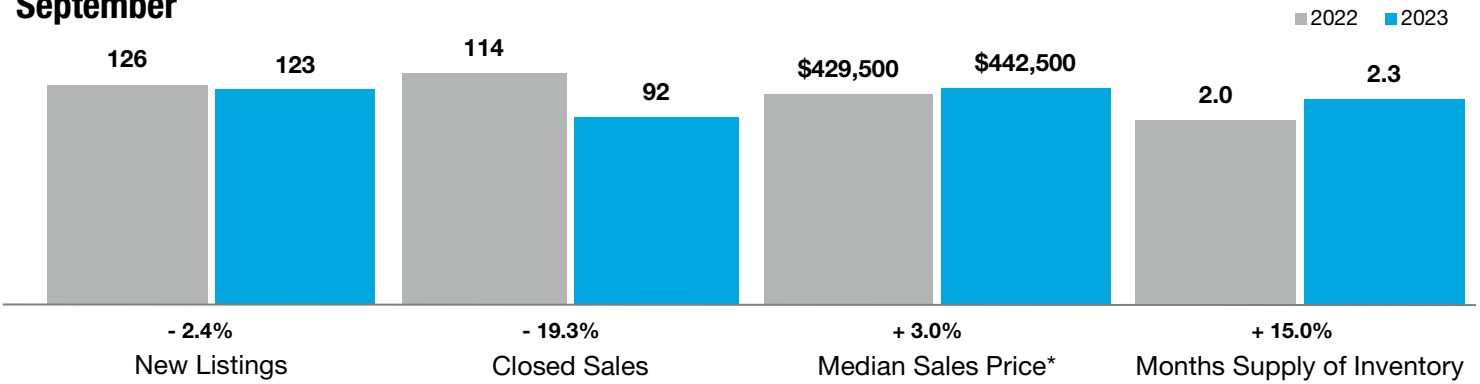
City of Hendersonville

North Carolina

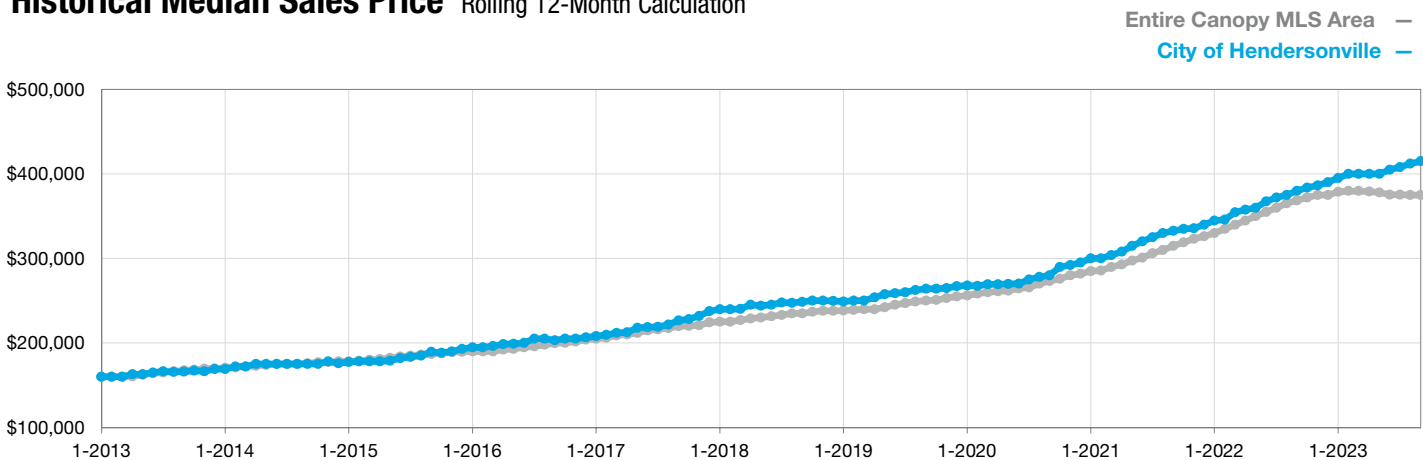
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	126	123	- 2.4%	1,152	1,019	- 11.5%
Pending Sales	86	106	+ 23.3%	937	857	- 8.5%
Closed Sales	114	92	- 19.3%	959	799	- 16.7%
Median Sales Price*	\$429,500	\$442,500	+ 3.0%	\$390,000	\$420,000	+ 7.7%
Average Sales Price*	\$461,485	\$481,105	+ 4.3%	\$444,325	\$464,988	+ 4.7%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	100.5%	98.1%	- 2.4%
List to Close	67	100	+ 49.3%	77	92	+ 19.5%
Days on Market Until Sale	18	28	+ 55.6%	21	35	+ 66.7%
Cumulative Days on Market Until Sale	21	33	+ 57.1%	23	39	+ 69.6%
Average List Price	\$544,001	\$515,119	- 5.3%	\$490,827	\$525,192	+ 7.0%
Inventory of Homes for Sale	219	201	- 8.2%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

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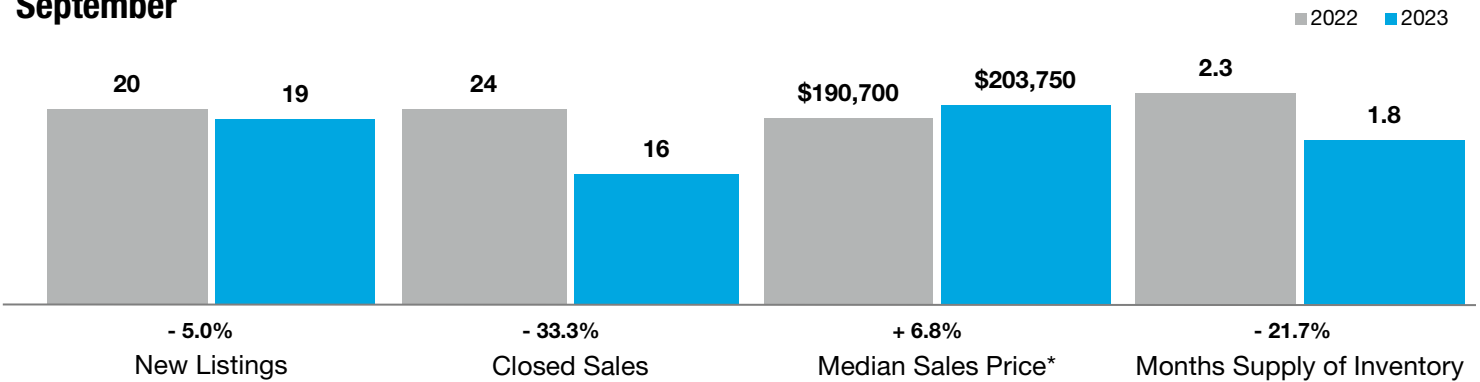
Forest City

North Carolina

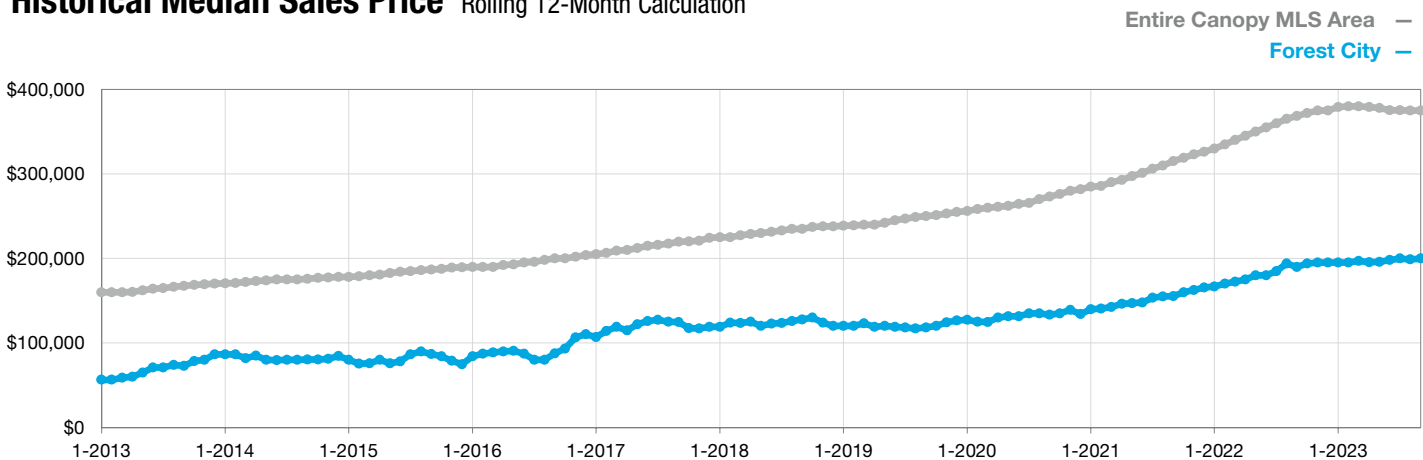
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	20	19	- 5.0%	219	156	- 28.8%
Pending Sales	22	24	+ 9.1%	174	135	- 22.4%
Closed Sales	24	16	- 33.3%	176	116	- 34.1%
Median Sales Price*	\$190,700	\$203,750	+ 6.8%	\$194,500	\$201,950	+ 3.8%
Average Sales Price*	\$190,515	\$203,831	+ 7.0%	\$206,937	\$219,307	+ 6.0%
Percent of Original List Price Received*	90.6%	99.4%	+ 9.7%	96.5%	97.2%	+ 0.7%
List to Close	76	59	- 22.4%	74	71	- 4.1%
Days on Market Until Sale	35	12	- 65.7%	26	29	+ 11.5%
Cumulative Days on Market Until Sale	35	12	- 65.7%	28	31	+ 10.7%
Average List Price	\$240,265	\$247,315	+ 2.9%	\$230,686	\$245,681	+ 6.5%
Inventory of Homes for Sale	45	27	- 40.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

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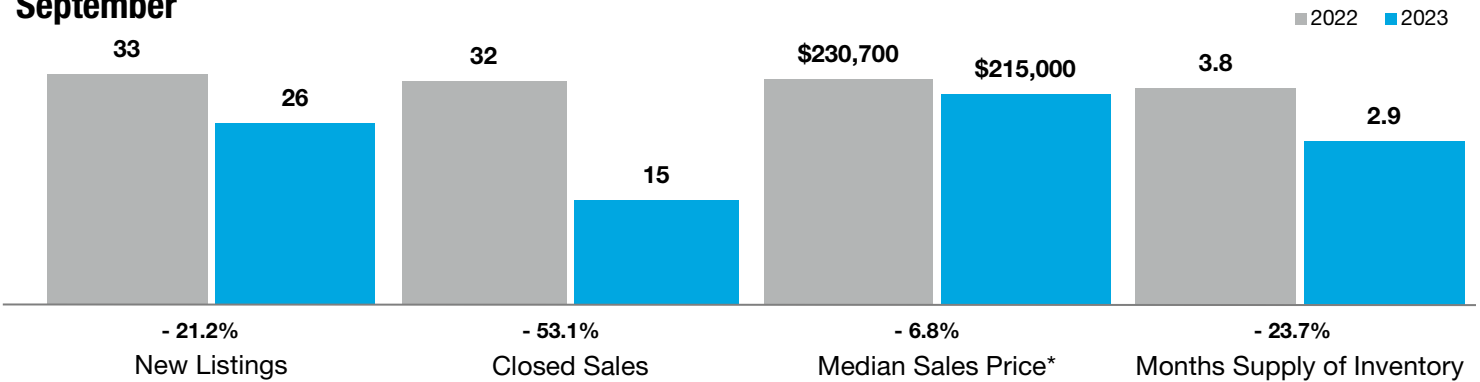
Marion

