

Local Market Update for February 2025

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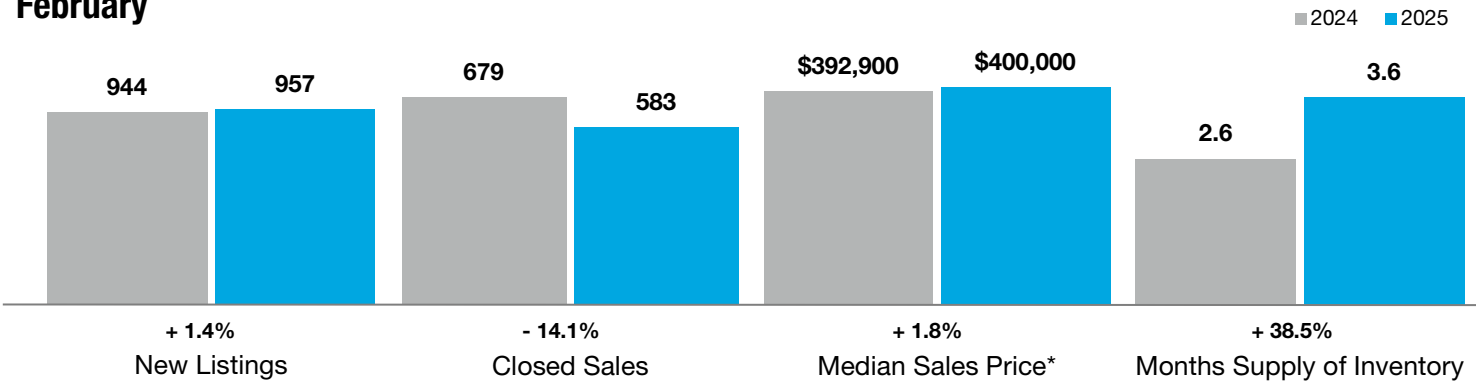
Asheville Region

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

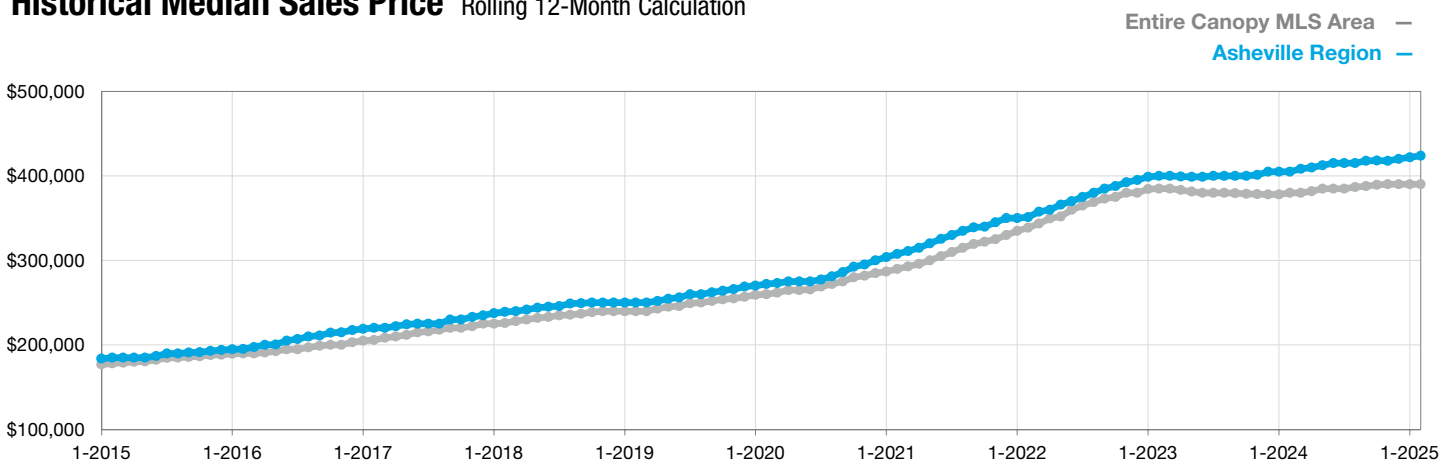
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 944 | 957 | + 1.4% | 1,685 | 1,869 | + 10.9% |
| Pending Sales | 743 | 732 | - 1.5% | 1,473 | 1,436 | - 2.5% |
| Closed Sales | 679 | 583 | - 14.1% | 1,317 | 1,235 | - 6.2% |
| Median Sales Price* | \$392,900 | \$400,000 | + 1.8% | \$395,000 | \$412,000 | + 4.3% |
| Average Sales Price* | \$470,117 | \$494,080 | + 5.1% | \$486,584 | \$505,963 | + 4.0% |
| Percent of Original List Price Received* | 93.3% | 93.0% | - 0.3% | 93.2% | 93.4% | + 0.2% |
| List to Close | 103 | 121 | + 17.5% | 108 | 120 | + 11.1% |
| Days on Market Until Sale | 56 | 73 | + 30.4% | 55 | 70 | + 27.3% |
| Cumulative Days on Market Until Sale | 63 | 79 | + 25.4% | 61 | 77 | + 26.2% |
| Average List Price | \$527,859 | \$595,587 | + 12.8% | \$535,567 | \$599,237 | + 11.9% |
| Inventory of Homes for Sale | 2,151 | 2,838 | + 31.9% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 3.6 | + 38.5% | -- | -- | -- |

