

Local Market Update for December 2024

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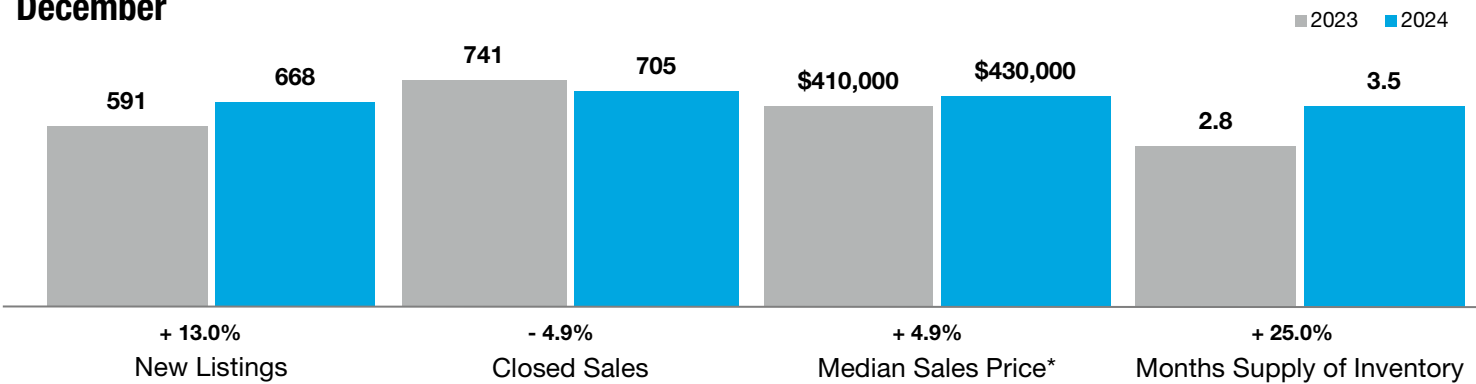
Asheville Region

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

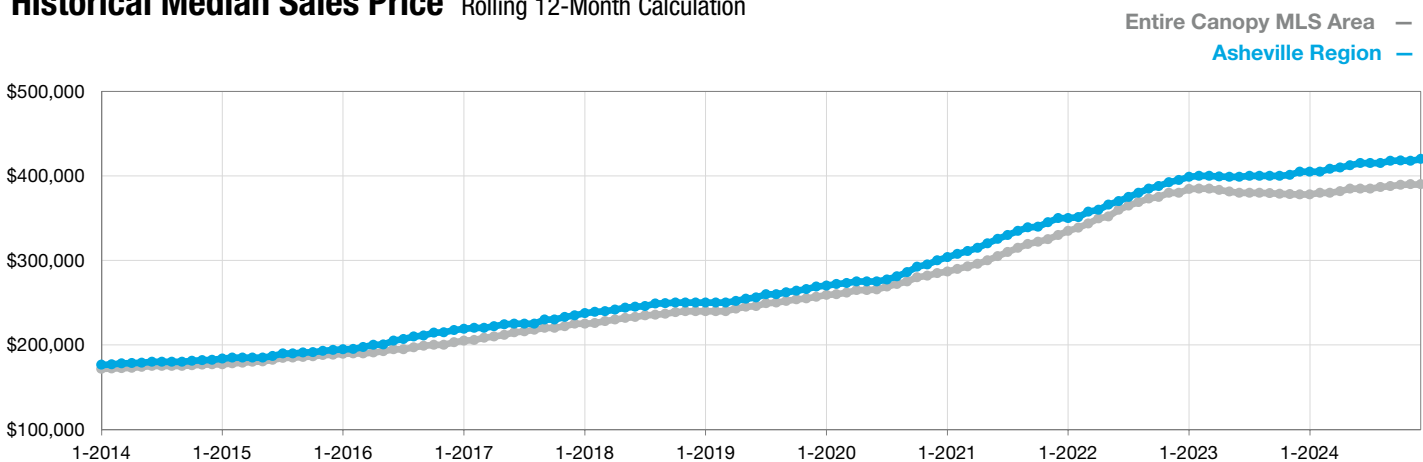
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	591	668	+ 13.0%	12,626	13,297	+ 5.3%
Pending Sales	578	648	+ 12.1%	10,020	9,449	- 5.7%
Closed Sales	741	705	- 4.9%	10,010	9,344	- 6.7%
Median Sales Price*	\$410,000	\$430,000	+ 4.9%	\$405,000	\$420,000	+ 3.7%
Average Sales Price*	\$513,531	\$522,723	+ 1.8%	\$496,020	\$526,880	+ 6.2%
Percent of Original List Price Received*	94.4%	93.4%	- 1.1%	95.9%	94.7%	- 1.3%
List to Close	89	110	+ 23.6%	90	98	+ 8.9%
Days on Market Until Sale	42	62	+ 47.6%	40	50	+ 25.0%
Cumulative Days on Market Until Sale	46	69	+ 50.0%	44	56	+ 27.3%
Average List Price	\$498,362	\$581,039	+ 16.6%	\$553,900	\$602,955	+ 8.9%
Inventory of Homes for Sale	2,363	2,783	+ 17.8%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation



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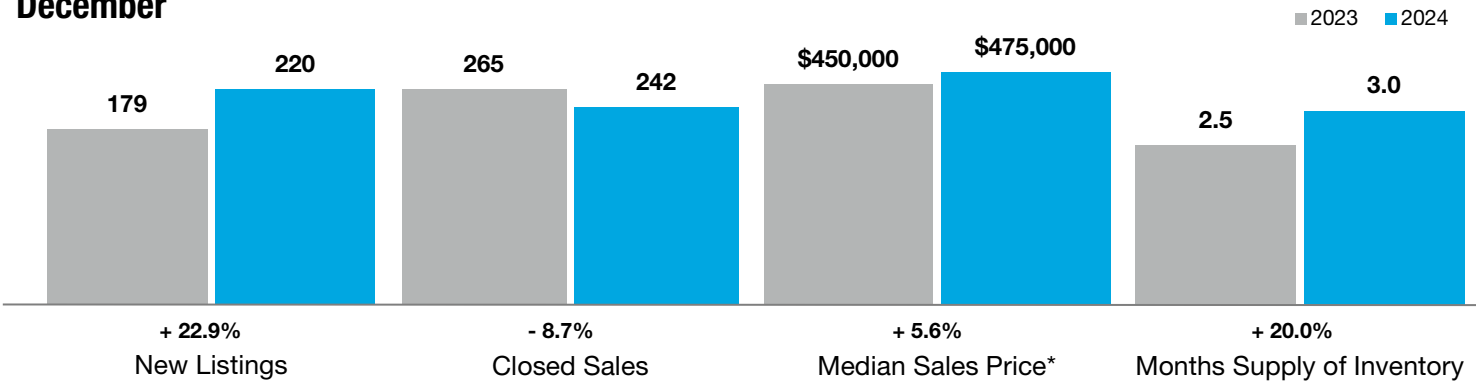
Buncombe County

North Carolina

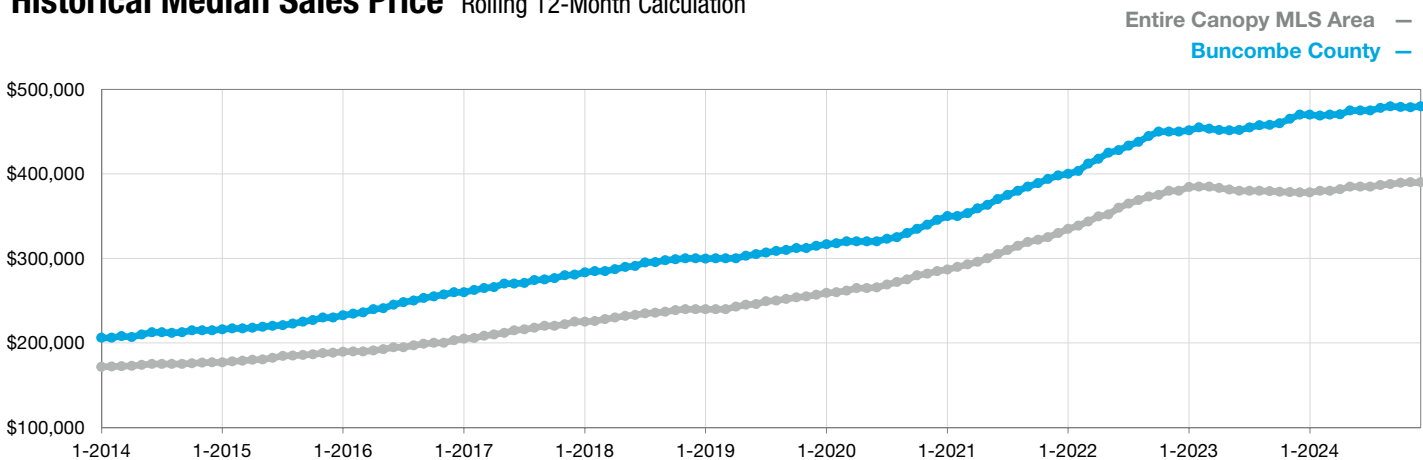
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	179	220	+ 22.9%	4,327	4,393	+ 1.5%
Pending Sales	204	221	+ 8.3%	3,517	3,202	- 9.0%
Closed Sales	265	242	- 8.7%	3,593	3,189	- 11.2%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$470,000	\$479,900	+ 2.1%
Average Sales Price*	\$580,612	\$601,181	+ 3.5%	\$599,723	\$636,973	+ 6.2%
Percent of Original List Price Received*	94.3%	93.0%	- 1.4%	96.8%	95.7%	- 1.1%
List to Close	95	109	+ 14.7%	93	94	+ 1.1%
Days on Market Until Sale	43	60	+ 39.5%	38	46	+ 21.1%
Cumulative Days on Market Until Sale	50	67	+ 34.0%	41	51	+ 24.4%
Average List Price	\$546,487	\$677,502	+ 24.0%	\$652,207	\$716,769	+ 9.9%
Inventory of Homes for Sale	719	797	+ 10.8%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

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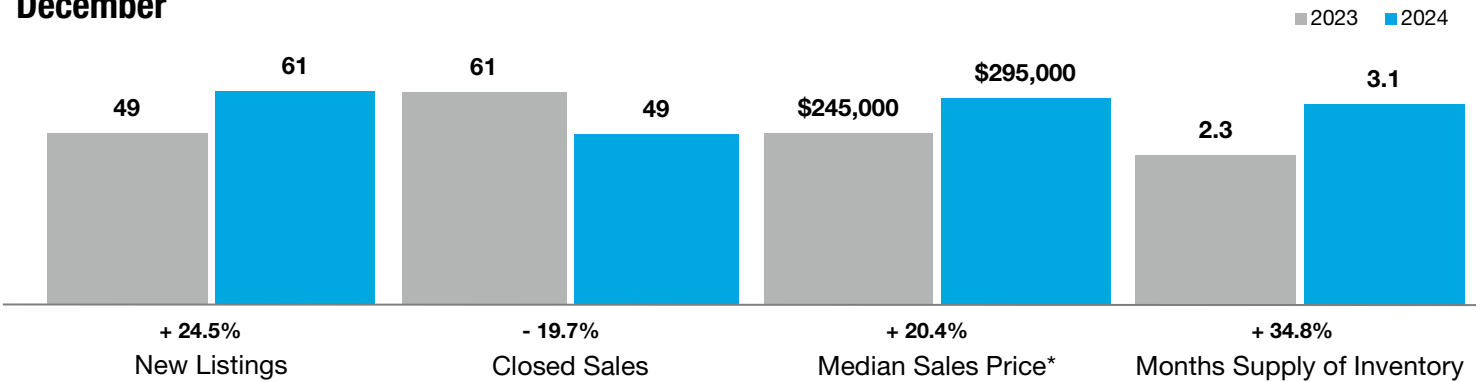
Burke County