North Carolina

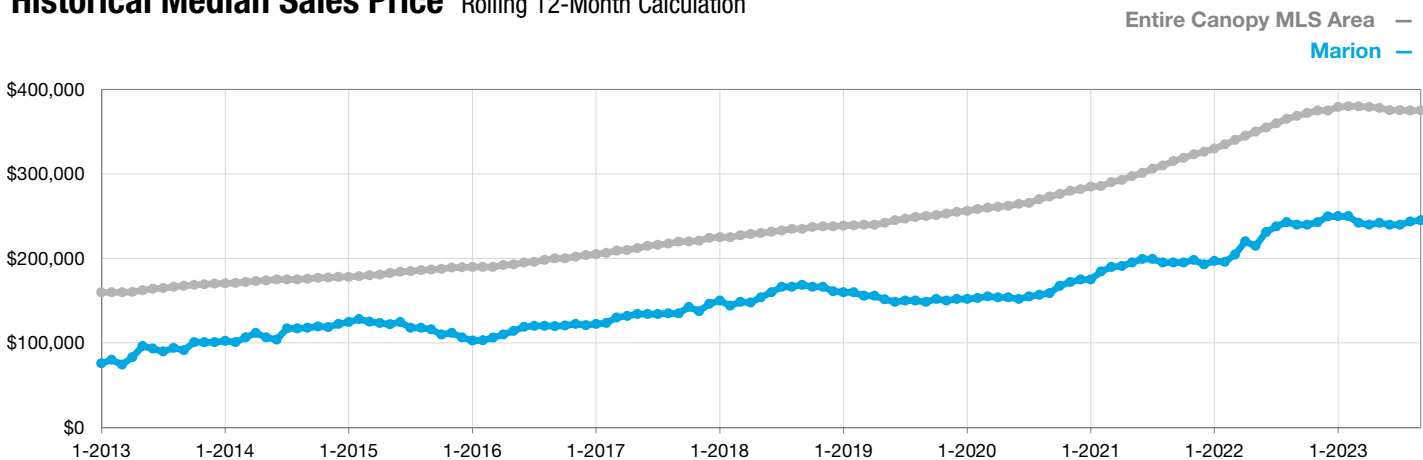
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	33	26	- 21.2%	273	223	- 18.3%
Pending Sales	30	22	- 26.7%	235	219	- 6.8%
Closed Sales	32	15	- 53.1%	225	208	- 7.6%
Median Sales Price*	\$230,700	\$215,000	- 6.8%	\$252,000	\$245,000	- 2.8%
Average Sales Price*	\$277,731	\$241,781	- 12.9%	\$292,762	\$284,677	- 2.8%
Percent of Original List Price Received*	93.2%	93.4%	+ 0.2%	97.9%	96.3%	- 1.6%
List to Close	93	66	- 29.0%	92	78	- 15.2%
Days on Market Until Sale	31	24	- 22.6%	36	33	- 8.3%
Cumulative Days on Market Until Sale	31	24	- 22.6%	39	38	- 2.6%
Average List Price	\$328,419	\$411,654	+ 25.3%	\$306,483	\$329,668	+ 7.6%
Inventory of Homes for Sale	96	63	- 34.4%	--	--	--
Months Supply of Inventory	3.8	2.9	- 23.7%	--	--	--

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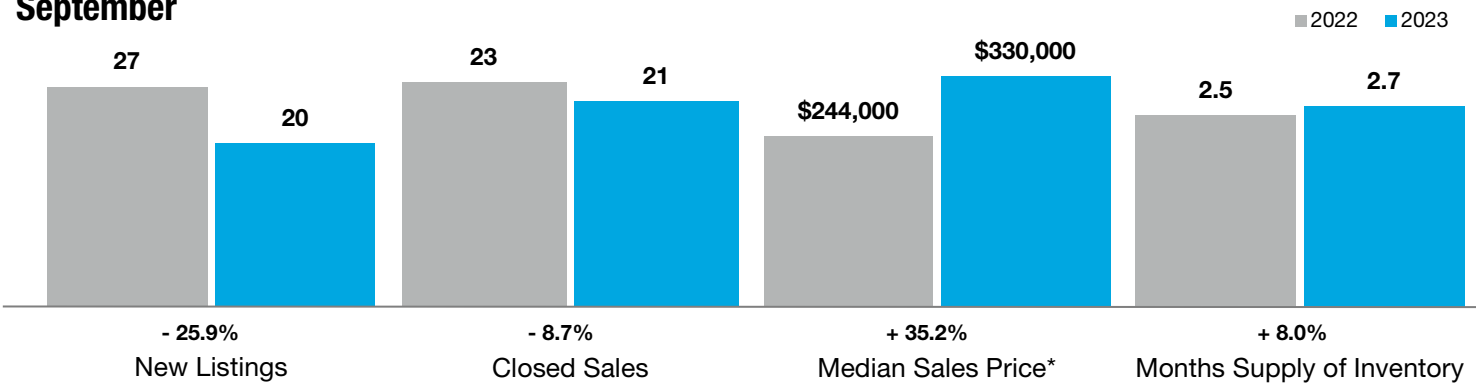
Rutherfordton

North Carolina

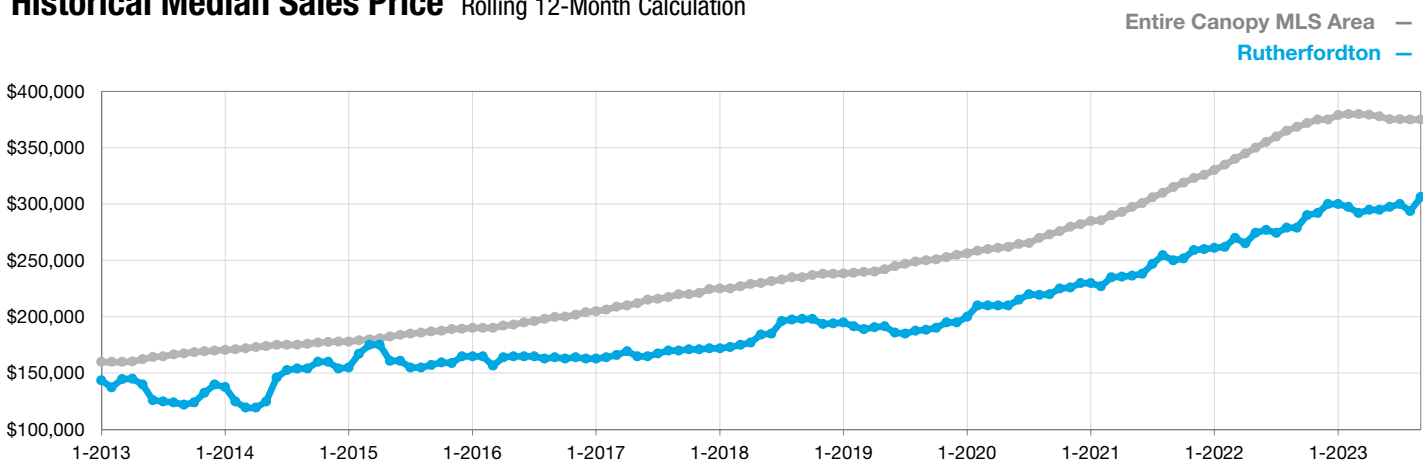
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	27	20	- 25.9%	232	171	- 26.3%
Pending Sales	26	16	- 38.5%	179	142	- 20.7%
Closed Sales	23	21	- 8.7%	178	135	- 24.2%
Median Sales Price*	\$244,000	\$330,000	+ 35.2%	\$289,900	\$292,500	+ 0.9%
Average Sales Price*	\$278,985	\$357,377	+ 28.1%	\$328,117	\$333,005	+ 1.5%
Percent of Original List Price Received*	96.7%	99.5%	+ 2.9%	97.9%	94.7%	- 3.3%
List to Close	60	102	+ 70.0%	69	97	+ 40.6%
Days on Market Until Sale	16	43	+ 168.8%	23	46	+ 100.0%
Cumulative Days on Market Until Sale	17	44	+ 158.8%	25	51	+ 104.0%
Average List Price	\$386,411	\$420,500	+ 8.8%	\$372,553	\$368,943	- 1.0%
Inventory of Homes for Sale	51	38	- 25.5%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

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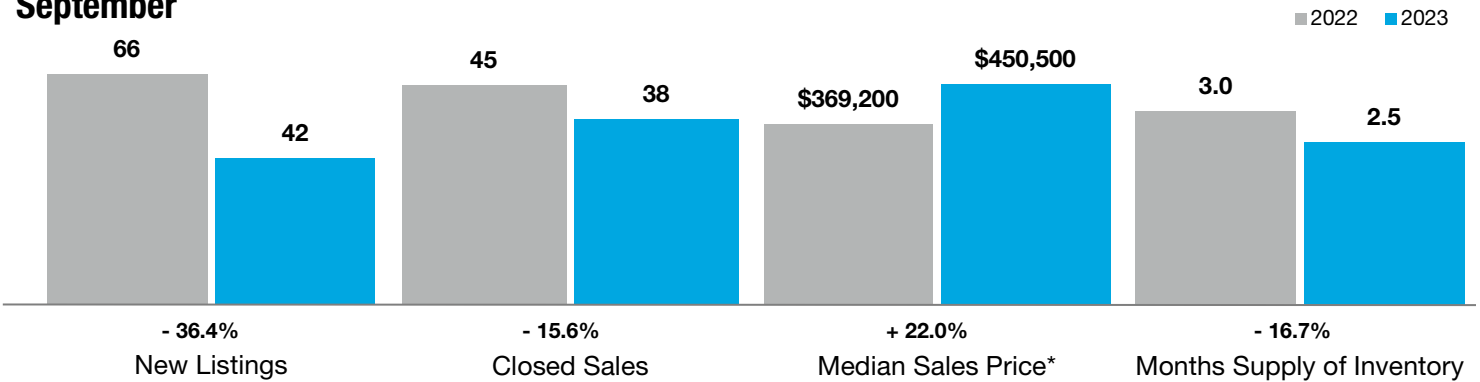
Waynesville