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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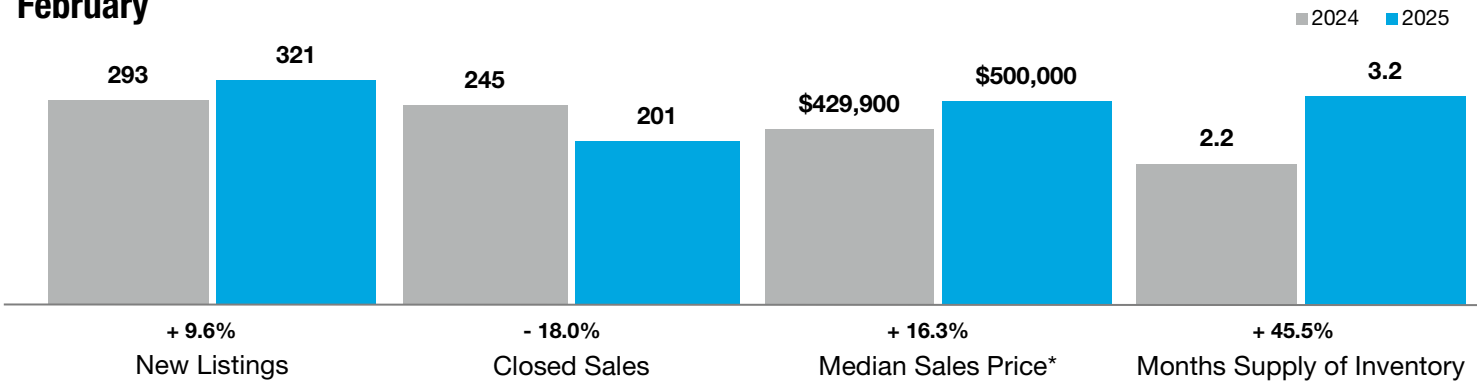
Buncombe County

North Carolina

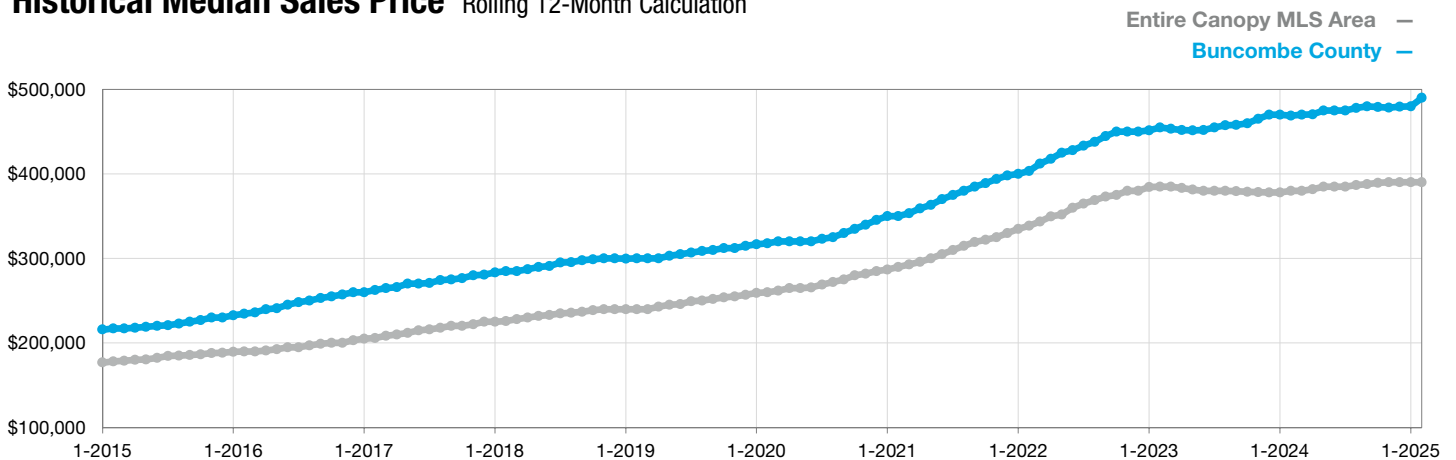
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 293 | 321 | + 9.6% | 542 | 621 | + 14.6% |
| Pending Sales | 257 | 228 | - 11.3% | 512 | 474 | - 7.4% |
| Closed Sales | 245 | 201 | - 18.0% | 463 | 415 | - 10.4% |
| Median Sales Price* | \$429,900 | \$500,000 | + 16.3% | \$430,000 | \$494,000 | + 14.9% |
| Average Sales Price* | \$529,642 | \$589,738 | + 11.3% | \$553,767 | \$592,066 | + 6.9% |
| Percent of Original List Price Received* | 93.7% | 92.9% | - 0.9% | 93.8% | 93.9% | + 0.1% |
| List to Close | 106 | 121 | + 14.2% | 108 | 114 | + 5.6% |
| Days on Market Until Sale | 57 | 72 | + 26.3% | 52 | 66 | + 26.9% |
| Cumulative Days on Market Until Sale | 62 | 76 | + 22.6% | 56 | 73 | + 30.4% |
| Average List Price | \$598,998 | \$733,039 | + 22.4% | \$642,205 | \$718,549 | + 11.9% |
| Inventory of Homes for Sale | 639 | 841 | + 31.6% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 3.2 | + 45.5% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