North Carolina

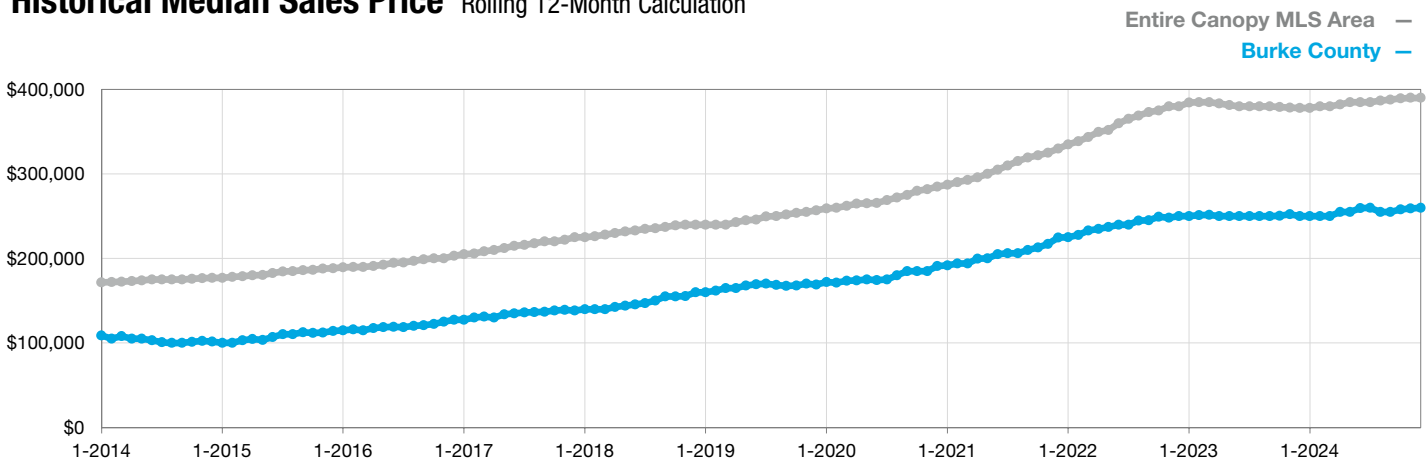
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	49	61	+ 24.5%	923	1,085	+ 17.6%
Pending Sales	45	48	+ 6.7%	773	805	+ 4.1%
Closed Sales	61	49	- 19.7%	774	786	+ 1.6%
Median Sales Price*	\$245,000	\$295,000	+ 20.4%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*	\$287,315	\$434,736	+ 51.3%	\$301,089	\$331,087	+ 10.0%
Percent of Original List Price Received*	93.0%	91.8%	- 1.3%	95.8%	94.2%	- 1.7%
List to Close	66	105	+ 59.1%	75	83	+ 10.7%
Days on Market Until Sale	28	58	+ 107.1%	32	41	+ 28.1%
Cumulative Days on Market Until Sale	29	70	+ 141.4%	35	46	+ 31.4%
Average List Price	\$274,179	\$313,293	+ 14.3%	\$319,968	\$378,247	+ 18.2%
Inventory of Homes for Sale	148	207	+ 39.9%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

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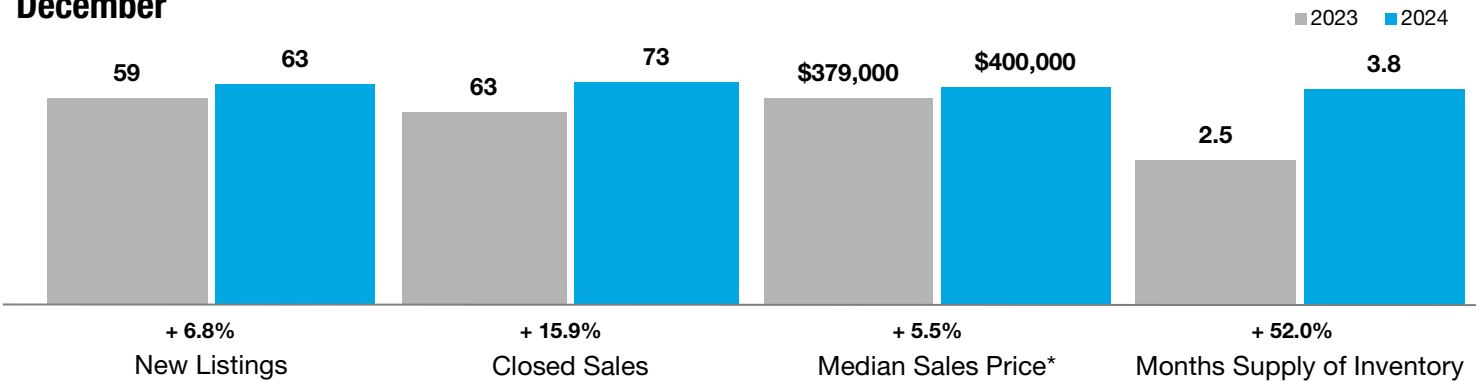
Haywood County

North Carolina

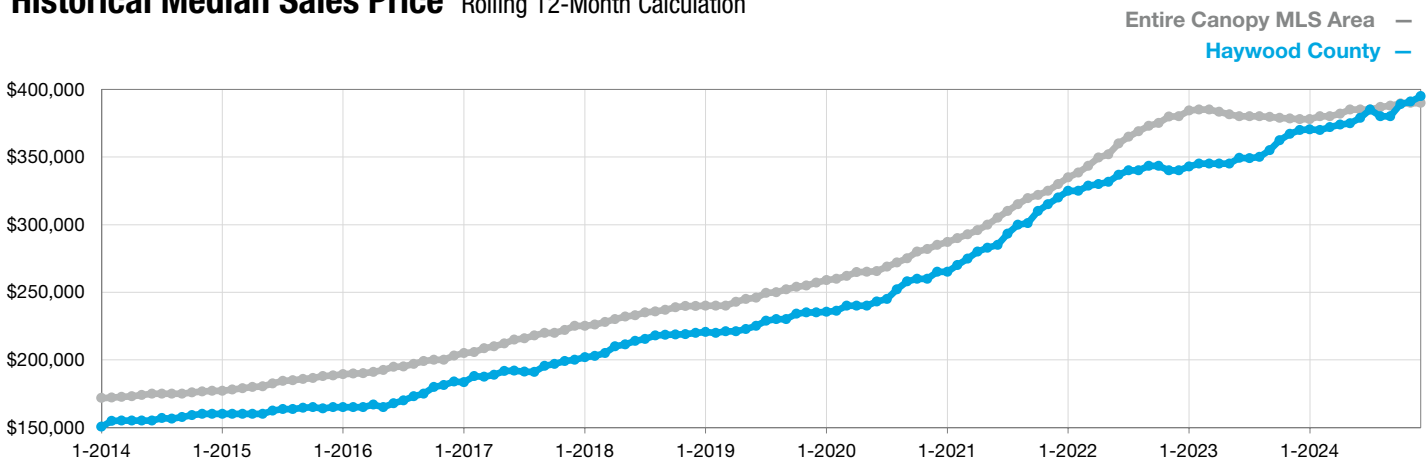
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	59	63	+ 6.8%	1,275	1,301	+ 2.0%
Pending Sales	67	60	- 10.4%	1,045	936	- 10.4%
Closed Sales	63	73	+ 15.9%	1,018	921	- 9.5%
Median Sales Price*	\$379,000	\$400,000	+ 5.5%	\$370,000	\$395,000	+ 6.8%
Average Sales Price*	\$453,169	\$426,887	- 5.8%	\$425,716	\$452,888	+ 6.4%
Percent of Original List Price Received*	94.3%	93.4%	- 1.0%	94.8%	94.1%	- 0.7%
List to Close	78	122	+ 56.4%	88	102	+ 15.9%
Days on Market Until Sale	40	71	+ 77.5%	44	52	+ 18.2%
Cumulative Days on Market Until Sale	45	78	+ 73.3%	48	58	+ 20.8%
Average List Price	\$406,154	\$474,141	+ 16.7%	\$475,596	\$505,947	+ 6.4%
Inventory of Homes for Sale	221	296	+ 33.9%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

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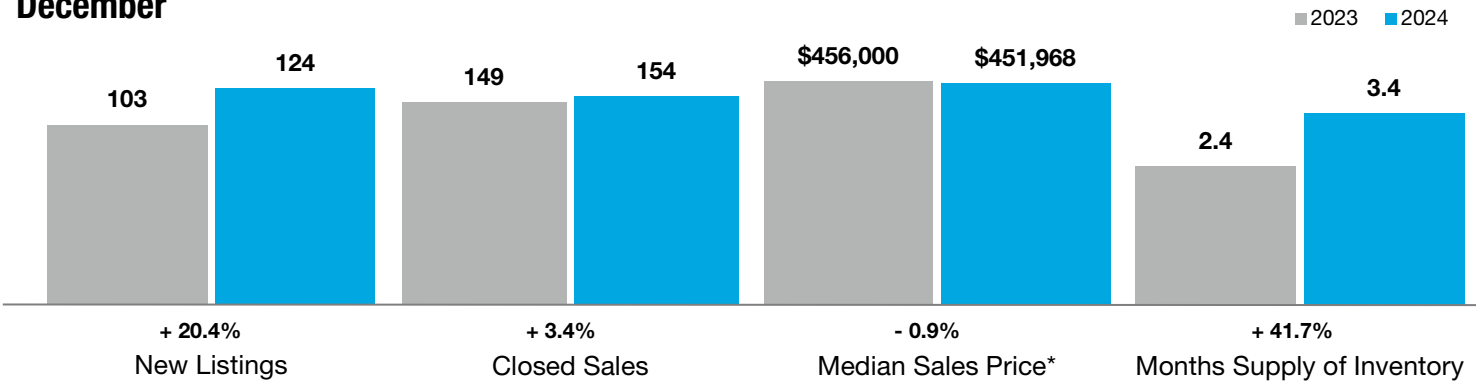
Henderson County

North Carolina

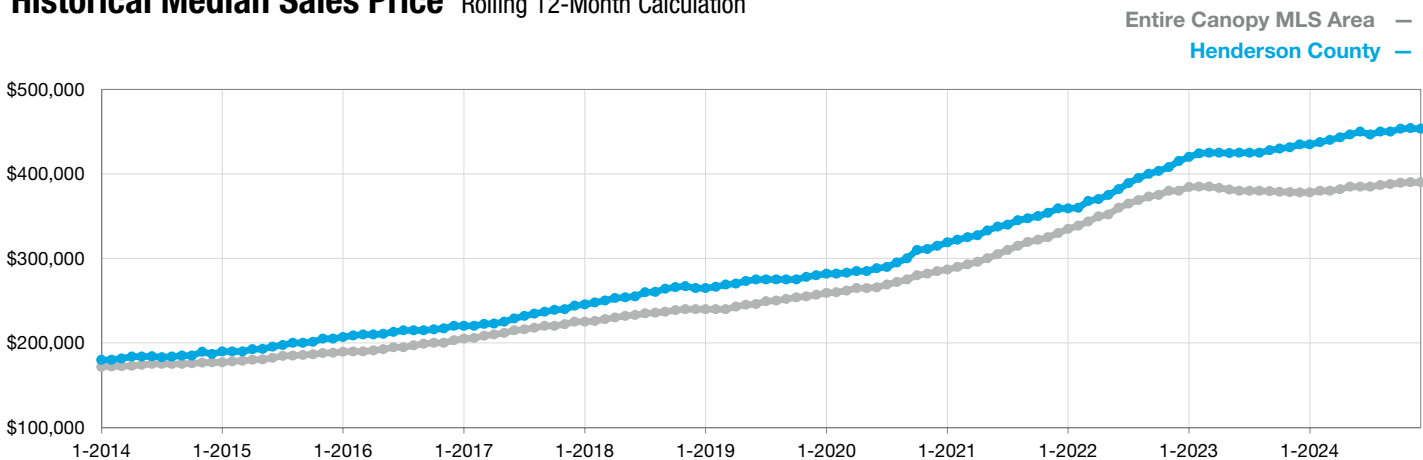
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	103	124	+ 20.4%	2,186	2,416	+ 10.5%
Pending Sales	106	140	+ 32.1%	1,791	1,789	- 0.1%
Closed Sales	149	154	+ 3.4%	1,766	1,738	- 1.6%
Median Sales Price*	\$456,000	\$451,968	- 0.9%	\$435,000	\$453,540	+ 4.3%
Average Sales Price*	\$527,580	\$510,051	- 3.3%	\$501,068	\$518,962	+ 3.6%
Percent of Original List Price Received*	96.5%	95.3%	- 1.2%	97.5%	96.0%	- 1.5%
List to Close	84	116	+ 38.1%	86	101	+ 17.4%
Days on Market Until Sale	31	60	+ 93.5%	35	48	+ 37.1%
Cumulative Days on Market Until Sale	33	63	+ 90.9%	38	52	+ 36.8%
Average List Price	\$493,919	\$531,972	+ 7.7%	\$547,142	\$583,878	+ 6.7%
Inventory of Homes for Sale	363	501	+ 38.0%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--