North Carolina

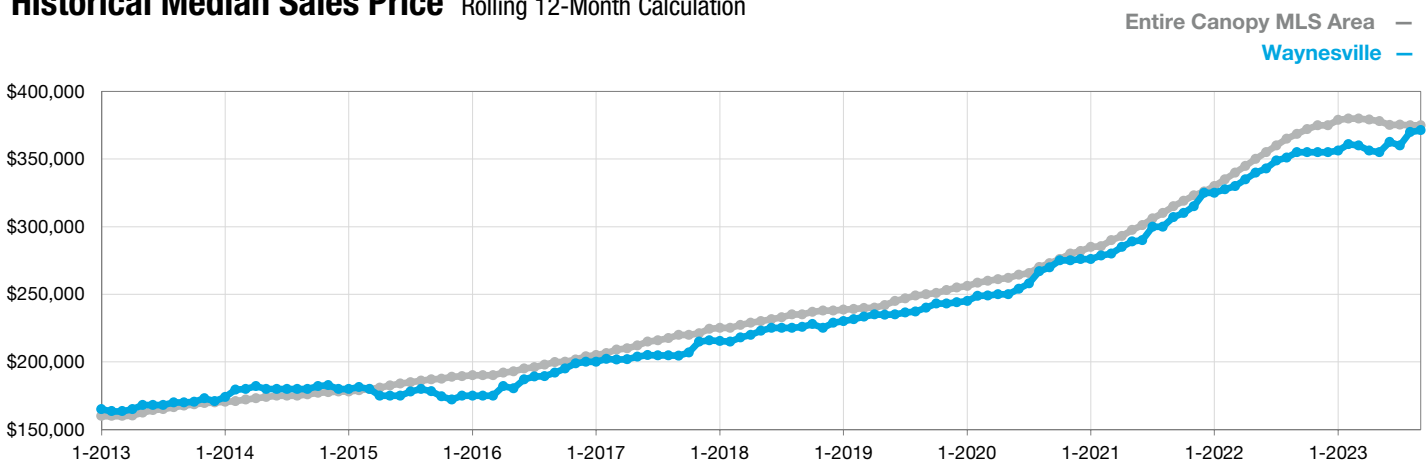
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	66	42	- 36.4%	526	444	- 15.6%
Pending Sales	42	28	- 33.3%	398	368	- 7.5%
Closed Sales	45	38	- 15.6%	401	353	- 12.0%
Median Sales Price*	\$369,200	\$450,500	+ 22.0%	\$360,000	\$390,000	+ 8.3%
Average Sales Price*	\$432,668	\$439,010	+ 1.5%	\$414,280	\$413,959	- 0.1%
Percent of Original List Price Received*	96.3%	98.3%	+ 2.1%	97.9%	94.6%	- 3.4%
List to Close	70	57	- 18.6%	78	88	+ 12.8%
Days on Market Until Sale	27	21	- 22.2%	29	45	+ 55.2%
Cumulative Days on Market Until Sale	29	21	- 27.6%	33	47	+ 42.4%
Average List Price	\$443,928	\$473,361	+ 6.6%	\$453,364	\$493,246	+ 8.8%
Inventory of Homes for Sale	133	97	- 27.1%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

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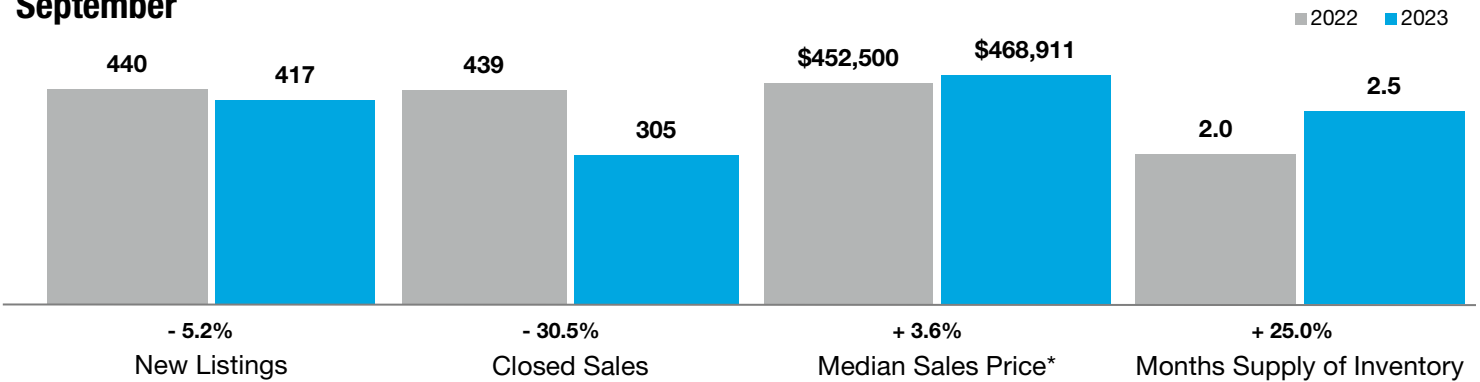
Buncombe County

North Carolina

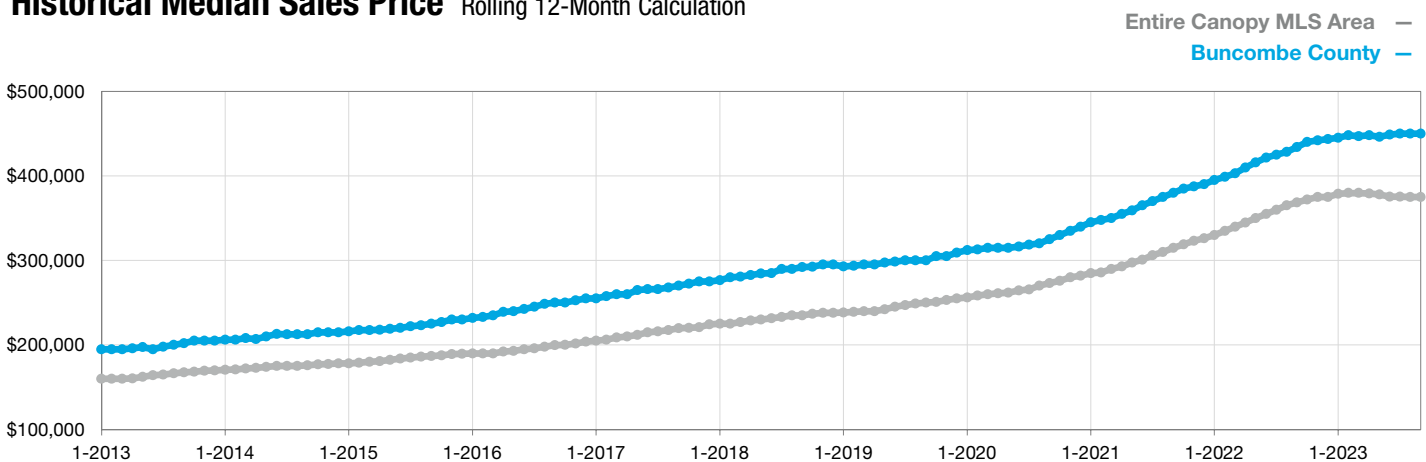
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	440	417	- 5.2%	4,163	3,443	- 17.3%
Pending Sales	323	327	+ 1.2%	3,404	2,828	- 16.9%
Closed Sales	439	305	- 30.5%	3,465	2,720	- 21.5%
Median Sales Price*	\$452,500	\$468,911	+ 3.6%	\$446,490	\$462,745	+ 3.6%
Average Sales Price*	\$613,182	\$598,216	- 2.4%	\$560,903	\$584,219	+ 4.2%
Percent of Original List Price Received*	98.4%	96.5%	- 1.9%	99.9%	97.2%	- 2.7%
List to Close	114	87	- 23.7%	87	93	+ 6.9%
Days on Market Until Sale	29	38	+ 31.0%	26	38	+ 46.2%
Cumulative Days on Market Until Sale	36	43	+ 19.4%	28	40	+ 42.9%
Average List Price	\$686,216	\$726,227	+ 5.8%	\$604,741	\$662,192	+ 9.5%
Inventory of Homes for Sale	760	762	+ 0.3%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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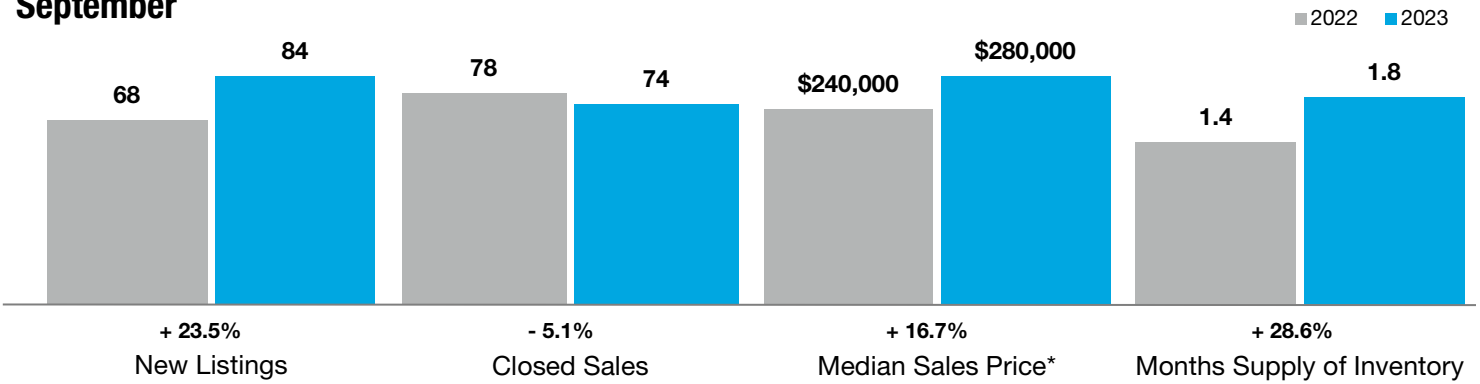
Burke County

North Carolina

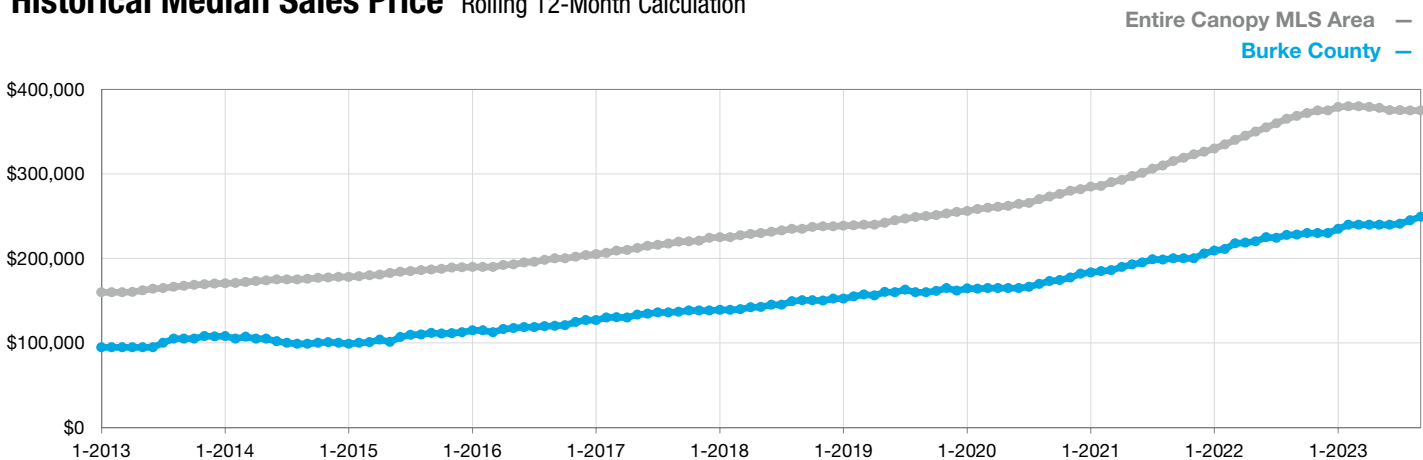
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	68	84	+ 23.5%	781	705	- 9.7%
Pending Sales	67	50	- 25.4%	691	622	- 10.0%
Closed Sales	78	74	- 5.1%	701	602	- 14.1%
Median Sales Price*	\$240,000	\$280,000	+ 16.7%	\$233,000	\$250,000	+ 7.3%
Average Sales Price*	\$281,539	\$341,292	+ 21.2%	\$278,366	\$304,427	+ 9.4%
Percent of Original List Price Received*	96.0%	96.6%	+ 0.6%	98.2%	96.2%	- 2.0%
List to Close	63	74	+ 17.5%	75	78	+ 4.0%
Days on Market Until Sale	20	35	+ 75.0%	26	33	+ 26.9%
Cumulative Days on Market Until Sale	20	35	+ 75.0%	25	38	+ 52.0%
Average List Price	\$338,964	\$301,317	- 11.1%	\$311,816	\$324,483	+ 4.1%
Inventory of Homes for Sale	111	118	+ 6.3%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