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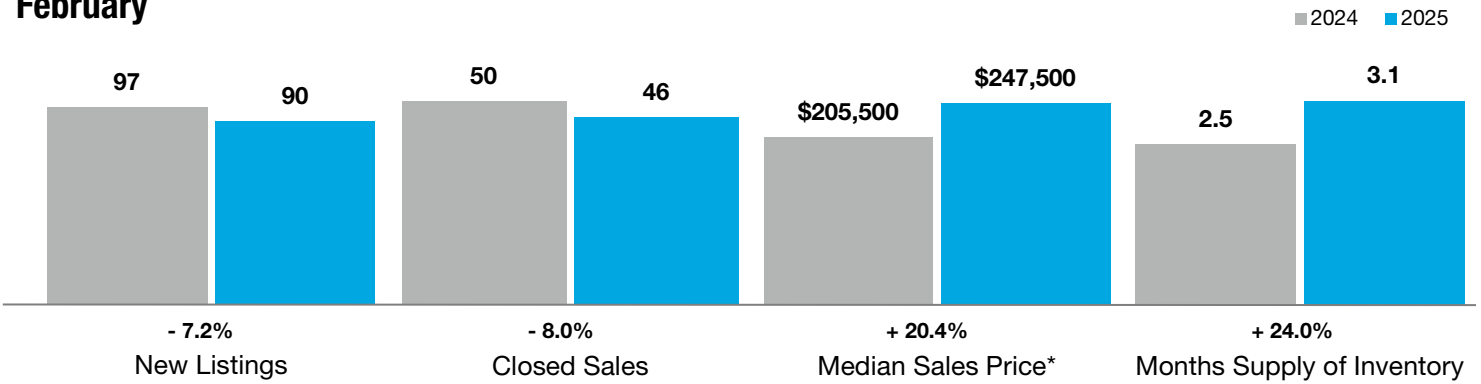
Burke County

North Carolina

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 97 | 90 | - 7.2% | 161 | 152 | - 5.6% |
| Pending Sales | 72 | 79 | + 9.7% | 126 | 126 | 0.0% |
| Closed Sales | 50 | 46 | - 8.0% | 98 | 103 | + 5.1% |
| Median Sales Price* | \$205,500 | \$247,500 | + 20.4% | \$226,000 | \$250,000 | + 10.6% |
| Average Sales Price* | \$268,958 | \$323,946 | + 20.4% | \$273,376 | \$352,125 | + 28.8% |
| Percent of Original List Price Received* | 91.2% | 92.9% | + 1.9% | 93.0% | 92.2% | - 0.9% |
| List to Close | 88 | 111 | + 26.1% | 84 | 112 | + 33.3% |
| Days on Market Until Sale | 51 | 73 | + 43.1% | 44 | 76 | + 72.7% |
| Cumulative Days on Market Until Sale | 58 | 83 | + 43.1% | 47 | 85 | + 80.9% |
| Average List Price | \$326,599 | \$399,932 | + 22.5% | \$322,858 | \$370,004 | + 14.6% |
| Inventory of Homes for Sale | 160 | 210 | + 31.3% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 3.1 | + 24.0% | -- | -- | -- |

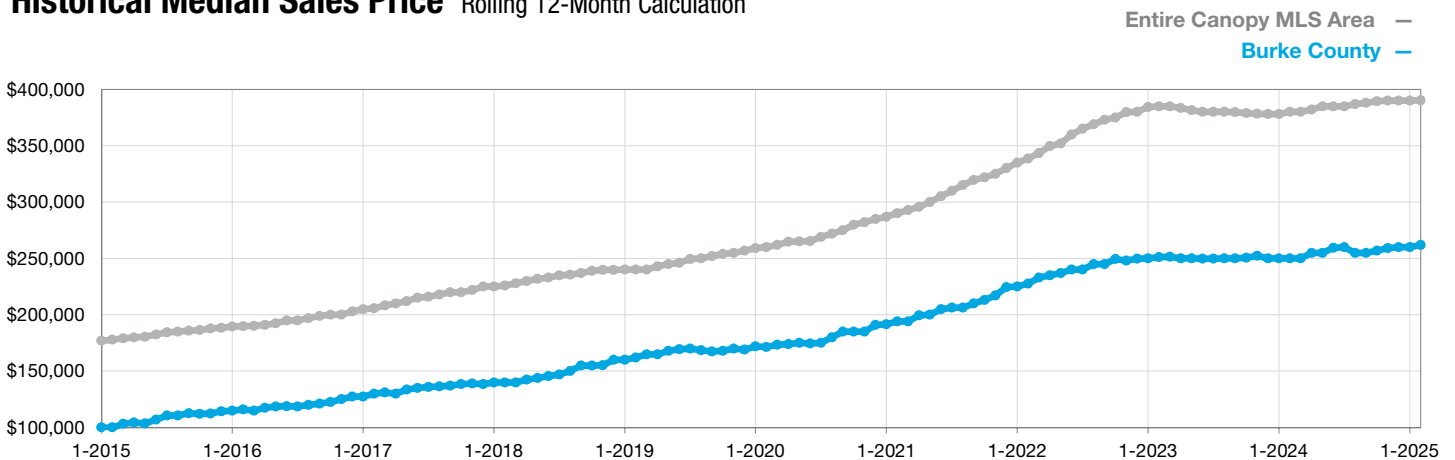
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February