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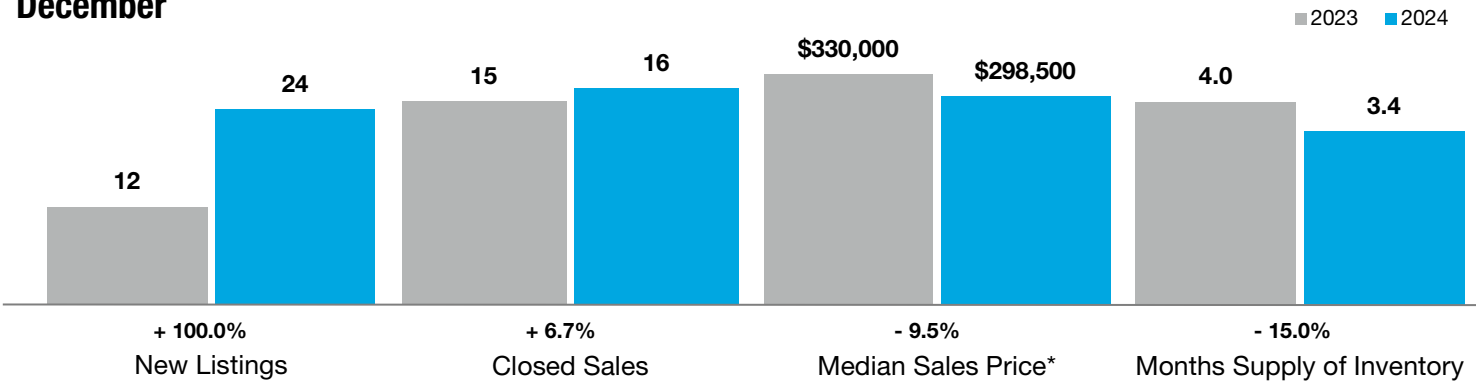
Jackson County

North Carolina

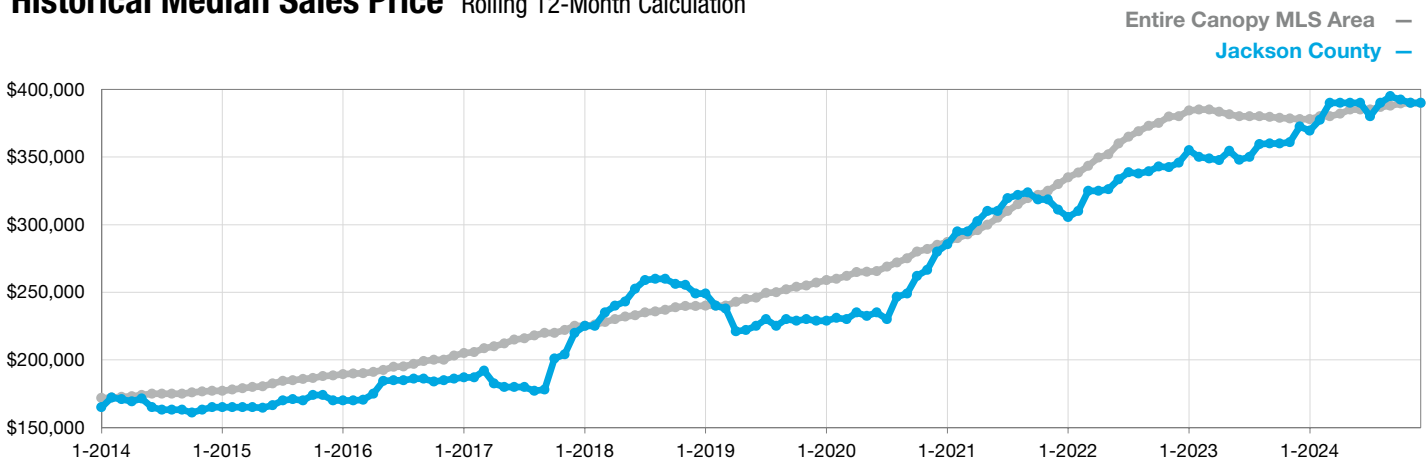
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	12	24	+ 100.0%	321	363	+ 13.1%
Pending Sales	11	16	+ 45.5%	230	248	+ 7.8%
Closed Sales	15	16	+ 6.7%	231	242	+ 4.8%
Median Sales Price*	\$330,000	\$298,500	- 9.5%	\$372,500	\$390,000	+ 4.7%
Average Sales Price*	\$516,005	\$409,593	- 20.6%	\$504,086	\$529,918	+ 5.1%
Percent of Original List Price Received*	90.9%	92.1%	+ 1.3%	93.4%	92.6%	- 0.9%
List to Close	99	134	+ 35.4%	107	106	- 0.9%
Days on Market Until Sale	53	85	+ 60.4%	58	60	+ 3.4%
Cumulative Days on Market Until Sale	55	88	+ 60.0%	68	68	0.0%
Average List Price	\$837,698	\$874,367	+ 4.4%	\$634,930	\$753,911	+ 18.7%
Inventory of Homes for Sale	77	71	- 7.8%	--	--	--
Months Supply of Inventory	4.0	3.4	- 15.0%	--	--	--

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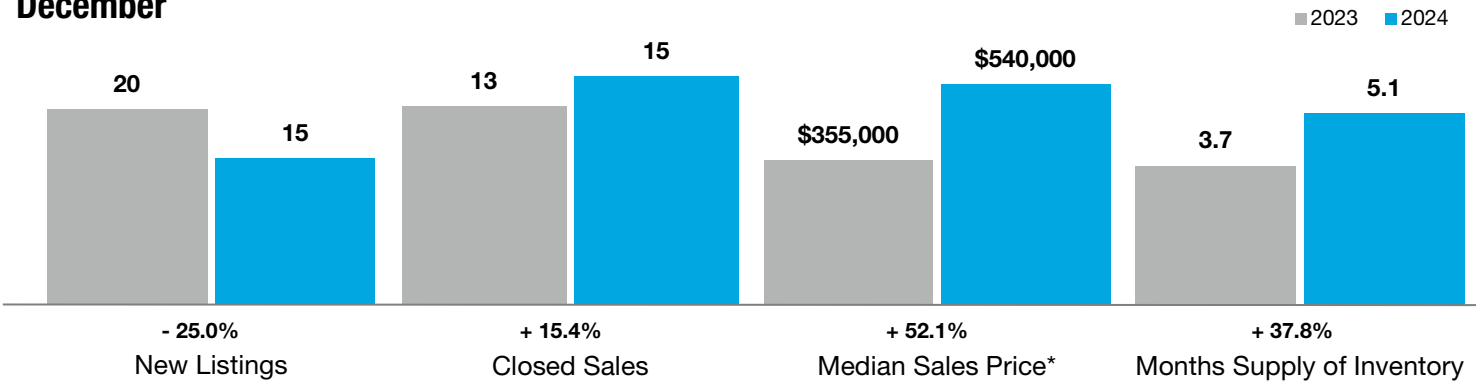
Madison County

North Carolina

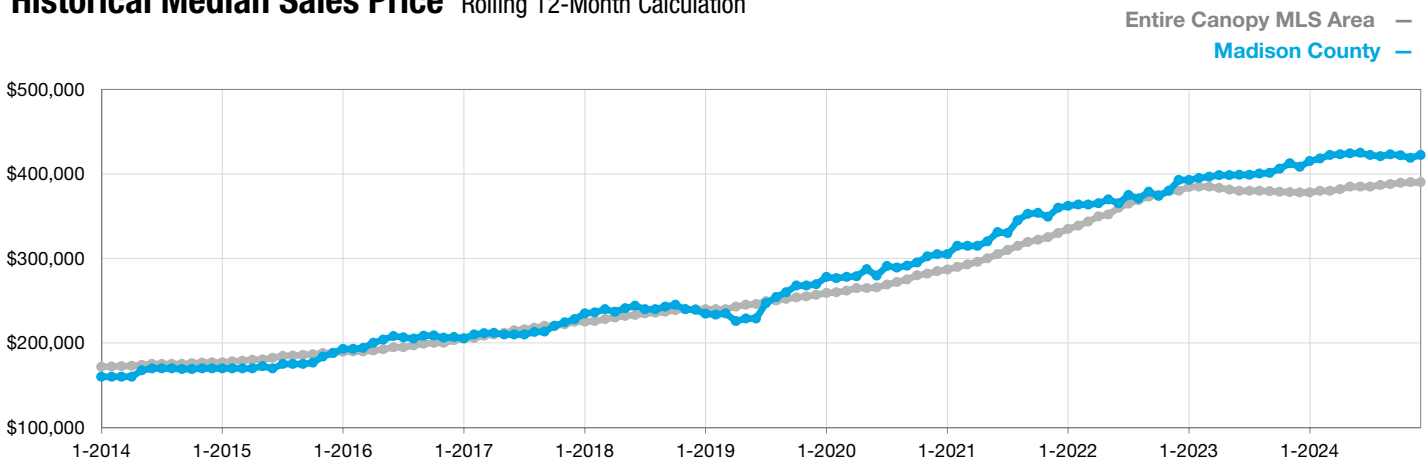
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	20	15	- 25.0%	387	327	- 15.5%
Pending Sales	11	14	+ 27.3%	301	223	- 25.9%
Closed Sales	13	15	+ 15.4%	295	230	- 22.0%
Median Sales Price*	\$355,000	\$540,000	+ 52.1%	\$408,490	\$422,445	+ 3.4%
Average Sales Price*	\$476,429	\$508,340	+ 6.7%	\$464,523	\$482,038	+ 3.8%
Percent of Original List Price Received*	95.1%	94.0%	- 1.2%	95.1%	94.8%	- 0.3%
List to Close	148	88	- 40.5%	113	117	+ 3.5%
Days on Market Until Sale	78	51	- 34.6%	52	62	+ 19.2%
Cumulative Days on Market Until Sale	85	52	- 38.8%	59	75	+ 27.1%
Average List Price	\$499,625	\$536,060	+ 7.3%	\$522,890	\$587,746	+ 12.4%
Inventory of Homes for Sale	92	94	+ 2.2%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

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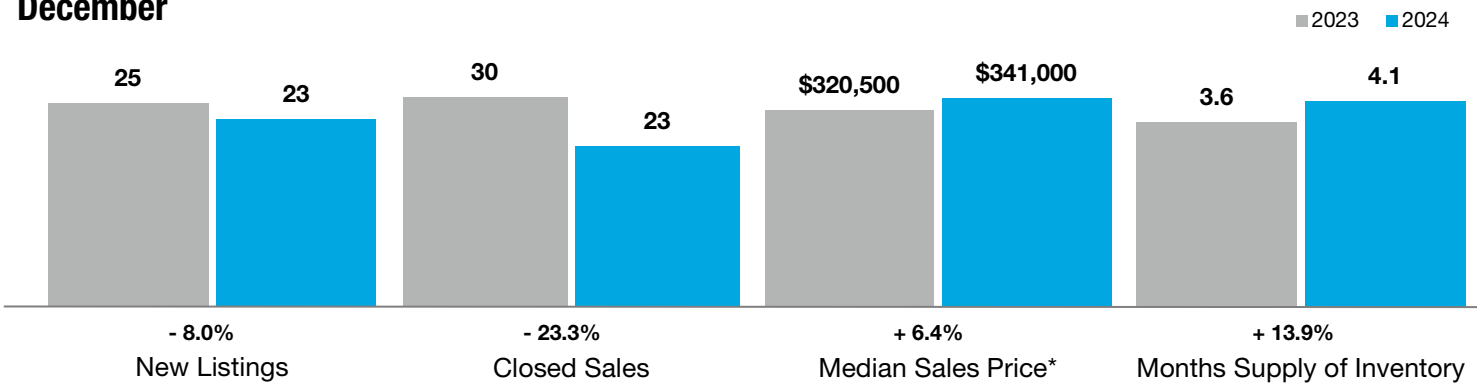
McDowell County

North Carolina

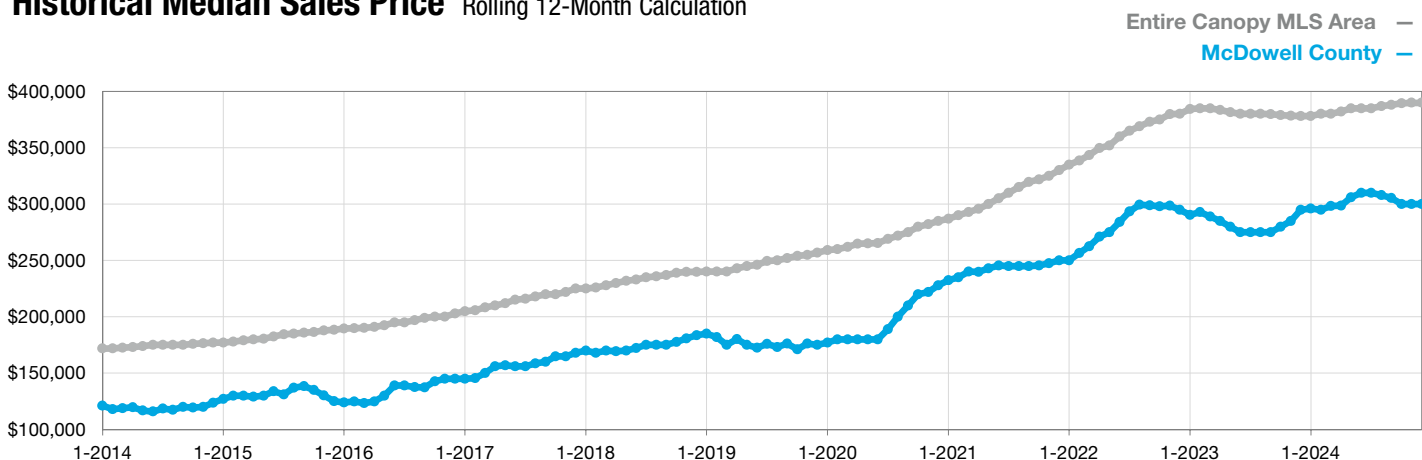
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	25	23	- 8.0%	545	553	+ 1.5%
Pending Sales	29	22	- 24.1%	398	369	- 7.3%
Closed Sales	30	23	- 23.3%	382	371	- 2.9%
Median Sales Price*	\$320,500	\$341,000	+ 6.4%	\$295,000	\$300,000	+ 1.7%
Average Sales Price*	\$382,220	\$636,665	+ 66.6%	\$354,325	\$420,253	+ 18.6%
Percent of Original List Price Received*	97.0%	93.3%	- 3.8%	94.9%	92.6%	- 2.4%
List to Close	65	93	+ 43.1%	79	104	+ 31.6%
Days on Market Until Sale	22	54	+ 145.5%	36	56	+ 55.6%
Cumulative Days on Market Until Sale	24	69	+ 187.5%	39	65	+ 66.7%
Average List Price	\$371,016	\$537,645	+ 44.9%	\$428,854	\$452,938	+ 5.6%
Inventory of Homes for Sale	121	125	+ 3.3%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