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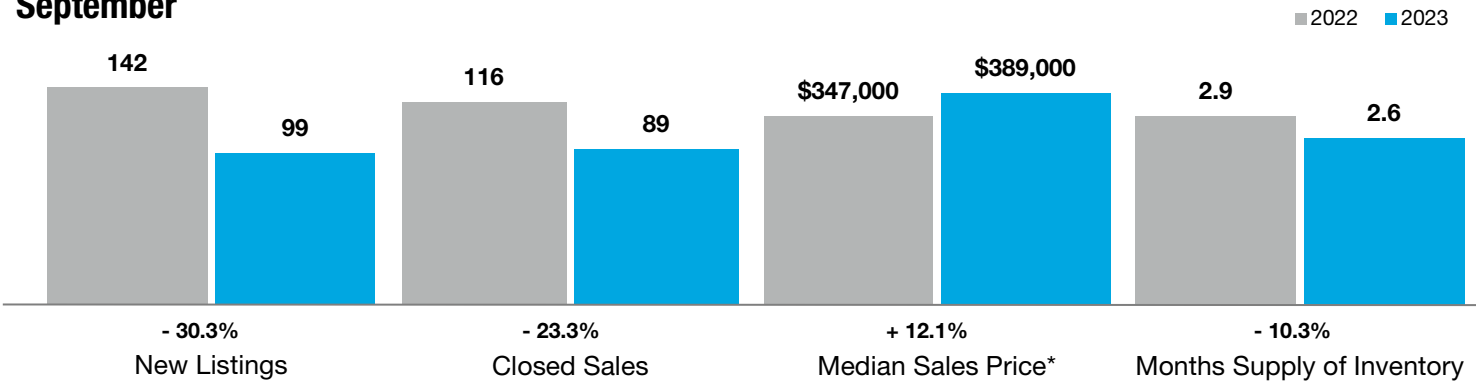
Haywood County

North Carolina

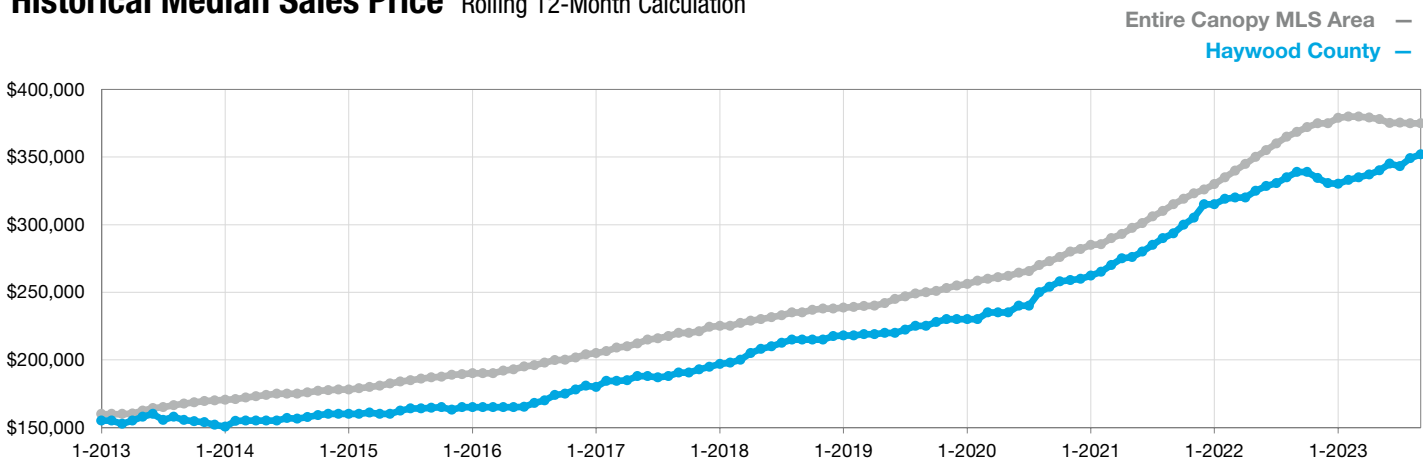
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	142	99	- 30.3%	1,178	986	- 16.3%
Pending Sales	95	85	- 10.5%	899	818	- 9.0%
Closed Sales	116	89	- 23.3%	905	779	- 13.9%
Median Sales Price*	\$347,000	\$389,000	+ 12.1%	\$339,900	\$367,000	+ 8.0%
Average Sales Price*	\$397,712	\$420,941	+ 5.8%	\$380,020	\$414,858	+ 9.2%
Percent of Original List Price Received*	95.4%	96.9%	+ 1.6%	97.2%	95.0%	- 2.3%
List to Close	71	70	- 1.4%	79	89	+ 12.7%
Days on Market Until Sale	27	29	+ 7.4%	29	44	+ 51.7%
Cumulative Days on Market Until Sale	30	34	+ 13.3%	32	48	+ 50.0%
Average List Price	\$423,113	\$468,082	+ 10.6%	\$428,448	\$485,188	+ 13.2%
Inventory of Homes for Sale	292	223	- 23.6%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

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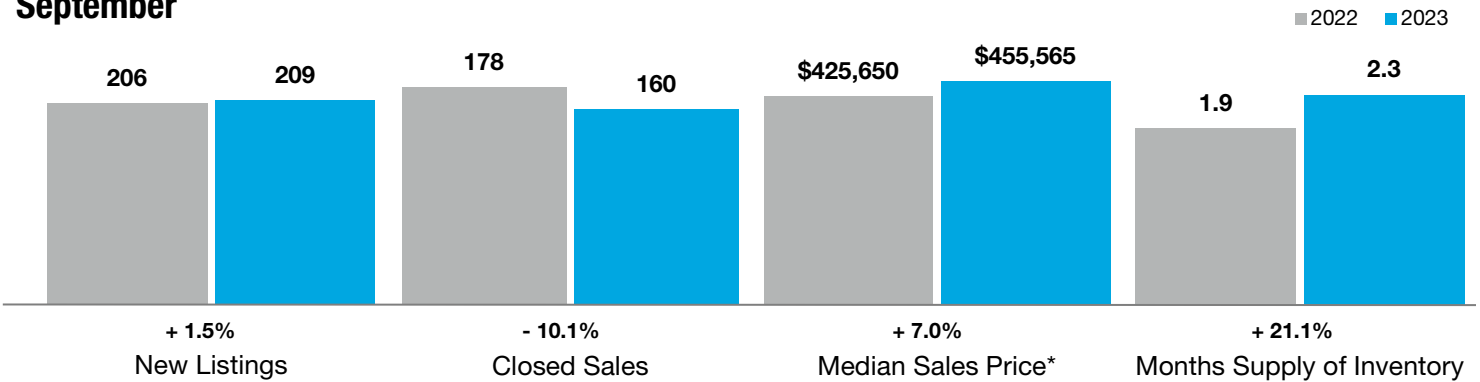
Henderson County

North Carolina

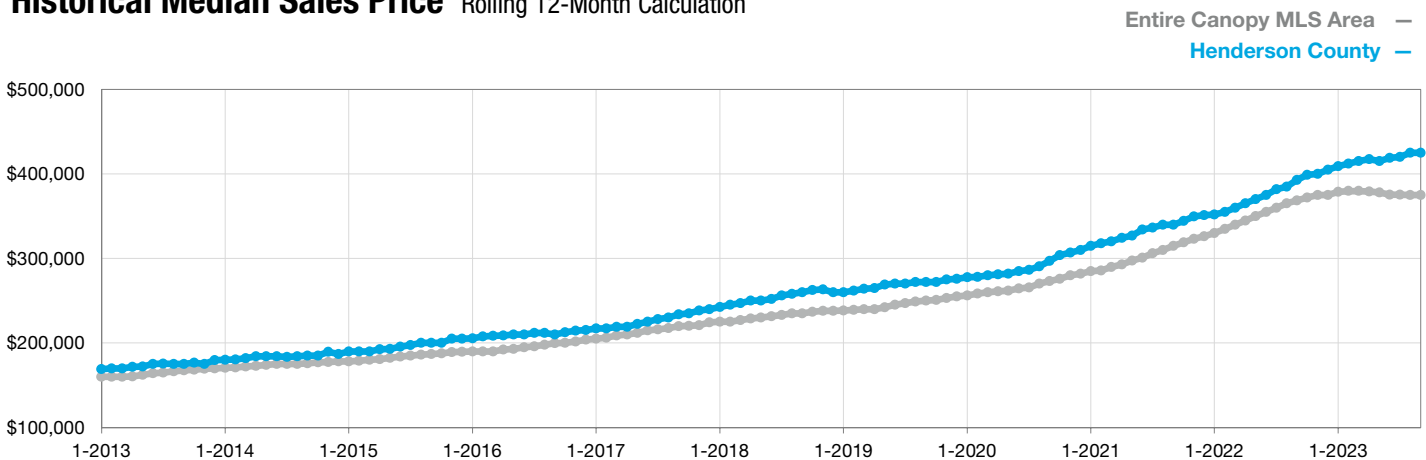
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	206	209	+ 1.5%	1,883	1,703	- 9.6%
Pending Sales	141	171	+ 21.3%	1,550	1,434	- 7.5%
Closed Sales	178	160	- 10.1%	1,599	1,340	- 16.2%
Median Sales Price*	\$425,650	\$455,565	+ 7.0%	\$405,000	\$434,700	+ 7.3%
Average Sales Price*	\$463,957	\$508,064	+ 9.5%	\$461,414	\$492,962	+ 6.8%
Percent of Original List Price Received*	97.5%	97.0%	- 0.5%	100.5%	97.7%	- 2.8%
List to Close	67	88	+ 31.3%	78	87	+ 11.5%
Days on Market Until Sale	20	27	+ 35.0%	23	36	+ 56.5%
Cumulative Days on Market Until Sale	21	31	+ 47.6%	25	39	+ 56.0%
Average List Price	\$603,219	\$549,387	- 8.9%	\$517,310	\$549,217	+ 6.2%
Inventory of Homes for Sale	348	344	- 1.1%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

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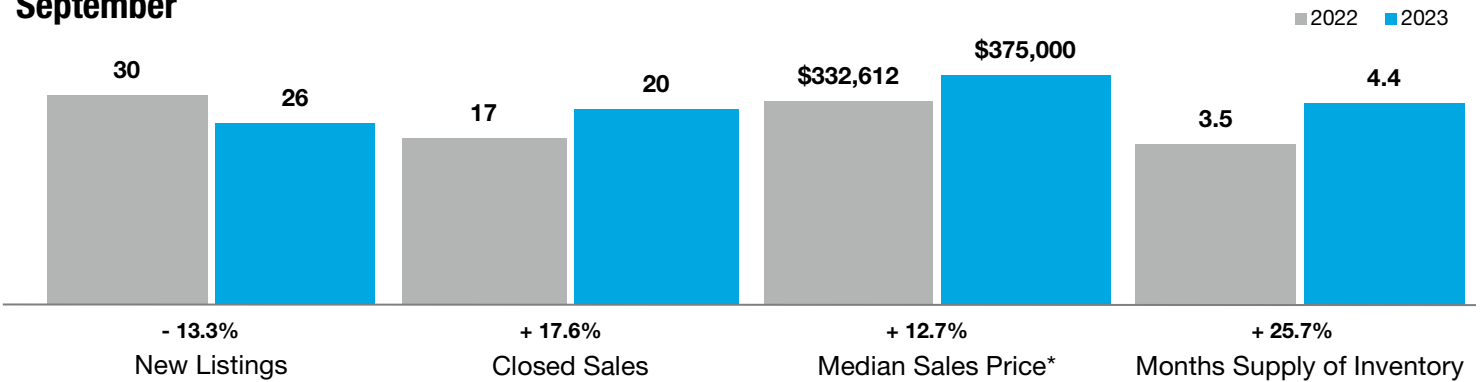
Jackson County