Historical Median Sales Price

Rolling 12-Month Calculation



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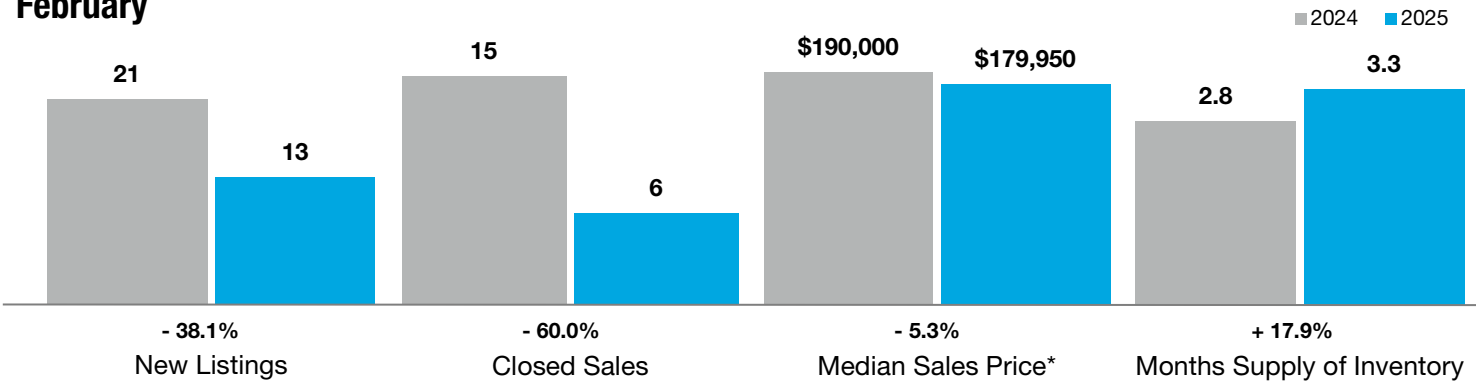
Forest City

North Carolina

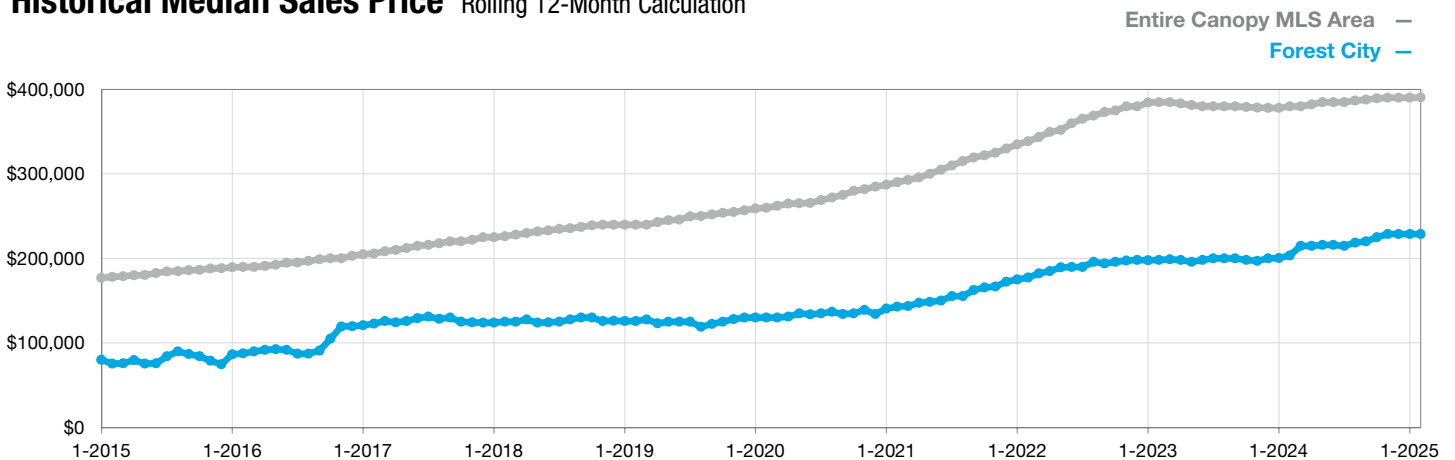
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 21 | 13 | - 38.1% | 38 | 38 | 0.0% |
| Pending Sales | 11 | 15 | + 36.4% | 22 | 29 | + 31.8% |
| Closed Sales | 15 | 6 | - 60.0% | 23 | 16 | - 30.4% |
| Median Sales Price* | \$190,000 | \$179,950 | - 5.3% | \$230,000 | \$195,500 | - 15.0% |
| Average Sales Price* | \$215,633 | \$165,567 | - 23.2% | \$236,413 | \$208,656 | - 11.7% |
| Percent of Original List Price Received* | 90.4% | 95.5% | + 5.6% | 92.0% | 93.7% | + 1.8% |
| List to Close | 117 | 88 | - 24.8% | 99 | 104 | + 5.1% |
| Days on Market Until Sale | 58 | 42 | - 27.6% | 47 | 54 | + 14.9% |
| Cumulative Days on Market Until Sale | 60 | 42 | - 30.0% | 48 | 63 | + 31.3% |
| Average List Price | \$199,386 | \$264,808 | + 32.8% | \$204,331 | \$297,995 | + 45.8% |
| Inventory of Homes for Sale | 39 | 47 | + 20.5% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.3 | + 17.9% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



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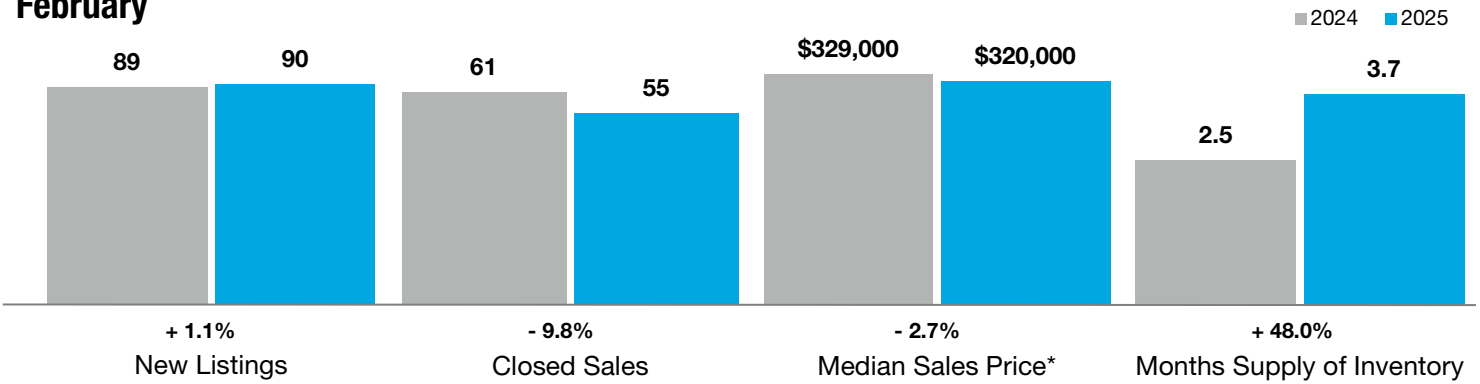
Haywood County