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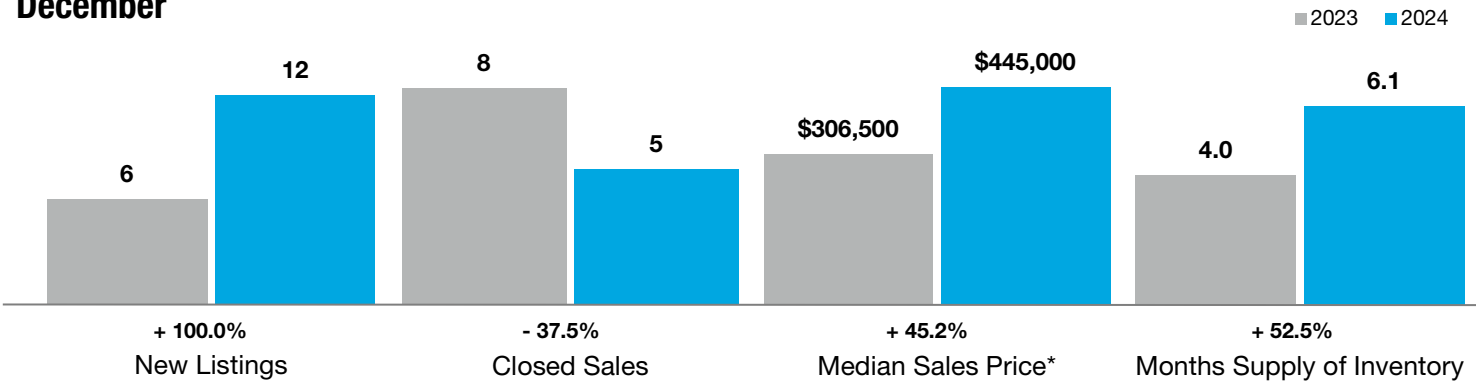
Mitchell County

North Carolina

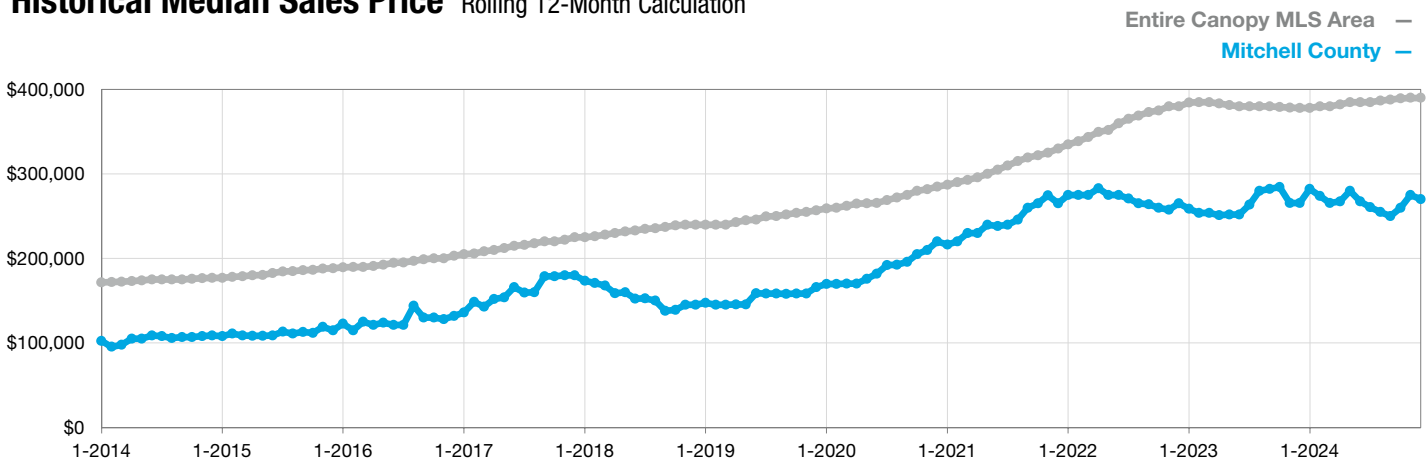
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	12	+ 100.0%	201	188	- 6.5%
Pending Sales	6	9	+ 50.0%	148	114	- 23.0%
Closed Sales	8	5	- 37.5%	149	108	- 27.5%
Median Sales Price*	\$306,500	\$445,000	+ 45.2%	\$265,750	\$270,000	+ 1.6%
Average Sales Price*	\$281,875	\$402,800	+ 42.9%	\$309,442	\$353,473	+ 14.2%
Percent of Original List Price Received*	85.2%	88.8%	+ 4.2%	90.5%	89.1%	- 1.5%
List to Close	105	113	+ 7.6%	111	130	+ 17.1%
Days on Market Until Sale	62	99	+ 59.7%	63	79	+ 25.4%
Cumulative Days on Market Until Sale	75	113	+ 50.7%	79	100	+ 26.6%
Average List Price	\$271,167	\$362,917	+ 33.8%	\$396,405	\$415,147	+ 4.7%
Inventory of Homes for Sale	49	58	+ 18.4%	--	--	--
Months Supply of Inventory	4.0	6.1	+ 52.5%	--	--	--

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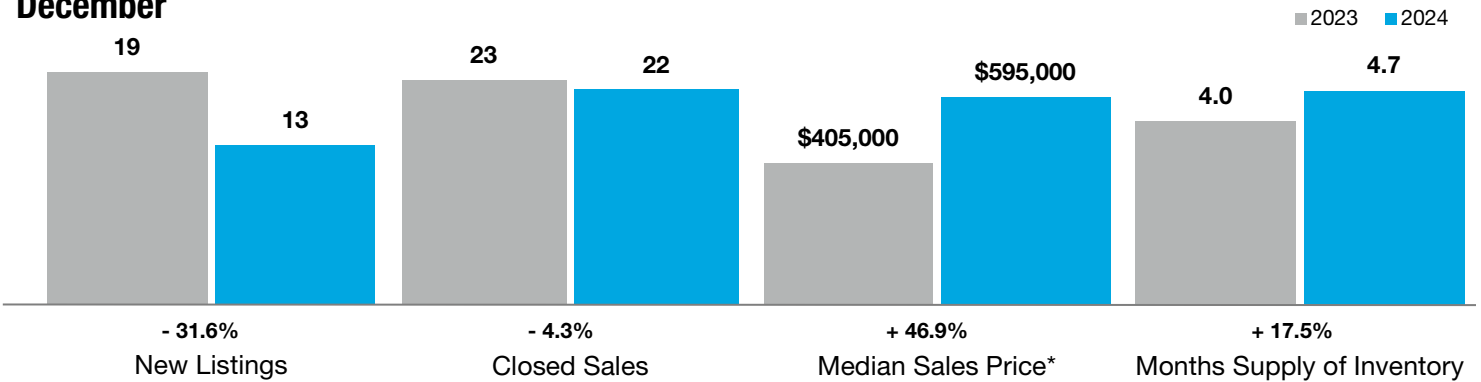
Polk County

North Carolina

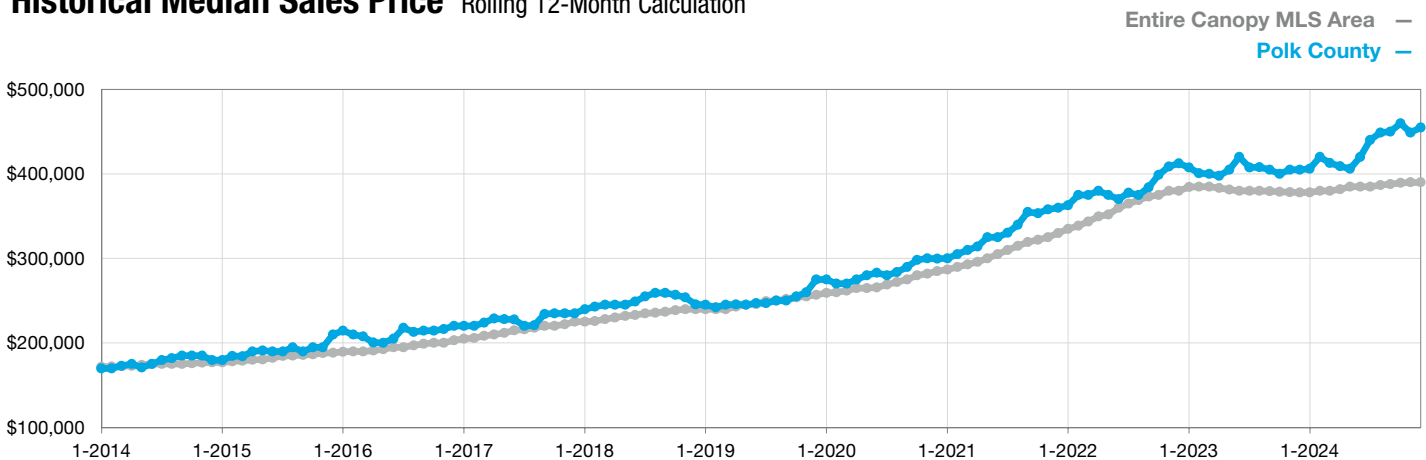
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	19	13	- 31.6%	404	381	- 5.7%
Pending Sales	21	14	- 33.3%	295	273	- 7.5%
Closed Sales	23	22	- 4.3%	286	276	- 3.5%
Median Sales Price*	\$405,000	\$595,000	+ 46.9%	\$405,000	\$455,000	+ 12.3%
Average Sales Price*	\$839,846	\$643,691	- 23.4%	\$543,524	\$560,794	+ 3.2%
Percent of Original List Price Received*	97.7%	92.9%	- 4.9%	95.1%	92.5%	- 2.7%
List to Close	100	114	+ 14.0%	86	106	+ 23.3%
Days on Market Until Sale	75	67	- 10.7%	43	62	+ 44.2%
Cumulative Days on Market Until Sale	80	80	0.0%	52	75	+ 44.2%
Average List Price	\$510,778	\$654,869	+ 28.2%	\$653,408	\$716,244	+ 9.6%
Inventory of Homes for Sale	99	107	+ 8.1%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--

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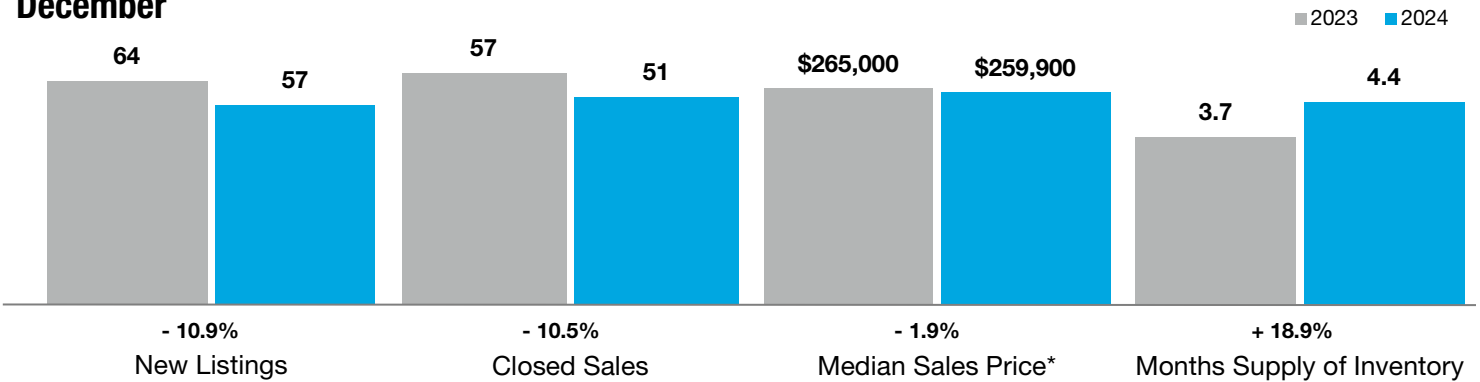
Rutherford County