North Carolina

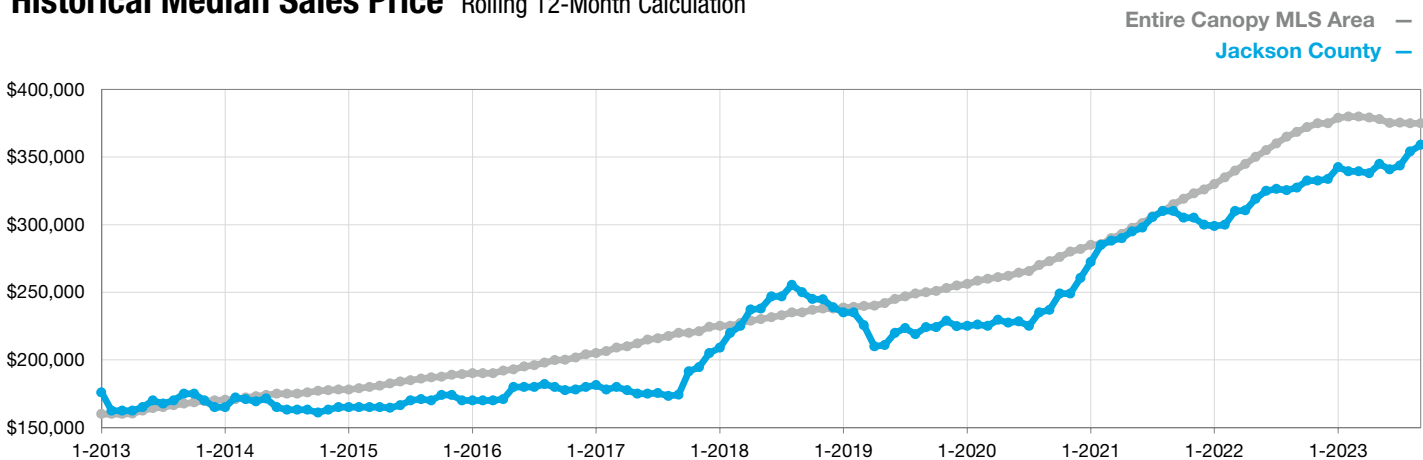
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	30	26	- 13.3%	286	255	- 10.8%
Pending Sales	21	17	- 19.0%	210	187	- 11.0%
Closed Sales	17	20	+ 17.6%	205	178	- 13.2%
Median Sales Price*	\$332,612	\$375,000	+ 12.7%	\$340,750	\$372,700	+ 9.4%
Average Sales Price*	\$325,363	\$539,047	+ 65.7%	\$460,787	\$505,217	+ 9.6%
Percent of Original List Price Received*	93.3%	91.8%	- 1.6%	95.8%	93.7%	- 2.2%
List to Close	90	127	+ 41.1%	94	102	+ 8.5%
Days on Market Until Sale	41	74	+ 80.5%	48	53	+ 10.4%
Cumulative Days on Market Until Sale	45	75	+ 66.7%	47	63	+ 34.0%
Average List Price	\$472,057	\$690,108	+ 46.2%	\$657,167	\$655,031	- 0.3%
Inventory of Homes for Sale	81	88	+ 8.6%	--	--	--
Months Supply of Inventory	3.5	4.4	+ 25.7%	--	--	--

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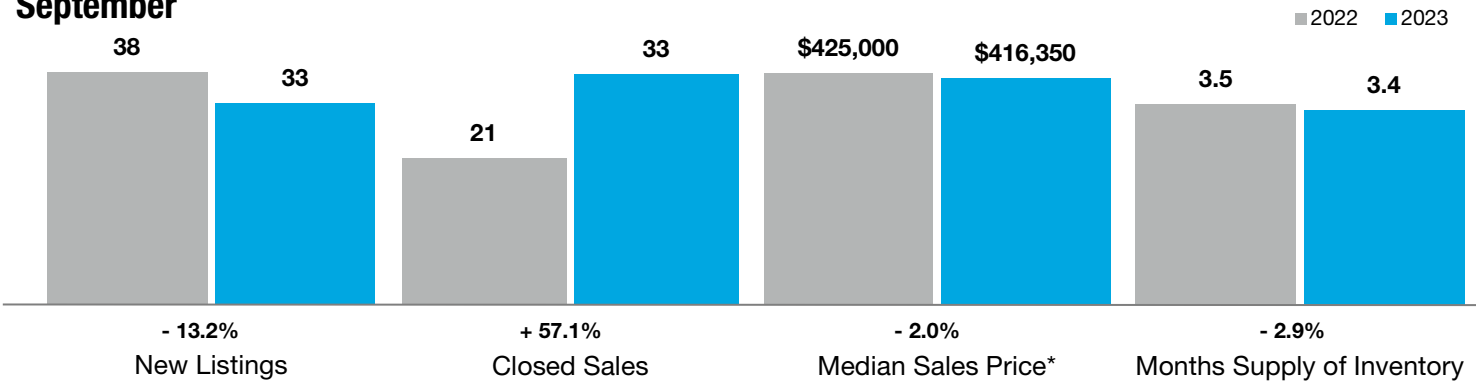
Madison County

North Carolina

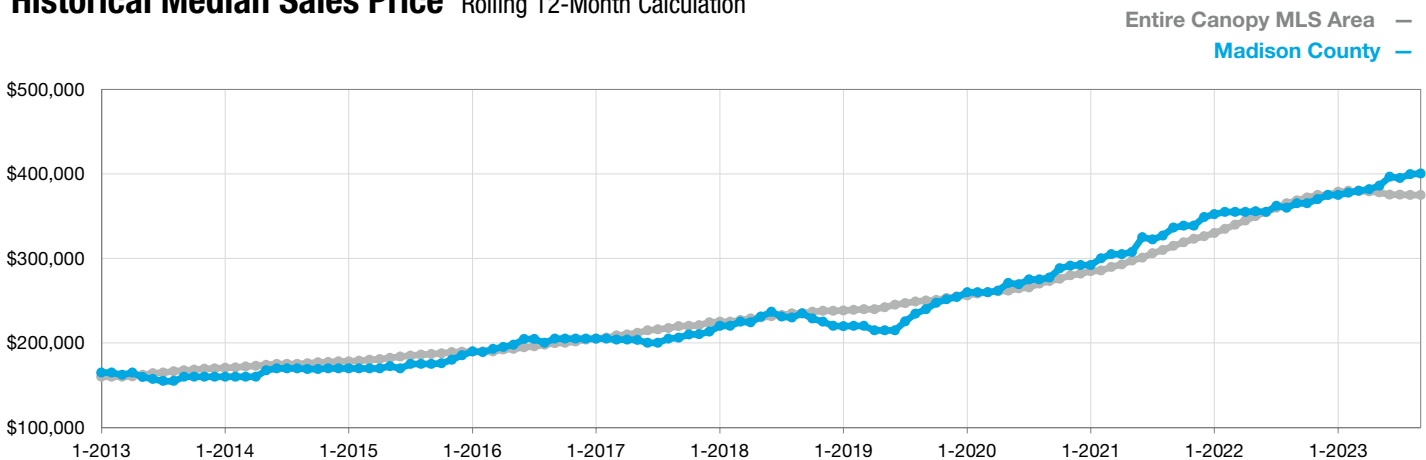
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	38	33	- 13.2%	310	312	+ 0.6%
Pending Sales	23	36	+ 56.5%	221	253	+ 14.5%
Closed Sales	21	33	+ 57.1%	232	227	- 2.2%
Median Sales Price*	\$425,000	\$416,350	- 2.0%	\$366,250	\$400,000	+ 9.2%
Average Sales Price*	\$417,505	\$415,766	- 0.4%	\$431,666	\$447,468	+ 3.7%
Percent of Original List Price Received*	96.7%	97.2%	+ 0.5%	97.9%	95.2%	- 2.8%
List to Close	109	100	- 8.3%	98	111	+ 13.3%
Days on Market Until Sale	32	33	+ 3.1%	39	51	+ 30.8%
Cumulative Days on Market Until Sale	32	35	+ 9.4%	40	58	+ 45.0%
Average List Price	\$513,332	\$621,279	+ 21.0%	\$500,559	\$533,611	+ 6.6%
Inventory of Homes for Sale	92	89	- 3.3%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2023

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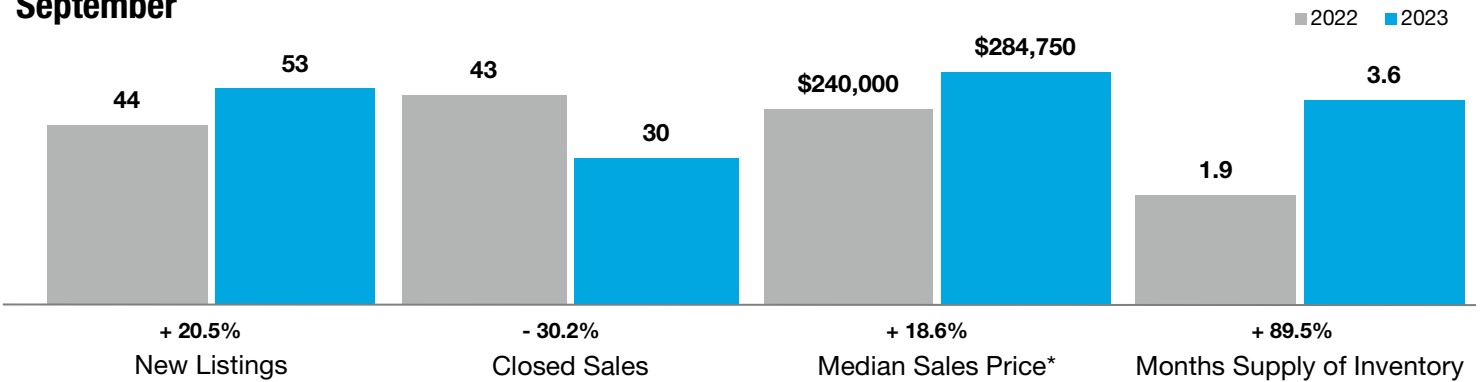
McDowell County