North Carolina

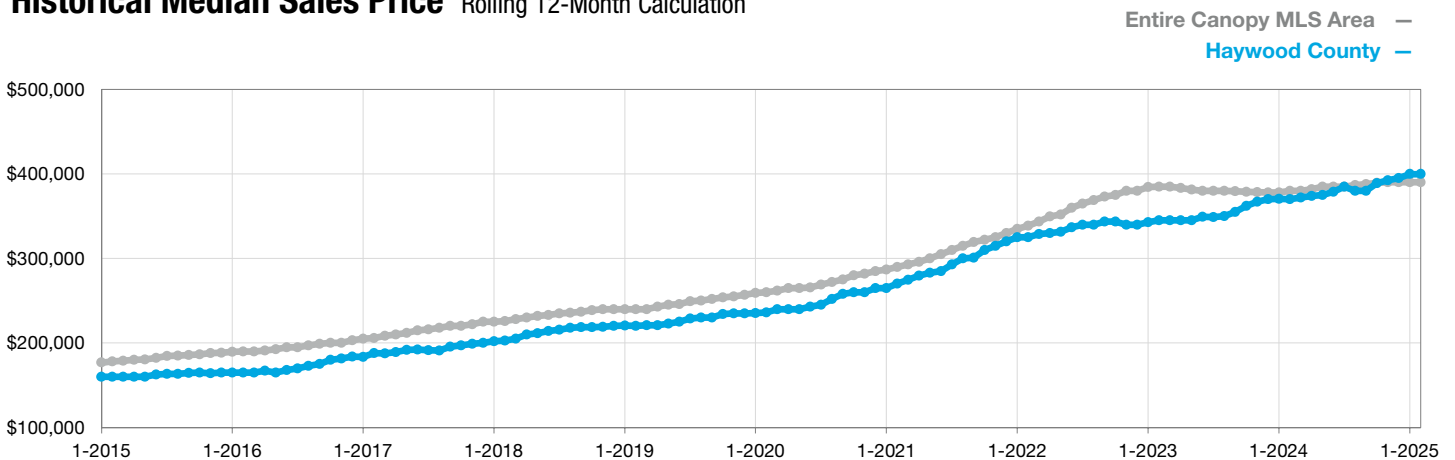
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|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 89 | 90 | + 1.1% | 148 | 180 | + 21.6% |
| Pending Sales | 67 | 81 | + 20.9% | 125 | 146 | + 16.8% |
| Closed Sales | 61 | 55 | - 9.8% | 130 | 123 | - 5.4% |
| Median Sales Price* | \$329,000 | \$320,000 | - 2.7% | \$355,500 | \$397,000 | + 11.7% |
| Average Sales Price* | \$376,201 | \$381,664 | + 1.5% | \$405,262 | \$417,147 | + 2.9% |
| Percent of Original List Price Received* | 91.5% | 92.7% | + 1.3% | 92.1% | 93.8% | + 1.8% |
| List to Close | 108 | 119 | + 10.2% | 111 | 121 | + 9.0% |
| Days on Market Until Sale | 58 | 70 | + 20.7% | 63 | 66 | + 4.8% |
| Cumulative Days on Market Until Sale | 66 | 77 | + 16.7% | 70 | 71 | + 1.4% |
| Average List Price | \$442,103 | \$525,584 | + 18.9% | \$440,687 | \$489,432 | + 11.1% |
| Inventory of Homes for Sale | 214 | 292 | + 36.4% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 3.7 | + 48.0% | -- | -- | -- |

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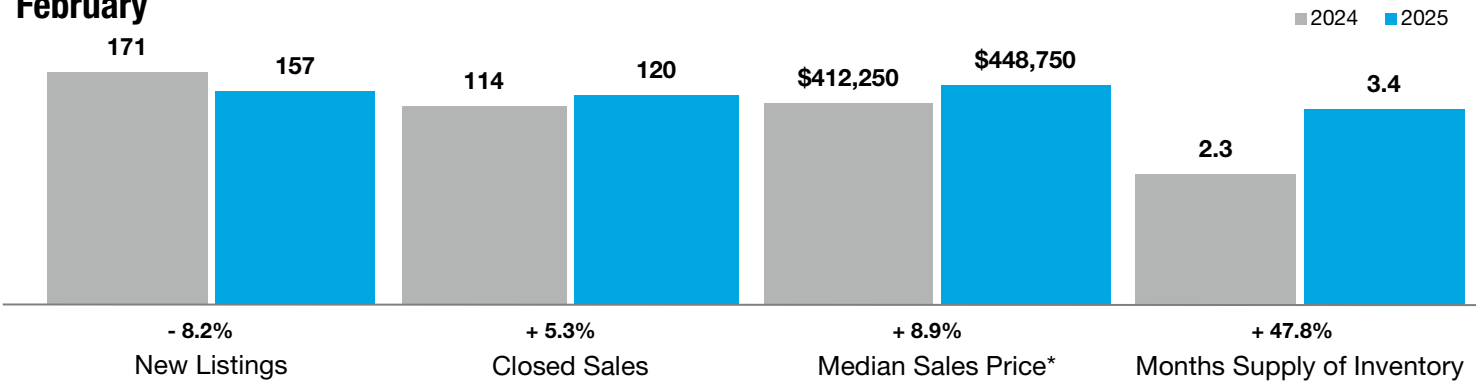
Henderson County