North Carolina

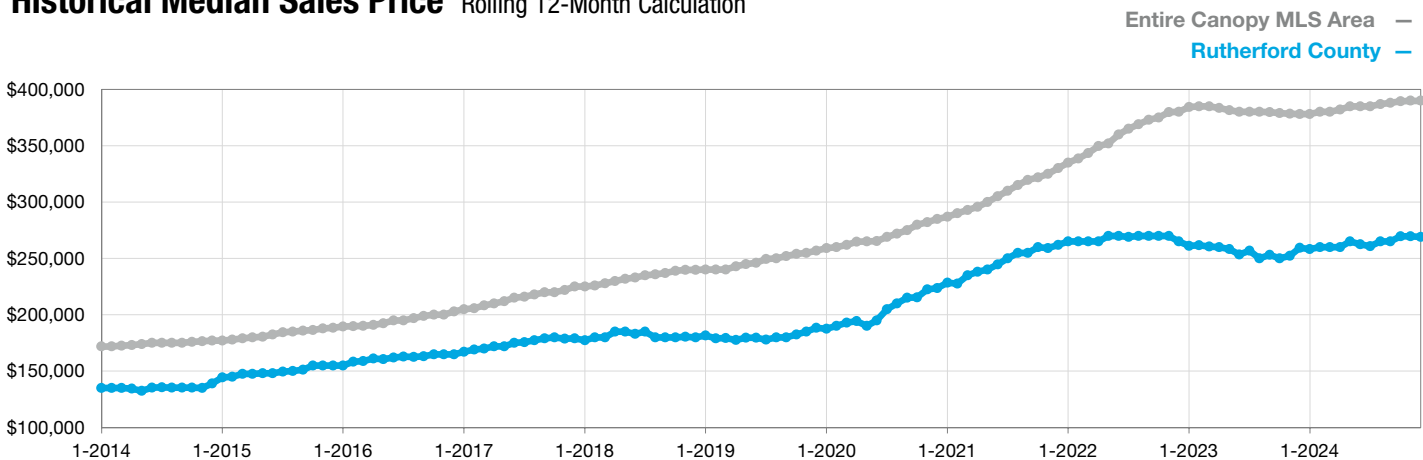
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	64	57	- 10.9%	992	1,122	+ 13.1%
Pending Sales	38	51	+ 34.2%	744	715	- 3.9%
Closed Sales	57	51	- 10.5%	729	711	- 2.5%
Median Sales Price*	\$265,000	\$259,900	- 1.9%	\$259,325	\$269,000	+ 3.7%
Average Sales Price*	\$348,622	\$313,609	- 10.0%	\$327,480	\$356,942	+ 9.0%
Percent of Original List Price Received*	91.6%	93.0%	+ 1.5%	94.5%	92.8%	- 1.8%
List to Close	87	102	+ 17.2%	86	95	+ 10.5%
Days on Market Until Sale	45	55	+ 22.2%	41	50	+ 22.0%
Cumulative Days on Market Until Sale	51	63	+ 23.5%	46	59	+ 28.3%
Average List Price	\$456,092	\$406,035	- 11.0%	\$391,602	\$416,286	+ 6.3%
Inventory of Homes for Sale	228	265	+ 16.2%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

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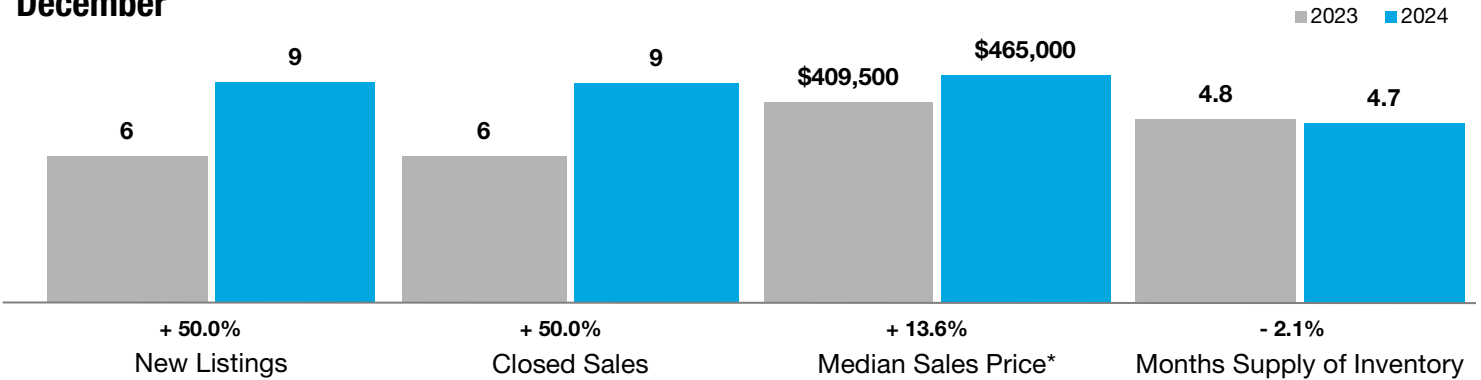
Swain County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	9	+ 50.0%	111	132	+ 18.9%
Pending Sales	5	7	+ 40.0%	72	86	+ 19.4%
Closed Sales	6	9	+ 50.0%	73	79	+ 8.2%
Median Sales Price*	\$409,500	\$465,000	+ 13.6%	\$394,900	\$345,000	- 12.6%
Average Sales Price*	\$519,833	\$498,833	- 4.0%	\$498,070	\$459,615	- 7.7%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	94.0%	92.8%	- 1.3%
List to Close	71	101	+ 42.3%	103	96	- 6.8%
Days on Market Until Sale	41	62	+ 51.2%	55	53	- 3.6%
Cumulative Days on Market Until Sale	39	81	+ 107.7%	68	65	- 4.4%
Average List Price	\$446,920	\$318,300	- 28.8%	\$582,529	\$449,227	- 22.9%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	4.8	4.7	- 2.1%	--	--	--

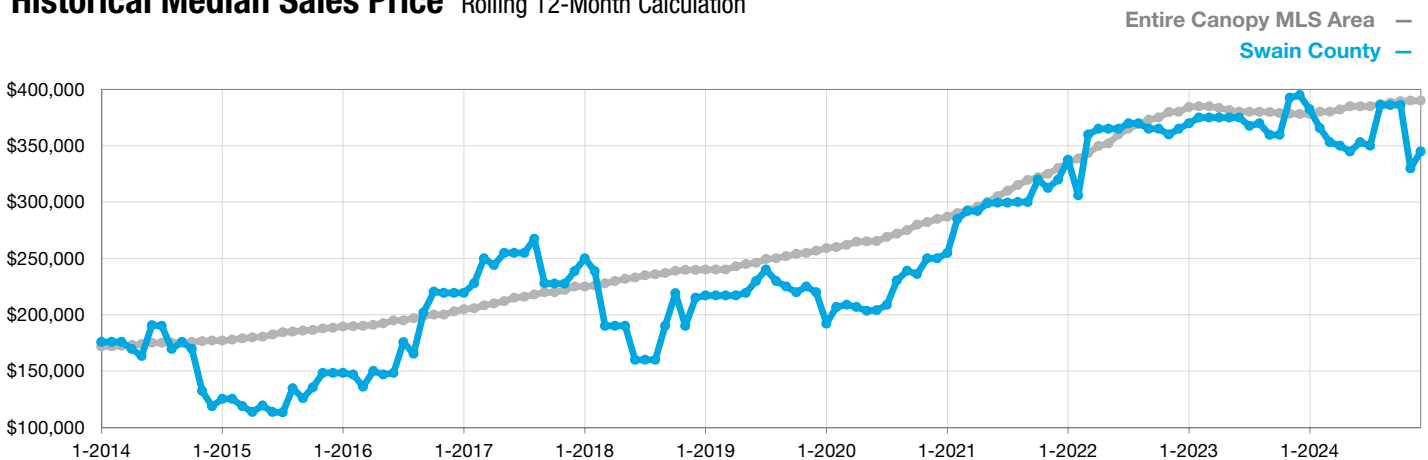
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Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for December 2024

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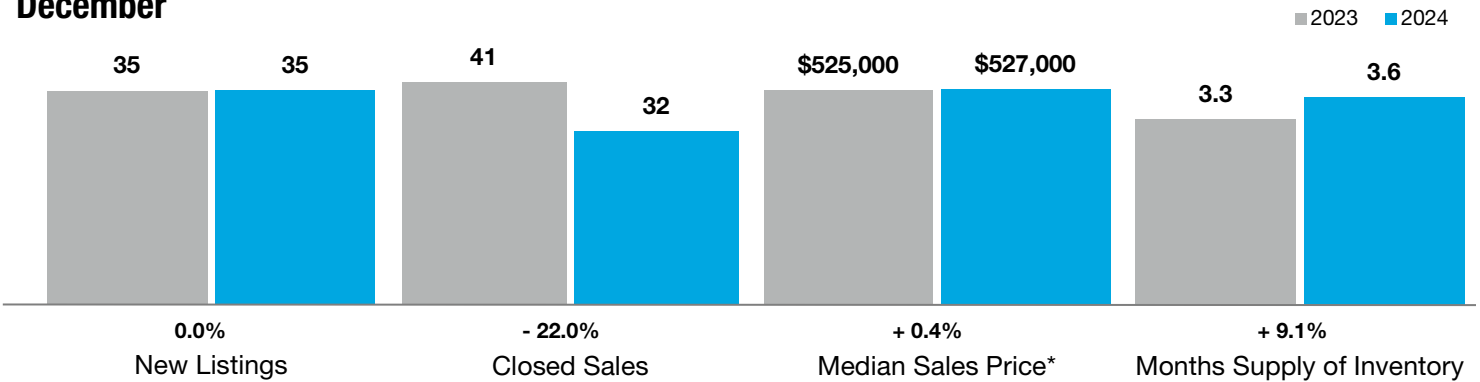
Transylvania County

North Carolina

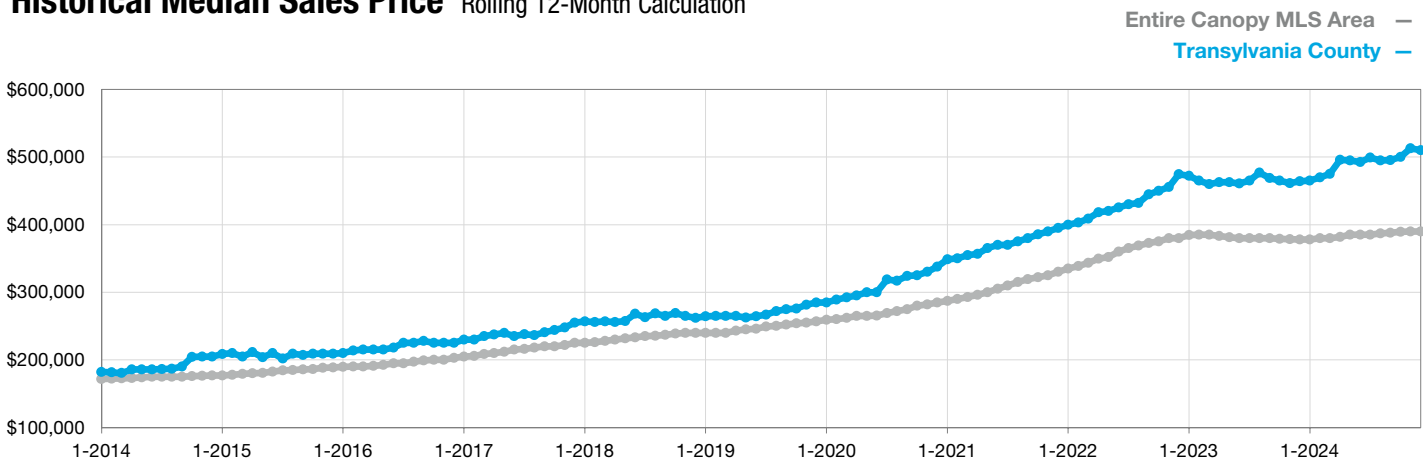
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	35	35	0.0%	659	713	+ 8.2%
Pending Sales	26	35	+ 34.6%	489	497	+ 1.6%
Closed Sales	41	32	- 22.0%	497	500	+ 0.6%
Median Sales Price*	\$525,000	\$527,000	+ 0.4%	\$464,000	\$510,000	+ 9.9%
Average Sales Price*	\$694,188	\$580,624	- 16.4%	\$597,176	\$687,715	+ 15.2%
Percent of Original List Price Received*	94.0%	91.1%	- 3.1%	94.9%	93.7%	- 1.3%
List to Close	88	97	+ 10.2%	93	95	+ 2.2%
Days on Market Until Sale	47	66	+ 40.4%	46	54	+ 17.4%
Cumulative Days on Market Until Sale	48	80	+ 66.7%	50	59	+ 18.0%
Average List Price	\$896,790	\$1,100,540	+ 22.7%	\$724,137	\$858,508	+ 18.6%
Inventory of Homes for Sale	133	151	+ 13.5%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