North Carolina

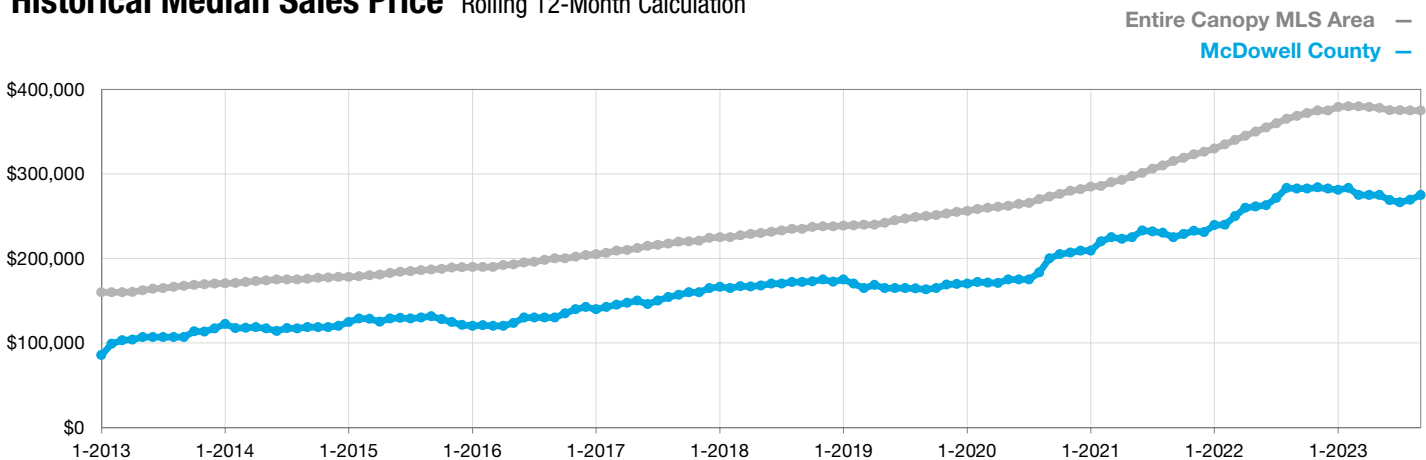
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	44	53	+ 20.5%	436	409	- 6.2%
Pending Sales	36	39	+ 8.3%	376	308	- 18.1%
Closed Sales	43	30	- 30.2%	371	287	- 22.6%
Median Sales Price*	\$240,000	\$284,750	+ 18.6%	\$293,750	\$280,000	- 4.7%
Average Sales Price*	\$335,320	\$294,167	- 12.3%	\$378,452	\$343,792	- 9.2%
Percent of Original List Price Received*	92.7%	94.7%	+ 2.2%	96.8%	95.6%	- 1.2%
List to Close	92	62	- 32.6%	89	79	- 11.2%
Days on Market Until Sale	35	19	- 45.7%	36	34	- 5.6%
Cumulative Days on Market Until Sale	36	19	- 47.2%	40	38	- 5.0%
Average List Price	\$373,735	\$591,908	+ 58.4%	\$385,964	\$454,036	+ 17.6%
Inventory of Homes for Sale	78	115	+ 47.4%	--	--	--
Months Supply of Inventory	1.9	3.6	+ 89.5%	--	--	--

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September



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Local Market Update for September 2023

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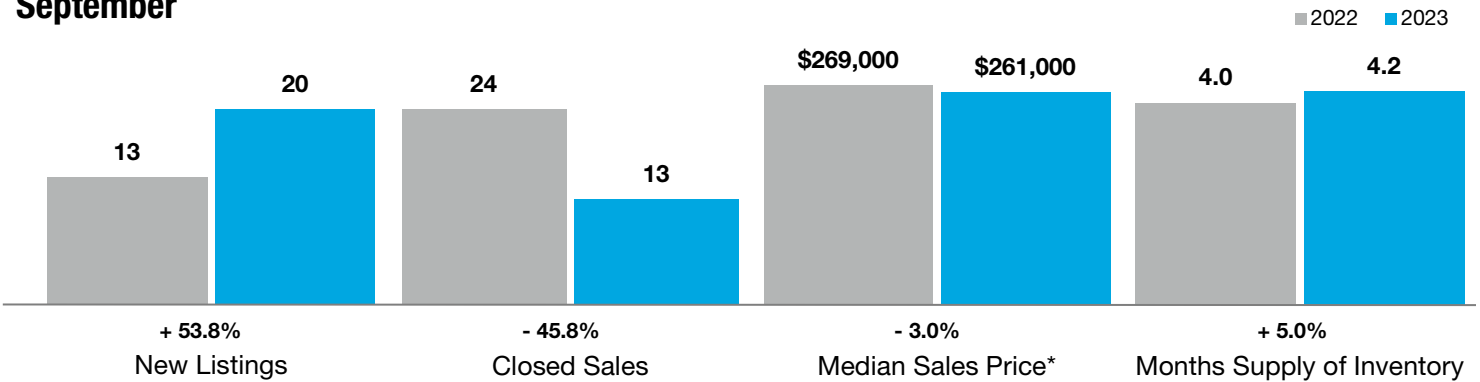
Mitchell County

North Carolina

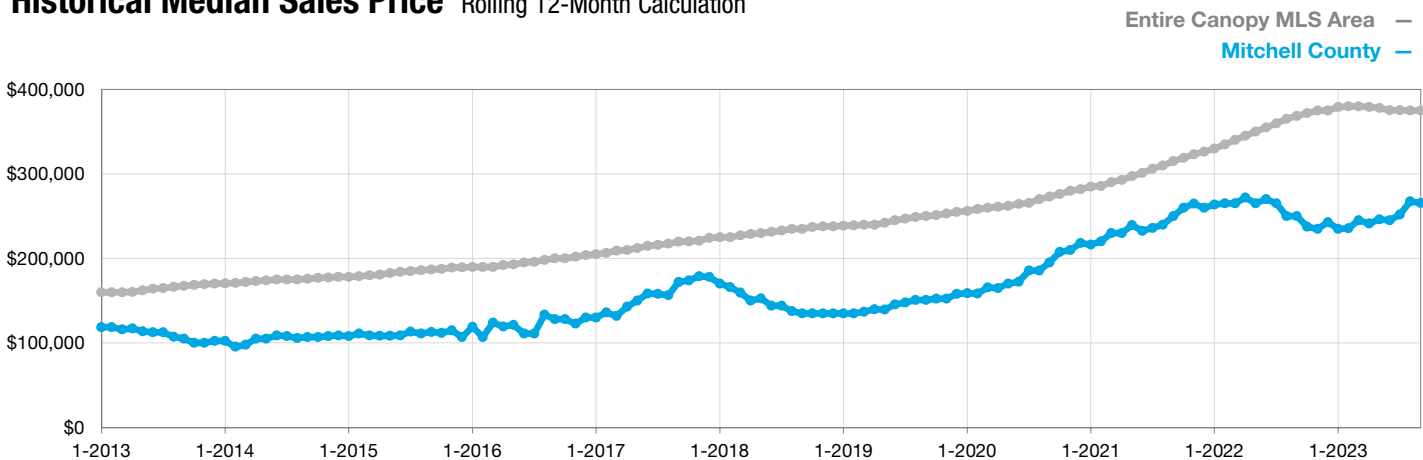
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	13	20	+ 53.8%	221	169	- 23.5%
Pending Sales	16	18	+ 12.5%	155	127	- 18.1%
Closed Sales	24	13	- 45.8%	150	116	- 22.7%
Median Sales Price*	\$269,000	\$261,000	- 3.0%	\$237,450	\$264,000	+ 11.2%
Average Sales Price*	\$288,790	\$372,811	+ 29.1%	\$287,415	\$321,870	+ 12.0%
Percent of Original List Price Received*	93.8%	89.8%	- 4.3%	95.5%	90.7%	- 5.0%
List to Close	92	132	+ 43.5%	101	118	+ 16.8%
Days on Market Until Sale	36	82	+ 127.8%	48	66	+ 37.5%
Cumulative Days on Market Until Sale	43	87	+ 102.3%	49	81	+ 65.3%
Average List Price	\$280,546	\$295,802	+ 5.4%	\$322,519	\$387,809	+ 20.2%
Inventory of Homes for Sale	69	57	- 17.4%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2023

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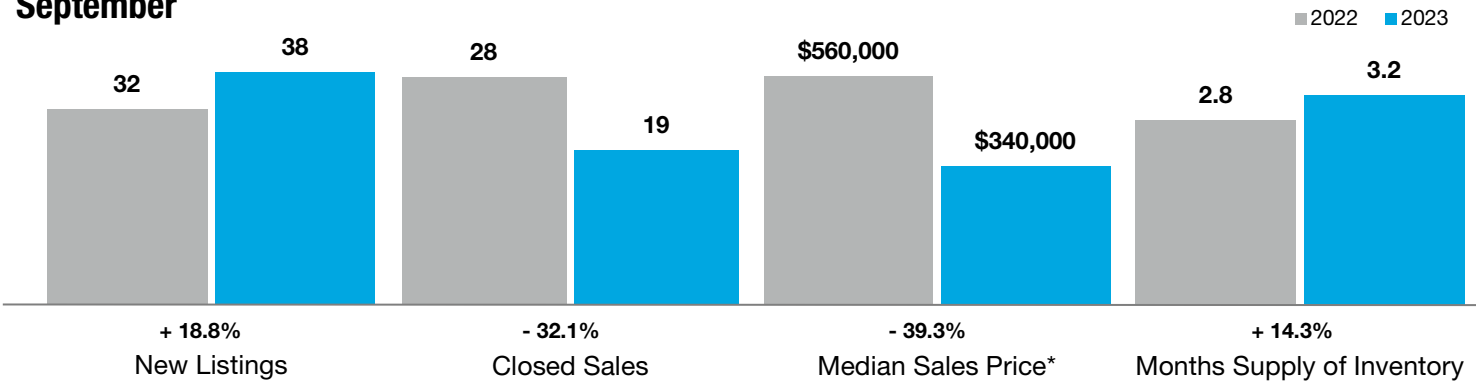
Polk County

North Carolina

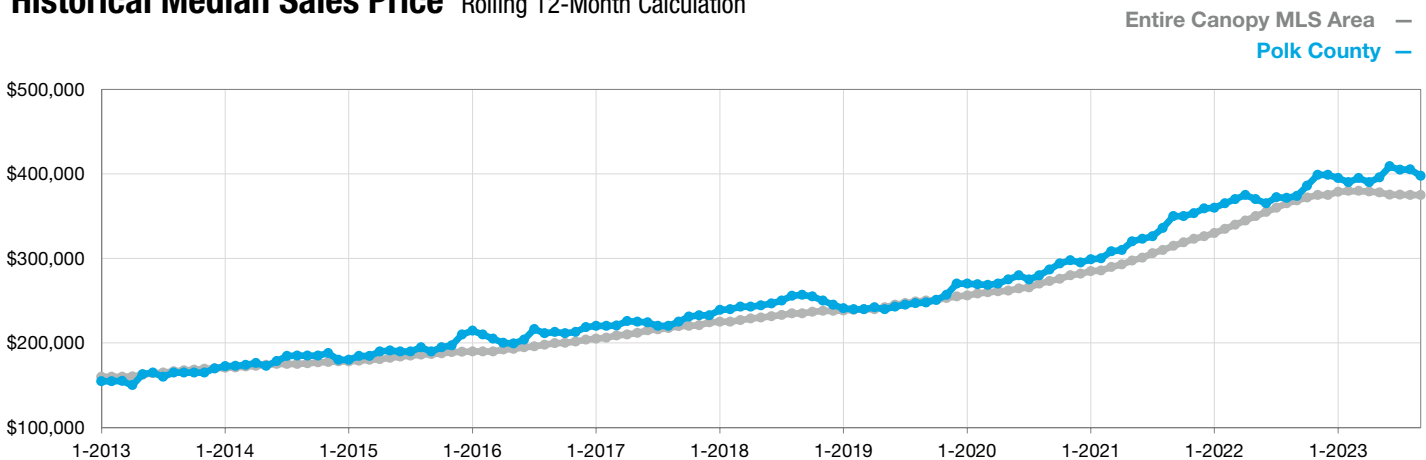
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	32	38	+ 18.8%	355	288	- 18.9%
Pending Sales	24	30	+ 25.0%	270	226	- 16.3%
Closed Sales	28	19	- 32.1%	268	208	- 22.4%
Median Sales Price*	\$560,000	\$340,000	- 39.3%	\$399,000	\$398,925	- 0.0%
Average Sales Price*	\$765,571	\$593,197	- 22.5%	\$538,892	\$509,625	- 5.4%
Percent of Original List Price Received*	92.5%	94.7%	+ 2.4%	96.7%	95.0%	- 1.8%
List to Close	68	86	+ 26.5%	84	89	+ 6.0%
Days on Market Until Sale	28	38	+ 35.7%	37	44	+ 18.9%
Cumulative Days on Market Until Sale	25	39	+ 56.0%	41	53	+ 29.3%
Average List Price	\$700,691	\$710,718	+ 1.4%	\$602,899	\$624,704	+ 3.6%
Inventory of Homes for Sale	87	76	- 12.6%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2023