North Carolina

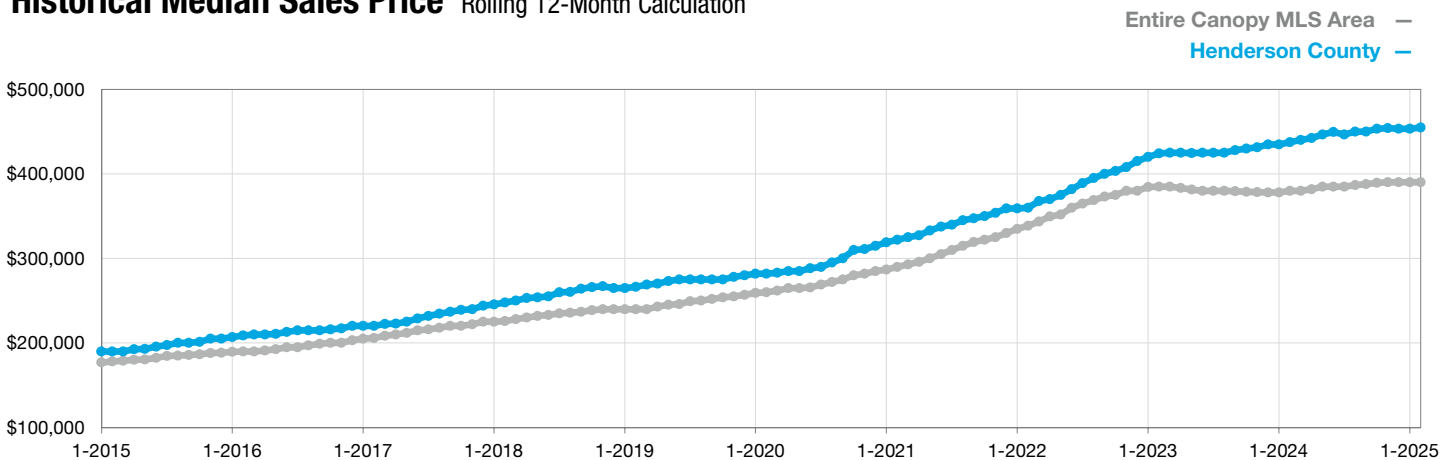
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|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 171 | 157 | - 8.2% | 313 | 357 | + 14.1% |
| Pending Sales | 120 | 141 | + 17.5% | 279 | 283 | + 1.4% |
| Closed Sales | 114 | 120 | + 5.3% | 219 | 243 | + 11.0% |
| Median Sales Price* | \$412,250 | \$448,750 | + 8.9% | \$415,000 | \$444,500 | + 7.1% |
| Average Sales Price* | \$467,845 | \$519,552 | + 11.1% | \$468,804 | \$517,028 | + 10.3% |
| Percent of Original List Price Received* | 96.4% | 95.4% | - 1.0% | 96.0% | 95.2% | - 0.8% |
| List to Close | 88 | 115 | + 30.7% | 101 | 117 | + 15.8% |
| Days on Market Until Sale | 48 | 63 | + 31.3% | 47 | 61 | + 29.8% |
| Cumulative Days on Market Until Sale | 54 | 71 | + 31.5% | 55 | 65 | + 18.2% |
| Average List Price | \$540,918 | \$549,455 | + 1.6% | \$545,005 | \$588,861 | + 8.0% |
| Inventory of Homes for Sale | 347 | 508 | + 46.4% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 3.4 | + 47.8% | -- | -- | -- |

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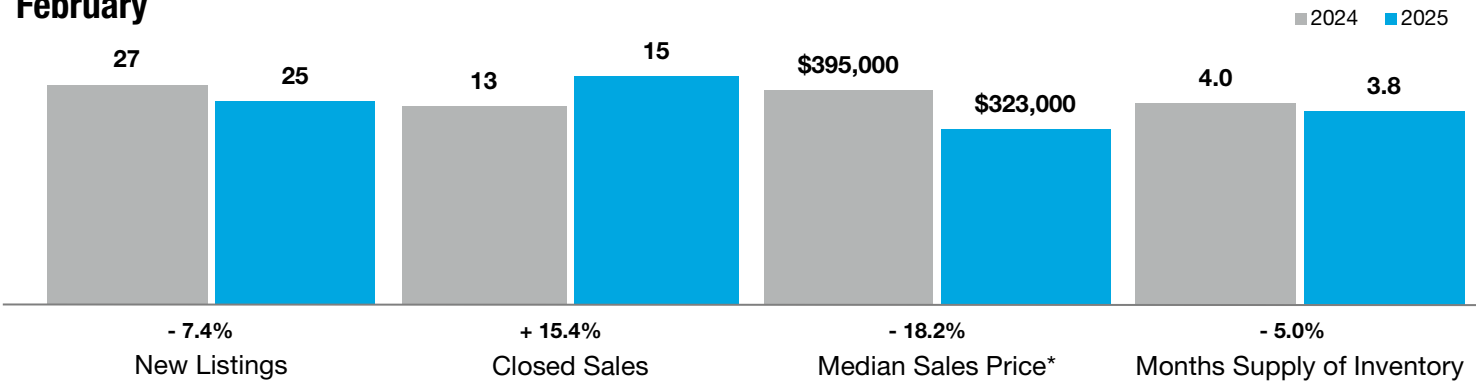
Jackson County