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December



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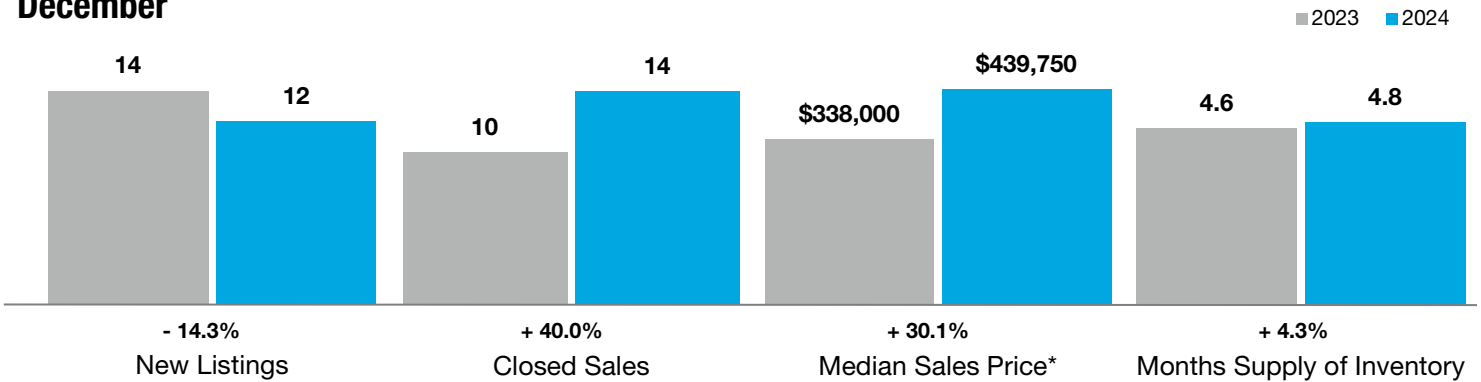
Yancey County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	14	12	- 14.3%	295	323	+ 9.5%
Pending Sales	9	11	+ 22.2%	217	192	- 11.5%
Closed Sales	10	14	+ 40.0%	217	193	- 11.1%
Median Sales Price*	\$338,000	\$439,750	+ 30.1%	\$341,000	\$373,000	+ 9.4%
Average Sales Price*	\$355,540	\$568,607	+ 59.9%	\$442,085	\$466,938	+ 5.6%
Percent of Original List Price Received*	88.1%	94.3%	+ 7.0%	92.4%	93.7%	+ 1.4%
List to Close	195	114	- 41.5%	119	113	- 5.0%
Days on Market Until Sale	139	72	- 48.2%	71	66	- 7.0%
Cumulative Days on Market Until Sale	142	73	- 48.6%	82	75	- 8.5%
Average List Price	\$446,671	\$419,917	- 6.0%	\$566,912	\$587,215	+ 3.6%
Inventory of Homes for Sale	84	77	- 8.3%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 4.3%	--	--	--

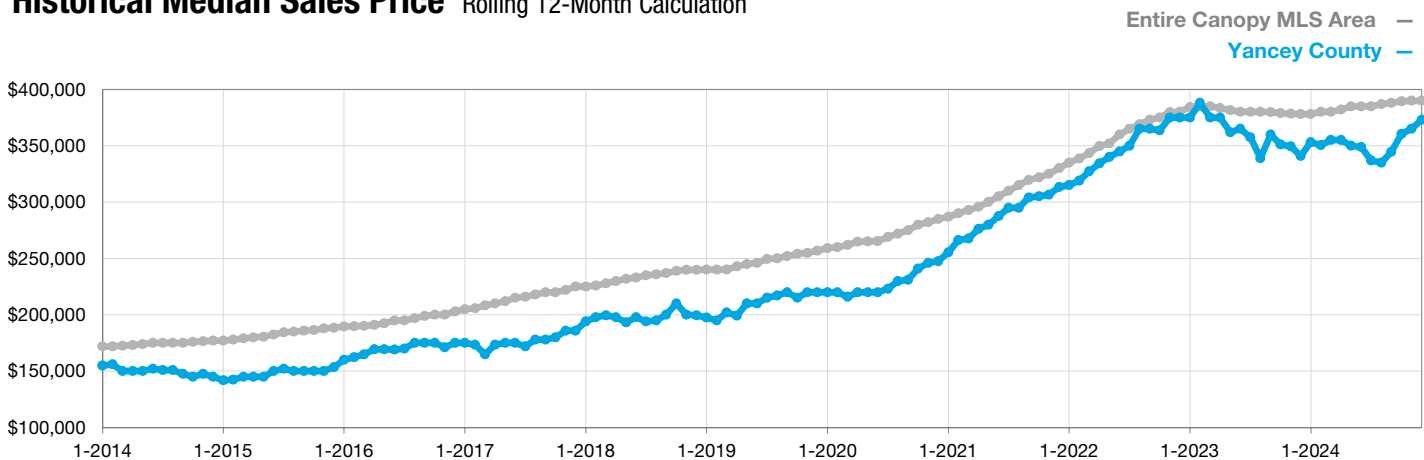
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December



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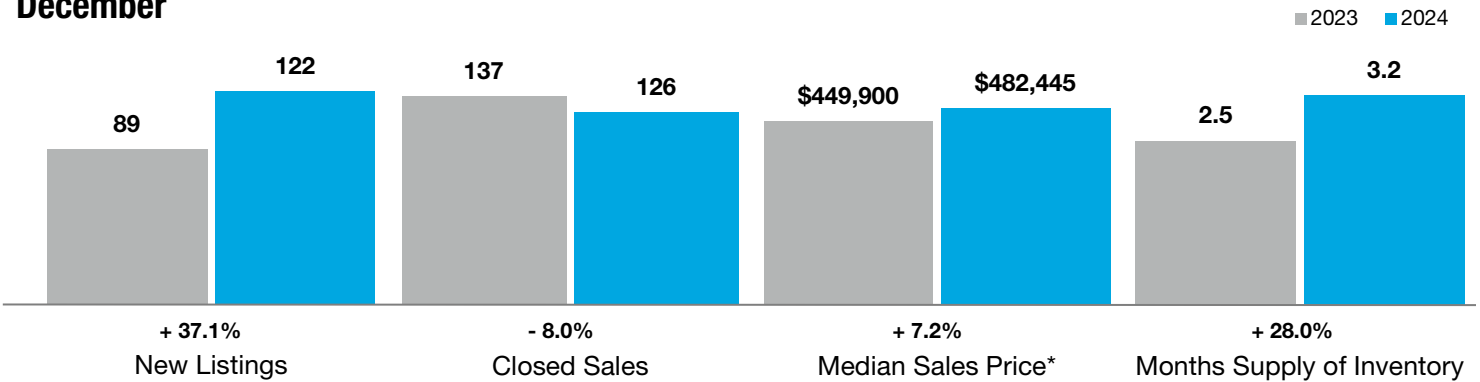
City of Asheville

North Carolina

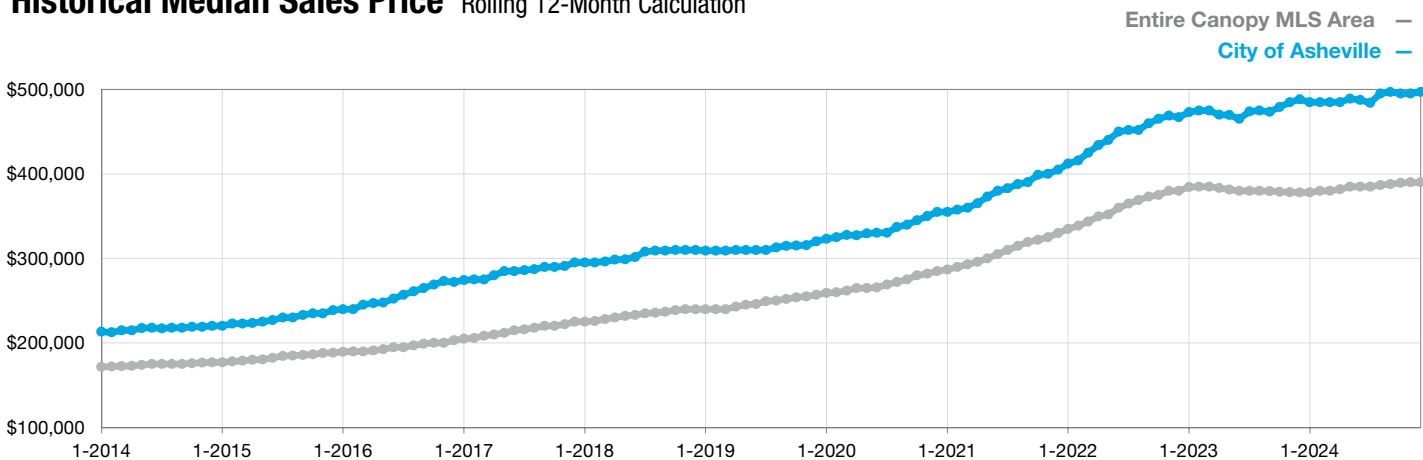
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	89	122	+ 37.1%	2,216	2,309	+ 4.2%
Pending Sales	100	115	+ 15.0%	1,779	1,617	- 9.1%
Closed Sales	137	126	- 8.0%	1,793	1,605	- 10.5%
Median Sales Price*	\$449,900	\$482,445	+ 7.2%	\$488,101	\$497,000	+ 1.8%
Average Sales Price*	\$613,185	\$609,468	- 0.6%	\$625,789	\$664,340	+ 6.2%
Percent of Original List Price Received*	94.3%	92.5%	- 1.9%	96.5%	95.6%	- 0.9%
List to Close	89	106	+ 19.1%	83	91	+ 9.6%
Days on Market Until Sale	43	57	+ 32.6%	39	44	+ 12.8%
Cumulative Days on Market Until Sale	43	66	+ 53.5%	38	49	+ 28.9%
Average List Price	\$540,615	\$761,481	+ 40.9%	\$682,186	\$756,382	+ 10.9%
Inventory of Homes for Sale	374	435	+ 16.3%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

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December



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for December 2024

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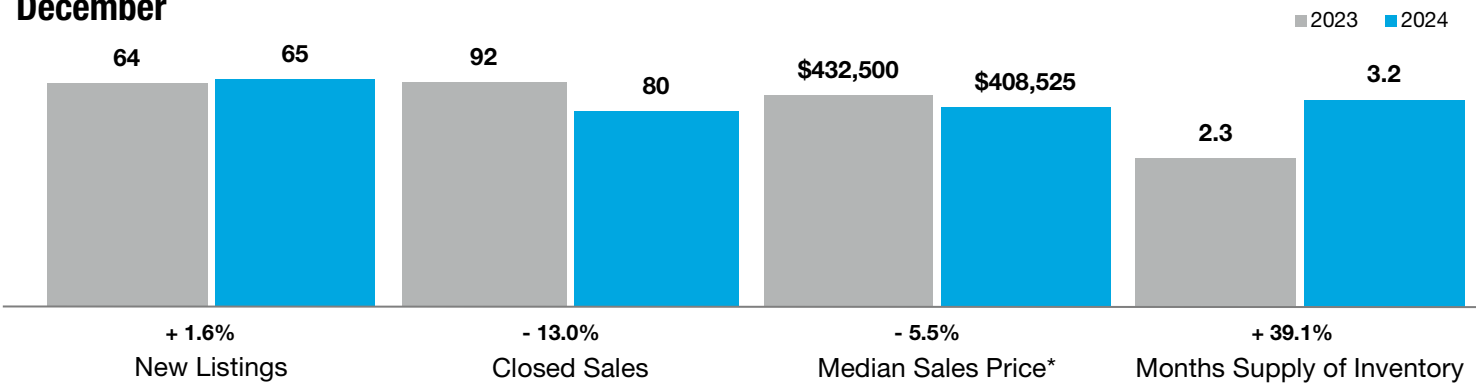
City of Hendersonville