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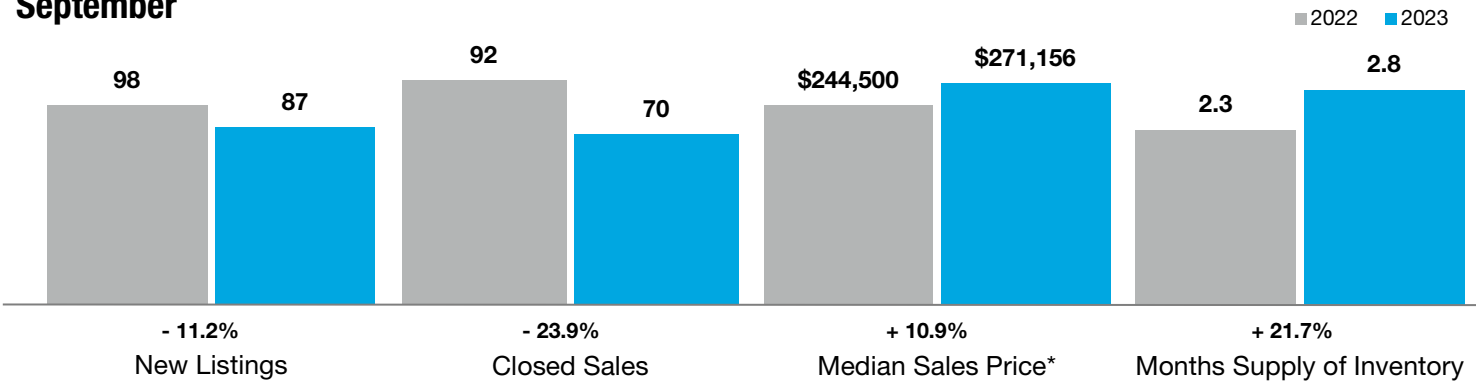
Rutherford County

North Carolina

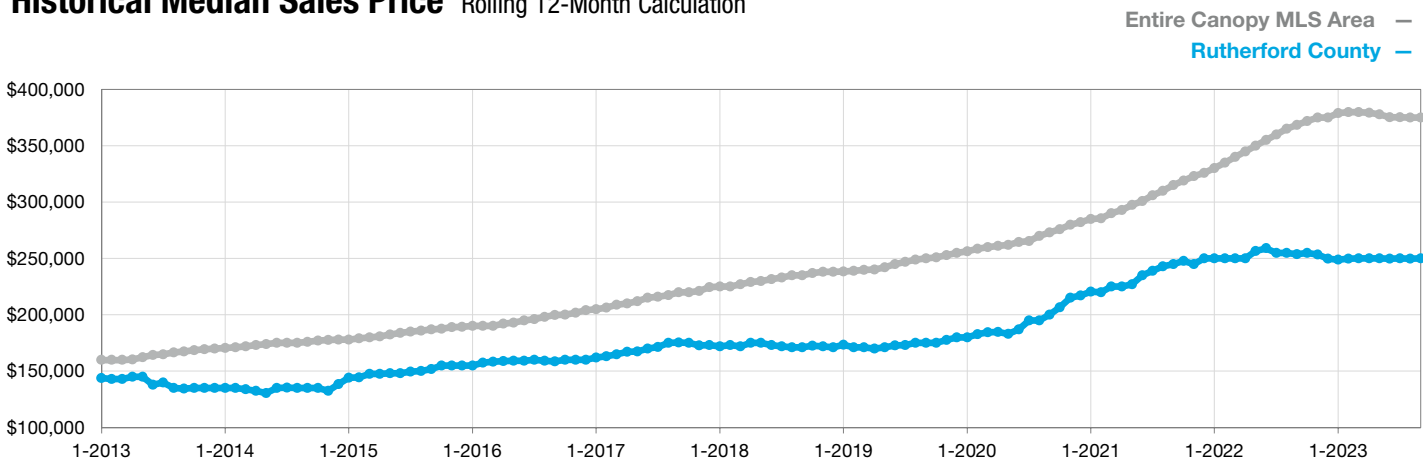
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	98	87	- 11.2%	926	739	- 20.2%
Pending Sales	95	87	- 8.4%	740	597	- 19.3%
Closed Sales	92	70	- 23.9%	737	542	- 26.5%
Median Sales Price*	\$244,500	\$271,156	+ 10.9%	\$250,000	\$253,125	+ 1.3%
Average Sales Price*	\$312,177	\$315,593	+ 1.1%	\$328,650	\$320,326	- 2.5%
Percent of Original List Price Received*	93.0%	96.6%	+ 3.9%	97.1%	95.3%	- 1.9%
List to Close	68	90	+ 32.4%	73	86	+ 17.8%
Days on Market Until Sale	27	37	+ 37.0%	25	40	+ 60.0%
Cumulative Days on Market Until Sale	27	37	+ 37.0%	26	45	+ 73.1%
Average List Price	\$398,028	\$423,892	+ 6.5%	\$365,633	\$391,370	+ 7.0%
Inventory of Homes for Sale	190	176	- 7.4%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2023

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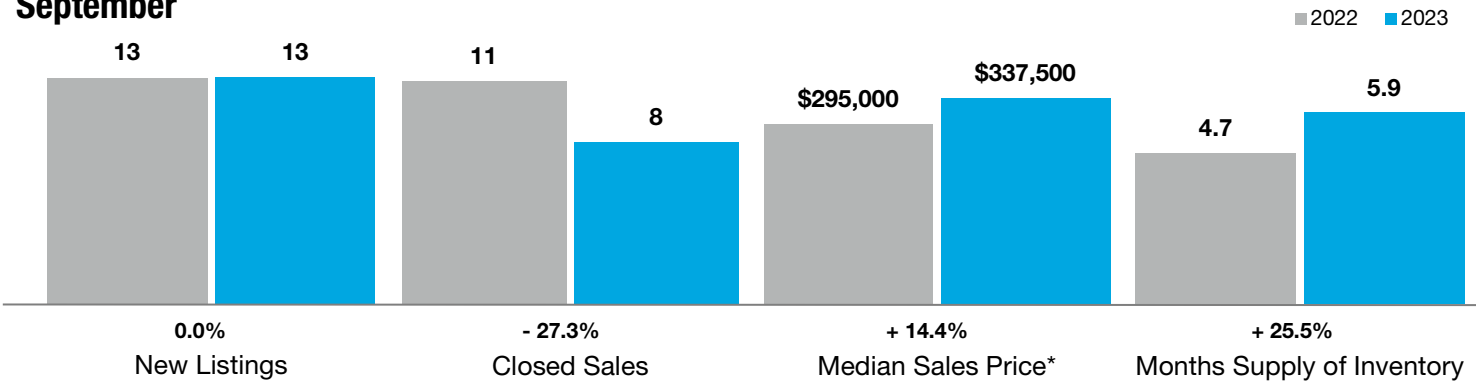
Swain County

North Carolina

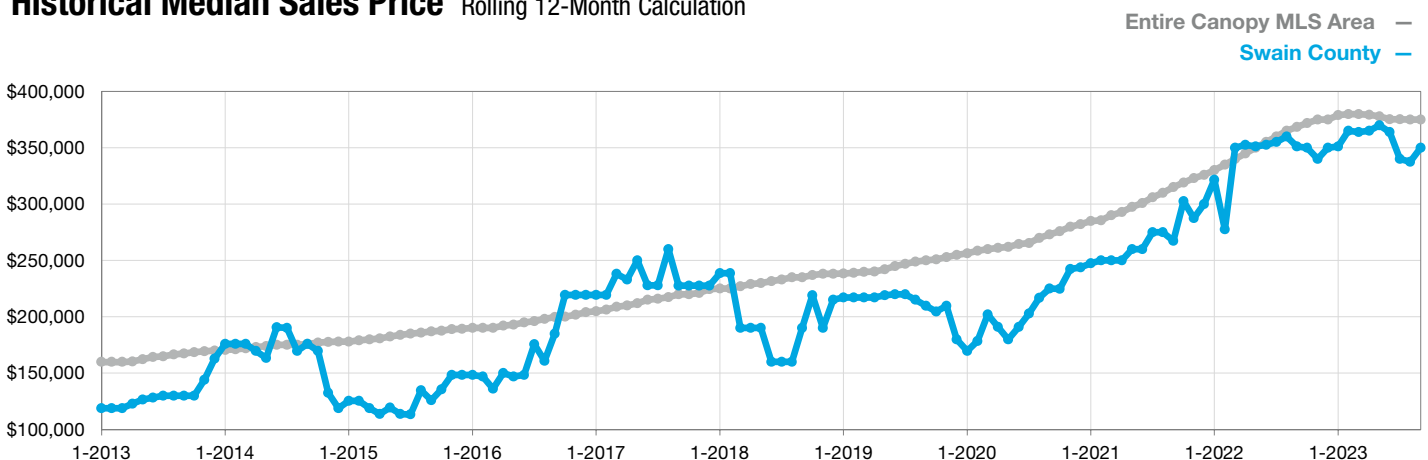
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	13	13	0.0%	106	86	- 18.9%
Pending Sales	8	12	+ 50.0%	69	53	- 23.2%
Closed Sales	11	8	- 27.3%	65	47	- 27.7%
Median Sales Price*	\$295,000	\$337,500	+ 14.4%	\$330,000	\$335,000	+ 1.5%
Average Sales Price*	\$286,982	\$322,079	+ 12.2%	\$352,218	\$397,663	+ 12.9%
Percent of Original List Price Received*	93.0%	95.1%	+ 2.3%	95.5%	93.7%	- 1.9%
List to Close	81	140	+ 72.8%	90	106	+ 17.8%
Days on Market Until Sale	37	101	+ 173.0%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	37	124	+ 235.1%	50	65	+ 30.0%
Average List Price	\$440,092	\$507,508	+ 15.3%	\$464,499	\$624,533	+ 34.5%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	4.7	5.9	+ 25.5%	--	--	--

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September



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Local Market Update for September 2023

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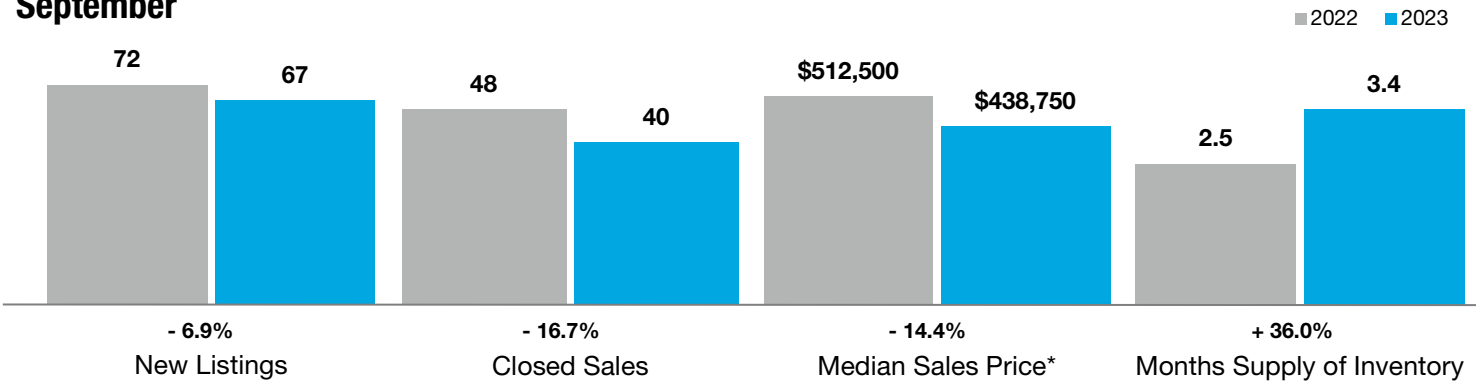
Transylvania County