North Carolina

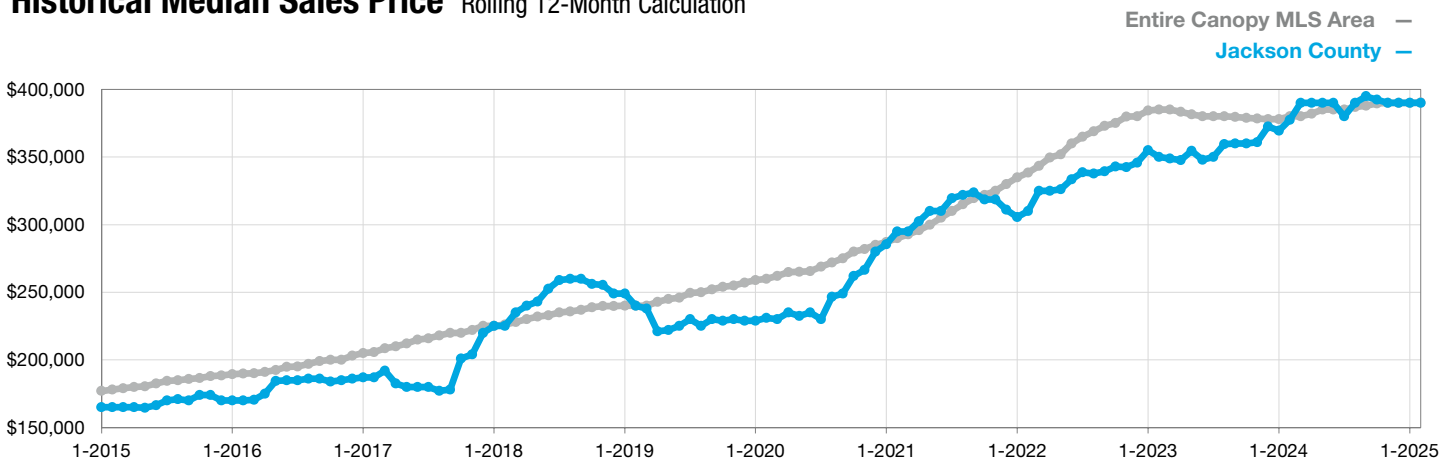
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 27 | 25 | - 7.4% | 43 | 41 | - 4.7% |
| Pending Sales | 13 | 11 | - 15.4% | 27 | 25 | - 7.4% |
| Closed Sales | 13 | 15 | + 15.4% | 32 | 32 | 0.0% |
| Median Sales Price* | \$395,000 | \$323,000 | - 18.2% | \$392,500 | \$409,950 | + 4.4% |
| Average Sales Price* | \$544,964 | \$521,818 | - 4.2% | \$547,985 | \$617,671 | + 12.7% |
| Percent of Original List Price Received* | 91.6% | 96.7% | + 5.6% | 89.1% | 95.6% | + 7.3% |
| List to Close | 101 | 119 | + 17.8% | 130 | 122 | - 6.2% |
| Days on Market Until Sale | 57 | 72 | + 26.3% | 73 | 70 | - 4.1% |
| Cumulative Days on Market Until Sale | 59 | 39 | - 33.9% | 76 | 67 | - 11.8% |
| Average List Price | \$710,644 | \$519,480 | - 26.9% | \$720,852 | \$516,070 | - 28.4% |
| Inventory of Homes for Sale | 75 | 78 | + 4.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 3.8 | - 5.0% | -- | -- | -- |

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Historical Median Sales Price Rolling 12-Month Calculation



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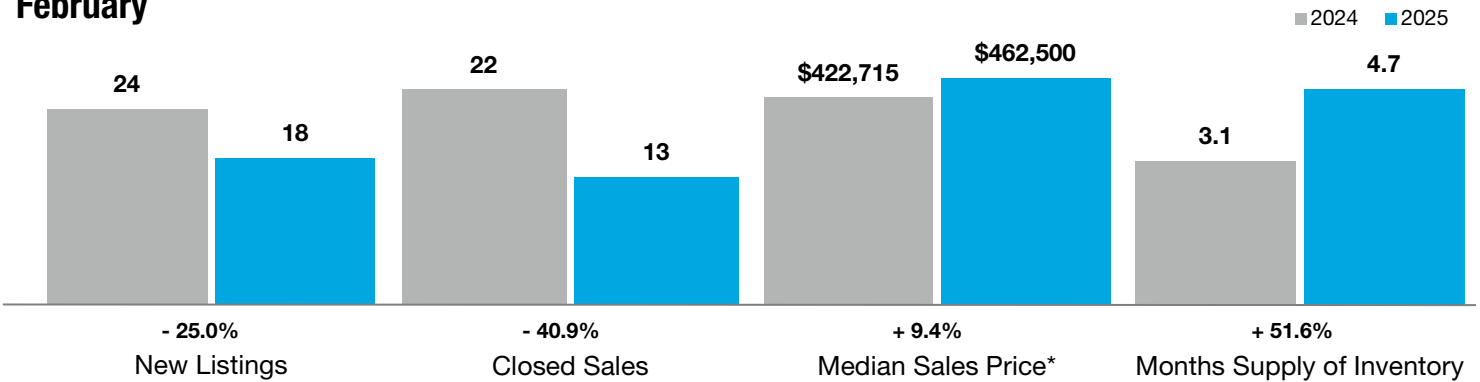
Madison County