North Carolina

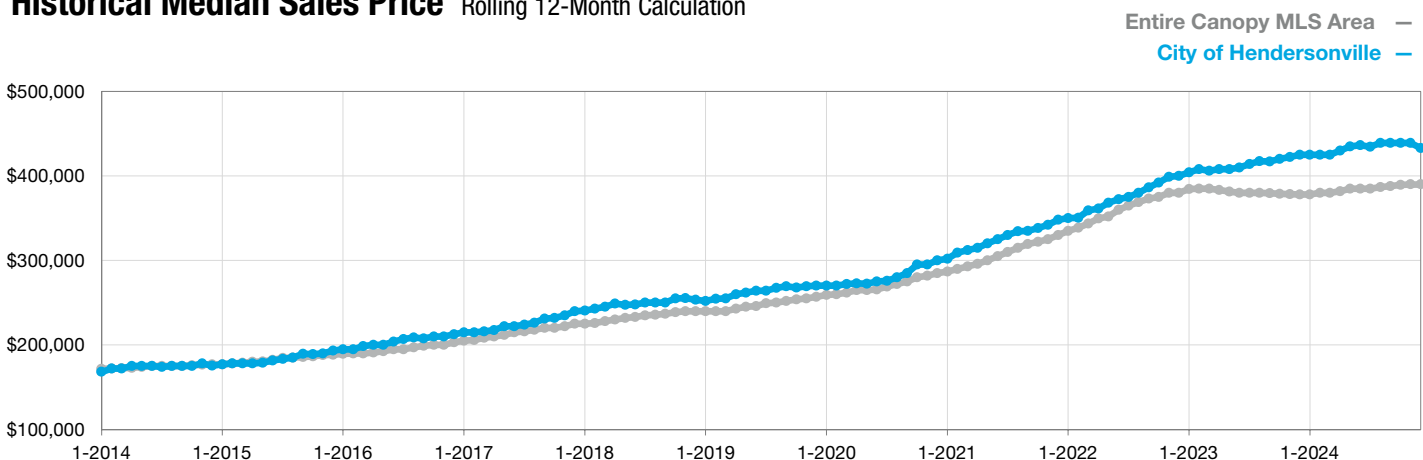
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	64	65	+ 1.6%	1,276	1,381	+ 8.2%
Pending Sales	56	77	+ 37.5%	1,058	1,044	- 1.3%
Closed Sales	92	80	- 13.0%	1,064	1,031	- 3.1%
Median Sales Price*	\$432,500	\$408,525	- 5.5%	\$425,000	\$433,000	+ 1.9%
Average Sales Price*	\$448,645	\$441,172	- 1.7%	\$469,285	\$495,046	+ 5.5%
Percent of Original List Price Received*	96.4%	94.3%	- 2.2%	97.8%	96.0%	- 1.8%
List to Close	91	109	+ 19.8%	90	101	+ 12.2%
Days on Market Until Sale	31	59	+ 90.3%	35	47	+ 34.3%
Cumulative Days on Market Until Sale	34	66	+ 94.1%	39	54	+ 38.5%
Average List Price	\$471,457	\$501,669	+ 6.4%	\$519,254	\$563,962	+ 8.6%
Inventory of Homes for Sale	201	277	+ 37.8%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

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December



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Local Market Update for December 2024

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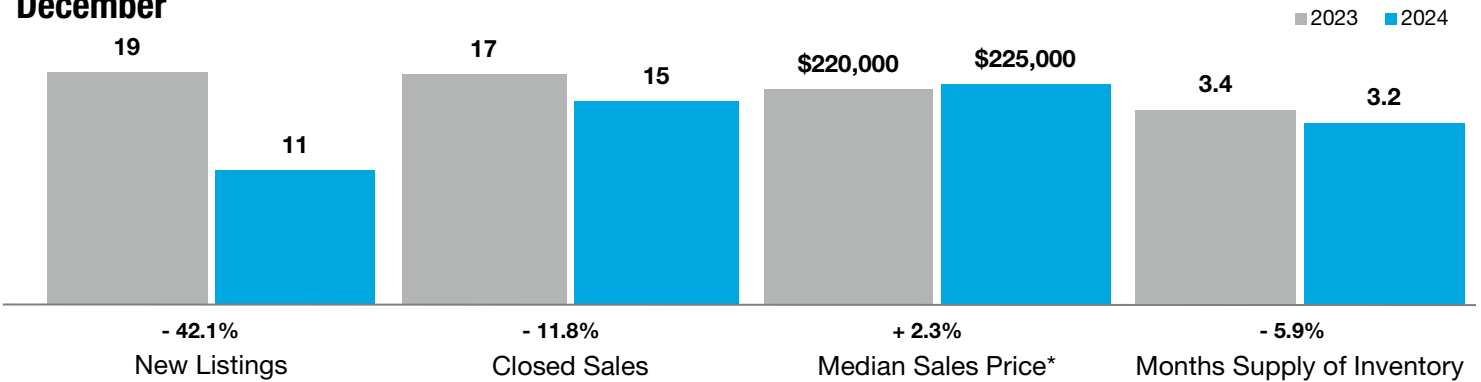
Forest City

North Carolina

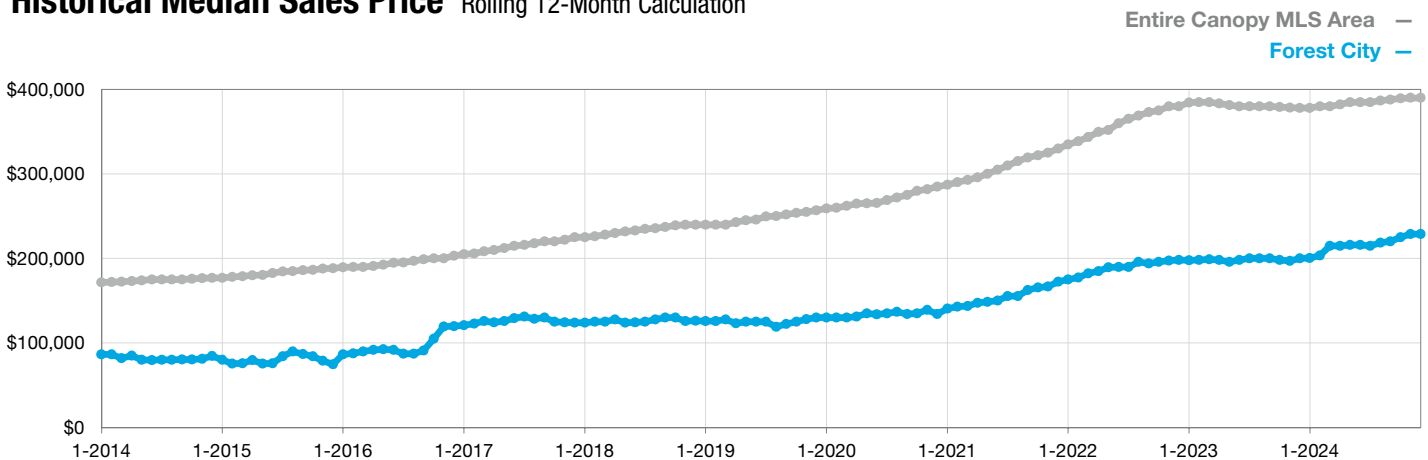
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	19	11	- 42.1%	222	246	+ 10.8%
Pending Sales	12	13	+ 8.3%	168	165	- 1.8%
Closed Sales	17	15	- 11.8%	161	166	+ 3.1%
Median Sales Price*	\$220,000	\$225,000	+ 2.3%	\$200,000	\$229,000	+ 14.5%
Average Sales Price*	\$238,759	\$232,887	- 2.5%	\$223,357	\$240,093	+ 7.5%
Percent of Original List Price Received*	92.5%	97.6%	+ 5.5%	95.3%	93.3%	- 2.1%
List to Close	80	89	+ 11.3%	75	92	+ 22.7%
Days on Market Until Sale	39	48	+ 23.1%	33	49	+ 48.5%
Cumulative Days on Market Until Sale	40	56	+ 40.0%	35	57	+ 62.9%
Average List Price	\$277,005	\$270,836	- 2.2%	\$249,786	\$262,096	+ 4.9%
Inventory of Homes for Sale	48	44	- 8.3%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--

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December



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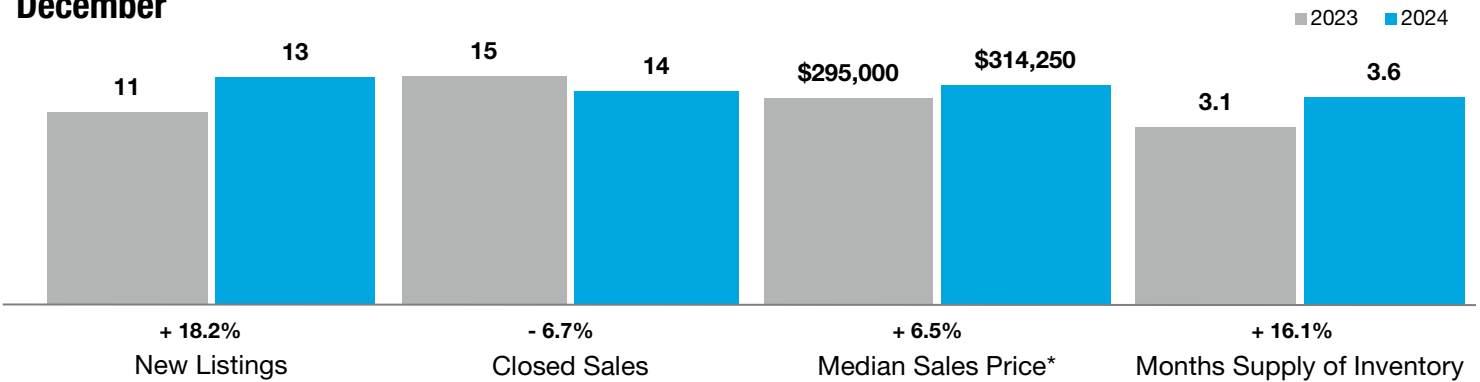
Marion

North Carolina

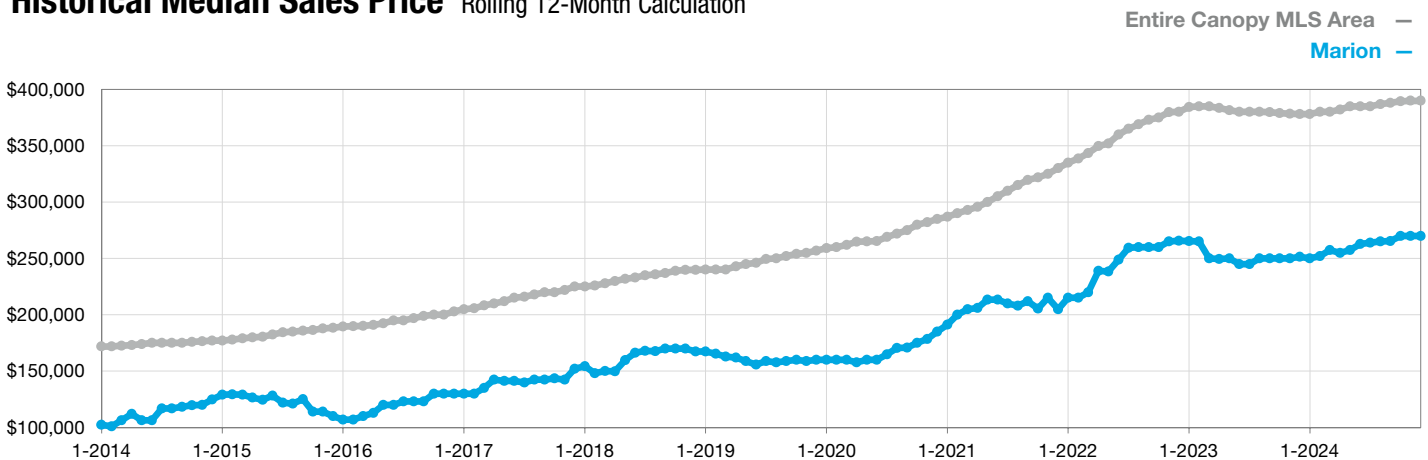
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	11	13	+ 18.2%	294	305	+ 3.7%
Pending Sales	18	12	- 33.3%	266	224	- 15.8%
Closed Sales	15	14	- 6.7%	257	228	- 11.3%
Median Sales Price*	\$295,000	\$314,250	+ 6.5%	\$251,500	\$270,000	+ 7.4%
Average Sales Price*	\$285,513	\$530,379	+ 85.8%	\$288,703	\$332,242	+ 15.1%
Percent of Original List Price Received*	100.8%	94.9%	- 5.9%	95.5%	92.2%	- 3.5%
List to Close	58	80	+ 37.9%	76	111	+ 46.1%
Days on Market Until Sale	14	43	+ 207.1%	33	63	+ 90.9%
Cumulative Days on Market Until Sale	16	53	+ 231.3%	37	69	+ 86.5%
Average List Price	\$263,145	\$371,150	+ 41.0%	\$314,586	\$358,984	+ 14.1%
Inventory of Homes for Sale	69	68	- 1.4%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