North Carolina

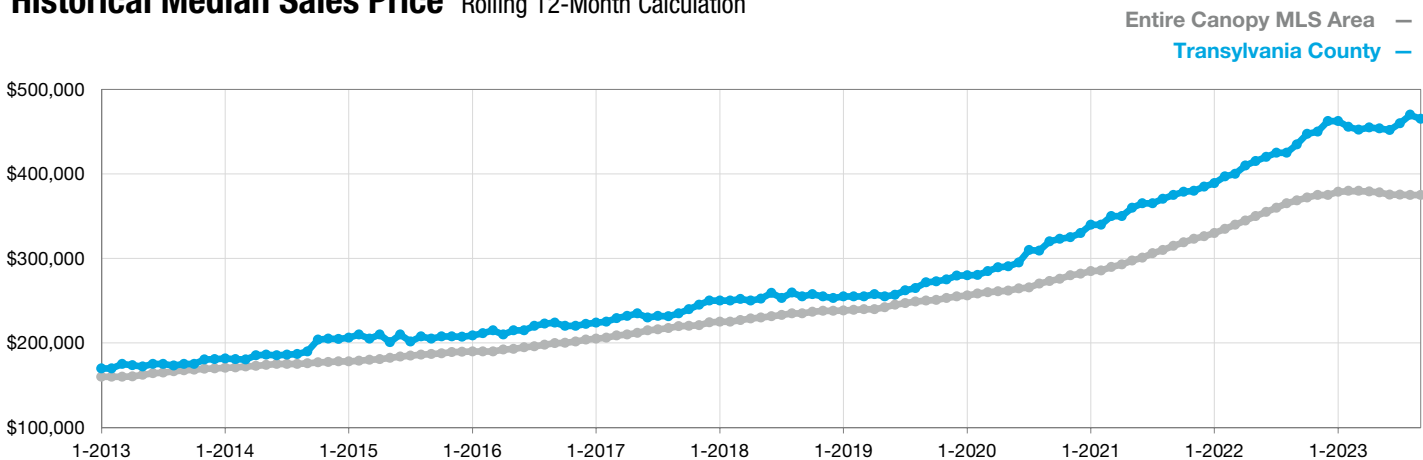
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	72	67	- 6.9%	595	498	- 16.3%
Pending Sales	53	48	- 9.4%	473	378	- 20.1%
Closed Sales	48	40	- 16.7%	460	361	- 21.5%
Median Sales Price*	\$512,500	\$438,750	- 14.4%	\$460,000	\$460,500	+ 0.1%
Average Sales Price*	\$750,510	\$507,595	- 32.4%	\$584,867	\$598,754	+ 2.4%
Percent of Original List Price Received*	94.1%	95.8%	+ 1.8%	96.7%	95.1%	- 1.7%
List to Close	85	85	0.0%	85	94	+ 10.6%
Days on Market Until Sale	39	31	- 20.5%	37	47	+ 27.0%
Cumulative Days on Market Until Sale	42	36	- 14.3%	35	52	+ 48.6%
Average List Price	\$643,895	\$794,449	+ 23.4%	\$594,771	\$728,943	+ 22.6%
Inventory of Homes for Sale	131	143	+ 9.2%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2023

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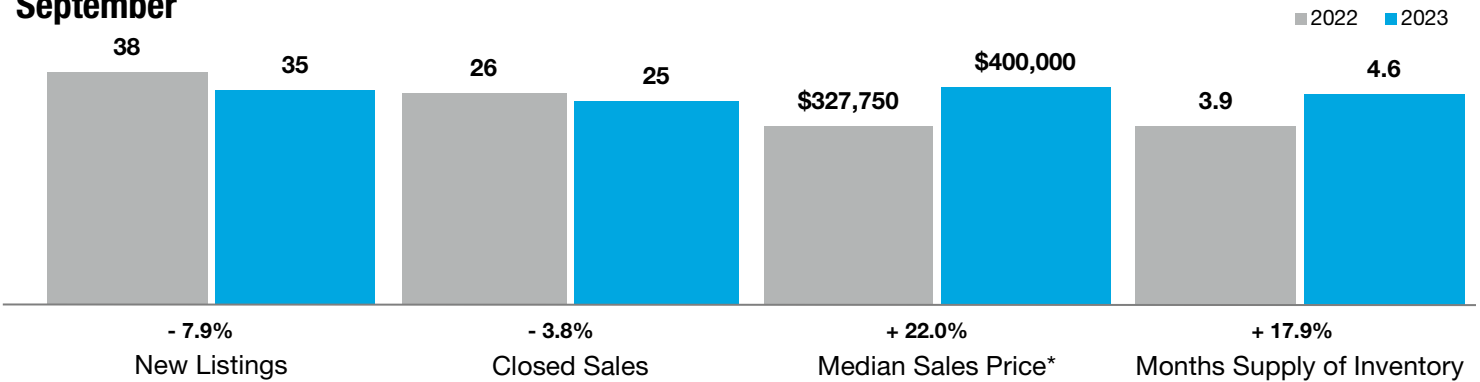
Yancey County

North Carolina

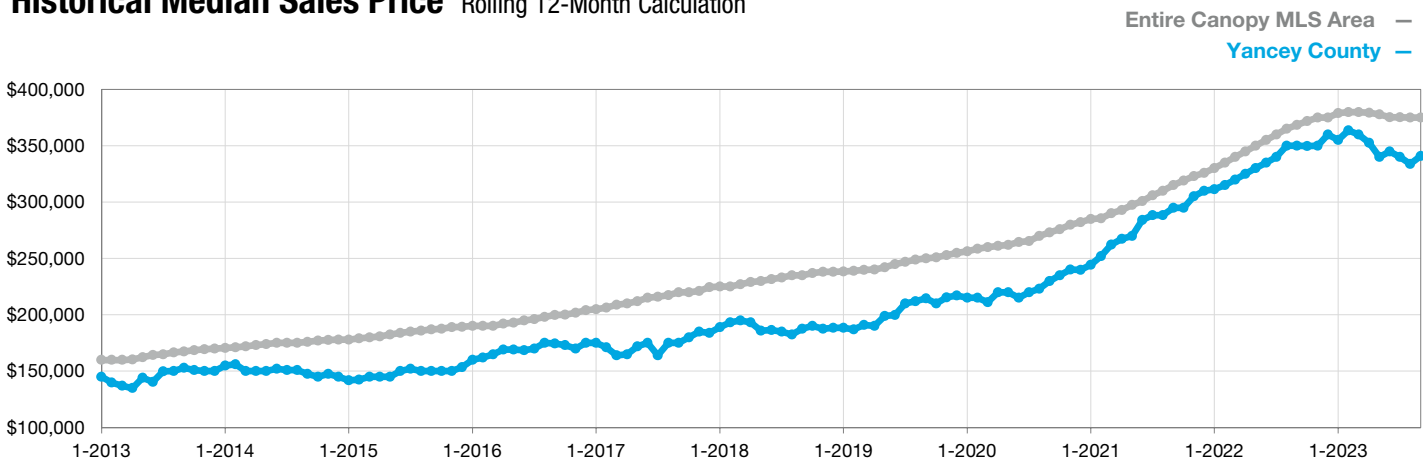
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	38	35	- 7.9%	313	237	- 24.3%
Pending Sales	33	37	+ 12.1%	221	179	- 19.0%
Closed Sales	26	25	- 3.8%	226	160	- 29.2%
Median Sales Price*	\$327,750	\$400,000	+ 22.0%	\$363,750	\$362,500	- 0.3%
Average Sales Price*	\$341,481	\$660,490	+ 93.4%	\$417,293	\$465,371	+ 11.5%
Percent of Original List Price Received*	90.9%	96.6%	+ 6.3%	95.1%	93.0%	- 2.2%
List to Close	89	104	+ 16.9%	96	122	+ 27.1%
Days on Market Until Sale	38	51	+ 34.2%	43	73	+ 69.8%
Cumulative Days on Market Until Sale	38	66	+ 73.7%	45	87	+ 93.3%
Average List Price	\$509,053	\$420,767	- 17.3%	\$520,468	\$556,543	+ 6.9%
Inventory of Homes for Sale	106	88	- 17.0%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--

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September



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Local Market Update for September 2023

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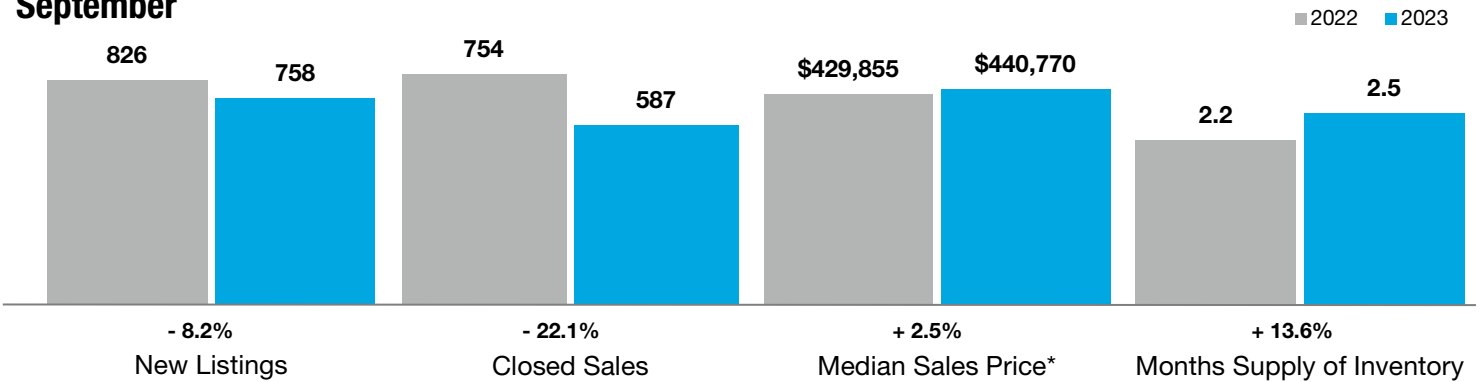
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	826	758	- 8.2%	7,534	6,444	- 14.5%
Pending Sales	582	619	+ 6.4%	6,074	5,333	- 12.2%
Closed Sales	754	587	- 22.1%	6,201	5,066	- 18.3%
Median Sales Price*	\$429,855	\$440,770	+ 2.5%	\$415,000	\$434,000	+ 4.6%
Average Sales Price*	\$539,355	\$536,508	- 0.5%	\$504,014	\$527,910	+ 4.7%
Percent of Original List Price Received*	97.7%	96.8%	- 0.9%	99.6%	96.9%	- 2.7%
List to Close	96	86	- 10.4%	84	92	+ 9.5%
Days on Market Until Sale	27	34	+ 25.9%	26	39	+ 50.0%
Cumulative Days on Market Until Sale	31	38	+ 22.6%	28	42	+ 50.0%
Average List Price	\$612,659	\$639,068	+ 4.3%	\$550,653	\$599,137	+ 8.8%
Inventory of Homes for Sale	1,492	1,418	- 5.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

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September



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