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December



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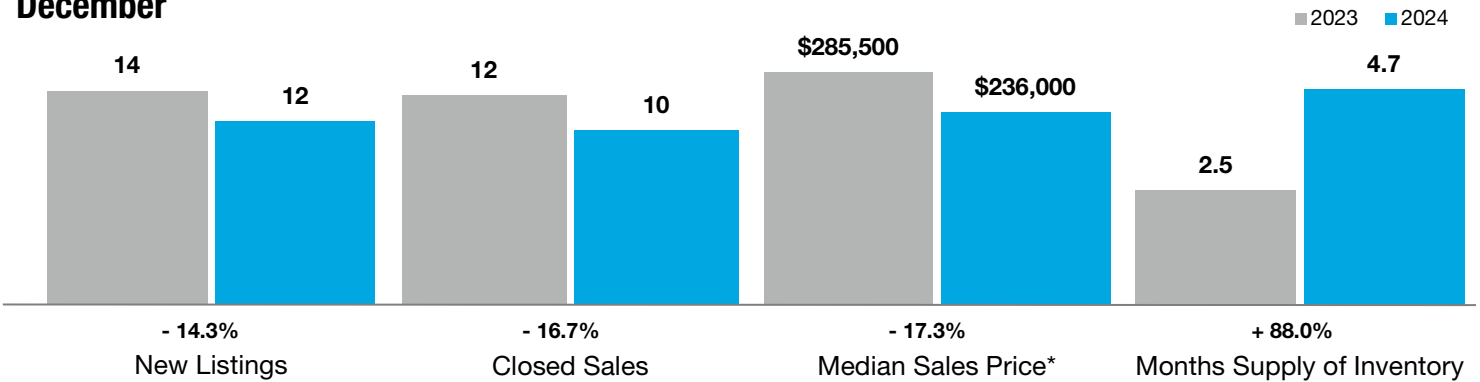
Rutherfordton

North Carolina

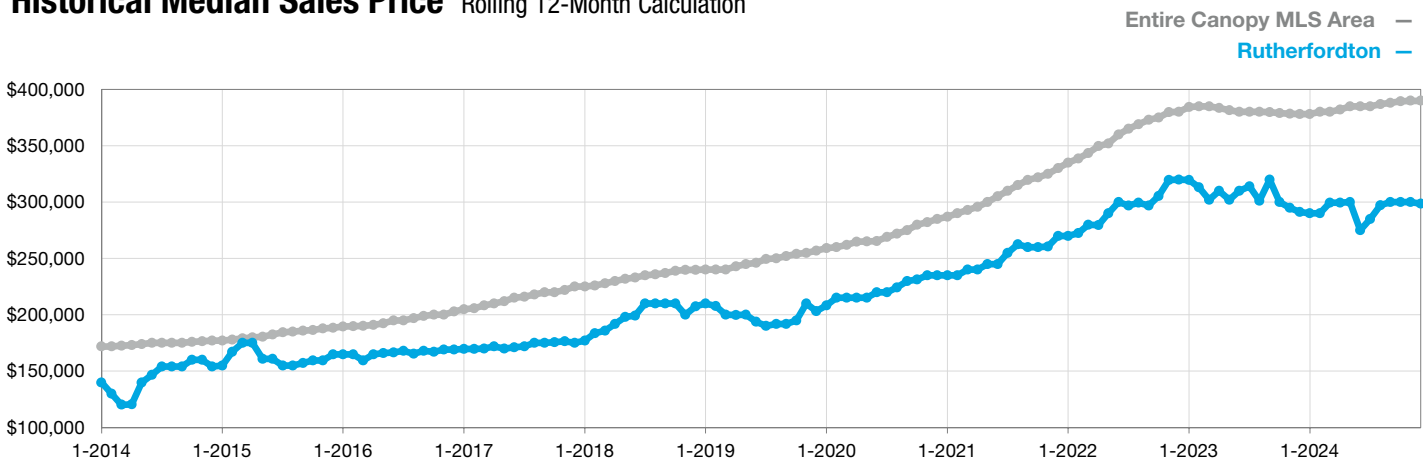
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	14	12	- 14.3%	220	288	+ 30.9%
Pending Sales	5	17	+ 240.0%	181	180	- 0.6%
Closed Sales	12	10	- 16.7%	180	172	- 4.4%
Median Sales Price*	\$285,500	\$236,000	- 17.3%	\$291,250	\$298,500	+ 2.5%
Average Sales Price*	\$331,958	\$305,950	- 7.8%	\$339,337	\$331,236	- 2.4%
Percent of Original List Price Received*	94.3%	92.3%	- 2.1%	94.7%	93.3%	- 1.5%
List to Close	66	109	+ 65.2%	92	88	- 4.3%
Days on Market Until Sale	28	54	+ 92.9%	43	43	0.0%
Cumulative Days on Market Until Sale	28	55	+ 96.4%	48	56	+ 16.7%
Average List Price	\$391,536	\$476,148	+ 21.6%	\$383,109	\$417,490	+ 9.0%
Inventory of Homes for Sale	38	71	+ 86.8%	--	--	--
Months Supply of Inventory	2.5	4.7	+ 88.0%	--	--	--

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December



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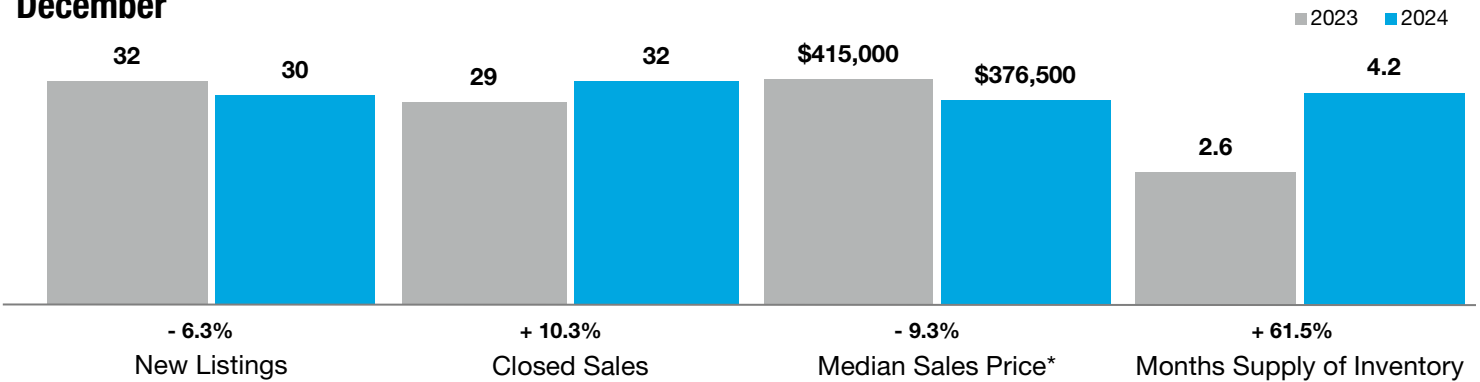
Waynesville

North Carolina

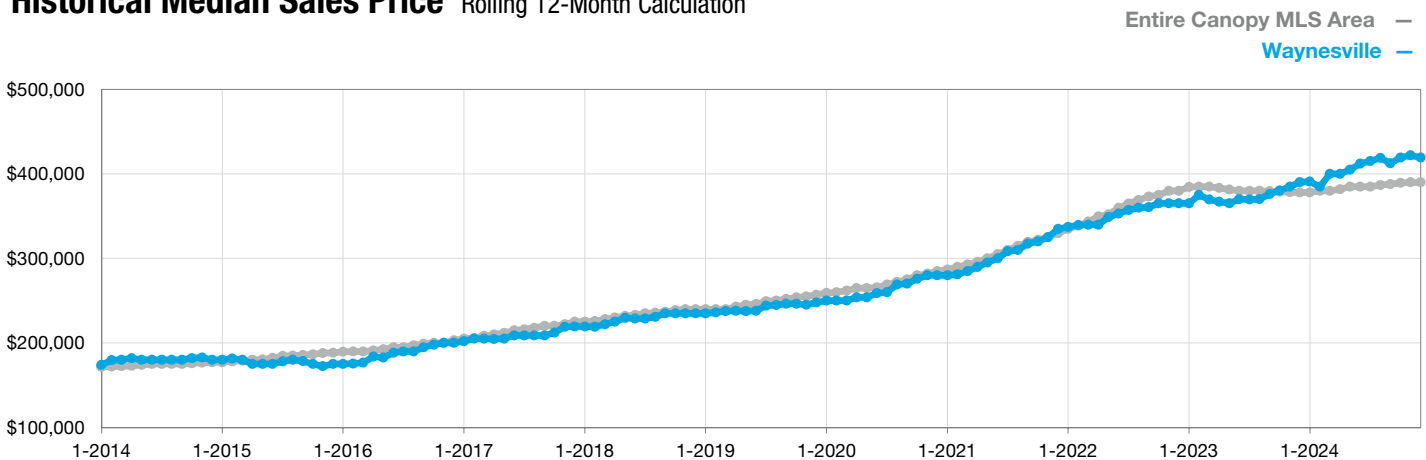
Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	32	30	- 6.3%	584	648	+ 11.0%
Pending Sales	30	31	+ 3.3%	472	446	- 5.5%
Closed Sales	29	32	+ 10.3%	460	428	- 7.0%
Median Sales Price*	\$415,000	\$376,500	- 9.3%	\$390,000	\$419,500	+ 7.6%
Average Sales Price*	\$531,757	\$404,441	- 23.9%	\$433,968	\$488,944	+ 12.7%
Percent of Original List Price Received*	93.7%	93.5%	- 0.2%	94.5%	94.3%	- 0.2%
List to Close	84	125	+ 48.8%	87	103	+ 18.4%
Days on Market Until Sale	47	62	+ 31.9%	44	49	+ 11.4%
Cumulative Days on Market Until Sale	57	66	+ 15.8%	48	54	+ 12.5%
Average List Price	\$419,430	\$502,207	+ 19.7%	\$487,345	\$537,798	+ 10.4%
Inventory of Homes for Sale	103	156	+ 51.5%	--	--	--
Months Supply of Inventory	2.6	4.2	+ 61.5%	--	--	--

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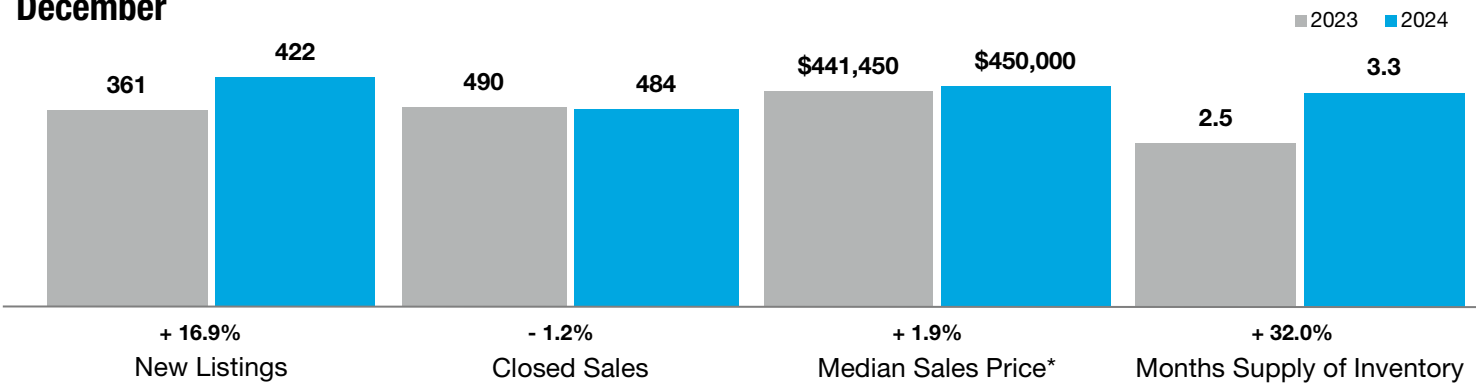
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	361	422	+ 16.9%	8,175	8,437	+ 3.2%
Pending Sales	388	435	+ 12.1%	6,654	6,150	- 7.6%
Closed Sales	490	484	- 1.2%	6,672	6,078	- 8.9%
Median Sales Price*	\$441,450	\$450,000	+ 1.9%	\$439,000	\$452,550	+ 3.1%
Average Sales Price*	\$545,337	\$543,020	- 0.4%	\$541,074	\$569,448	+ 5.2%
Percent of Original List Price Received*	95.0%	93.8%	- 1.3%	96.6%	95.5%	- 1.1%
List to Close	91	112	+ 23.1%	91	98	+ 7.7%
Days on Market Until Sale	40	61	+ 52.5%	38	48	+ 26.3%
Cumulative Days on Market Until Sale	45	67	+ 48.9%	42	53	+ 26.2%
Average List Price	\$506,126	\$599,352	+ 18.4%	\$590,522	\$641,038	+ 8.6%
Inventory of Homes for Sale	1,395	1,688	+ 21.0%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

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