North Carolina

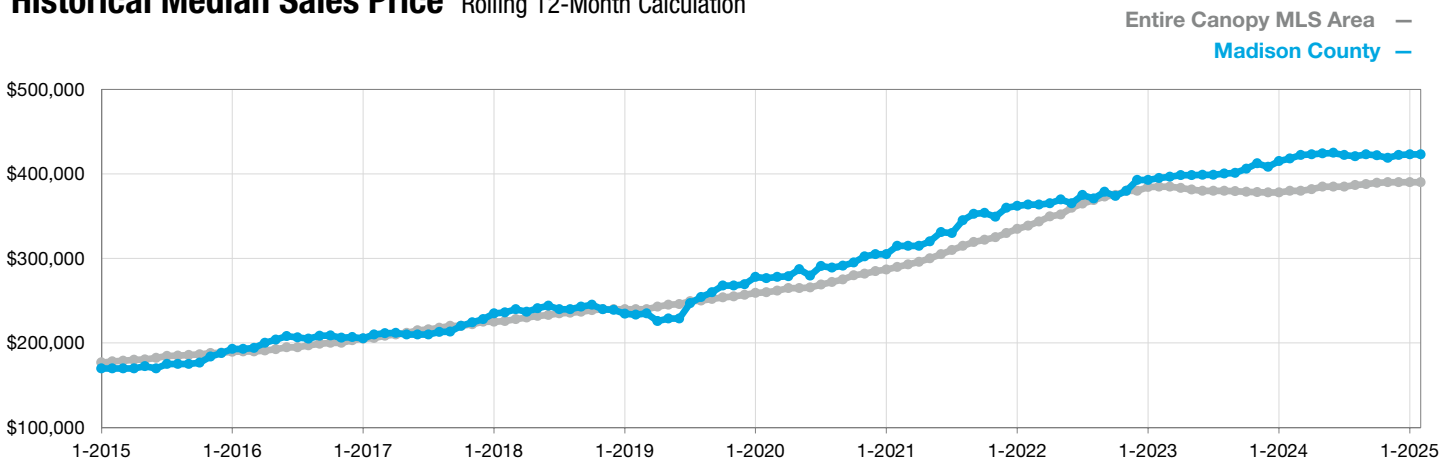
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 24 | 18 | - 25.0% | 41 | 42 | + 2.4% |
| Pending Sales | 20 | 17 | - 15.0% | 38 | 37 | - 2.6% |
| Closed Sales | 22 | 13 | - 40.9% | 39 | 30 | - 23.1% |
| Median Sales Price* | \$422,715 | \$462,500 | + 9.4% | \$435,000 | \$473,500 | + 8.9% |
| Average Sales Price* | \$475,035 | \$456,462 | - 3.9% | \$484,444 | \$491,711 | + 1.5% |
| Percent of Original List Price Received* | 96.4% | 96.9% | + 0.5% | 95.7% | 94.1% | - 1.7% |
| List to Close | 136 | 160 | + 17.6% | 140 | 177 | + 26.4% |
| Days on Market Until Sale | 63 | 104 | + 65.1% | 64 | 117 | + 82.8% |
| Cumulative Days on Market Until Sale | 76 | 104 | + 36.8% | 85 | 142 | + 67.1% |
| Average List Price | \$551,841 | \$677,495 | + 22.8% | \$551,928 | \$679,876 | + 23.2% |
| Inventory of Homes for Sale | 79 | 86 | + 8.9% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 4.7 | + 51.6% | -- | -- | -- |

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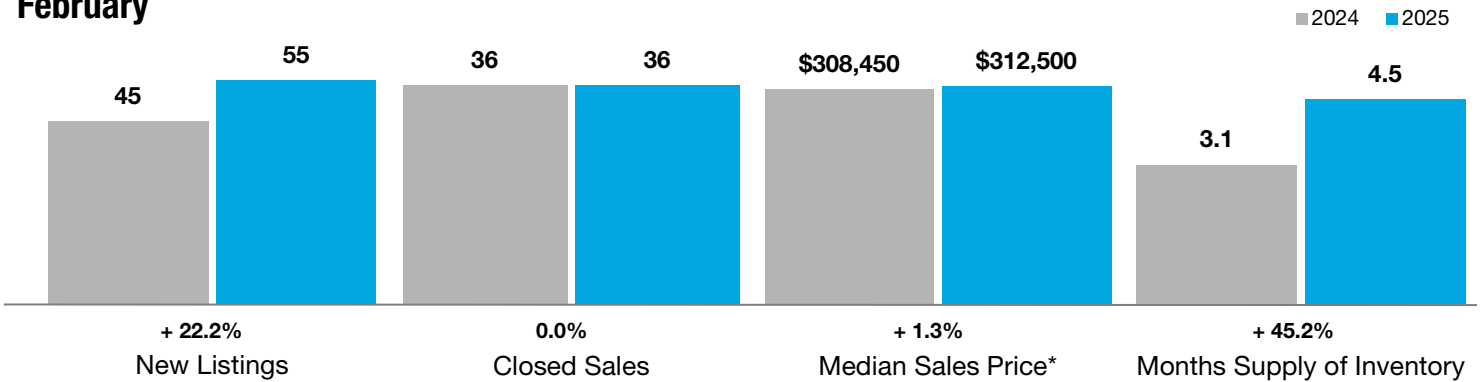
McDowell County

North Carolina

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|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 45 | 55 | + 22.2% | 79 | 94 | + 19.0% |
| Pending Sales | 31 | 27 | - 12.9% | 68 | 69 | + 1.5% |
| Closed Sales | 36 | 36 | 0.0% | 70 | 61 | - 12.9% |
| Median Sales Price* | \$308,450 | \$312,500 | + 1.3% | \$303,000 | \$317,500 | + 4.8% |
| Average Sales Price* | \$320,719 | \$376,354 | + 17.3% | \$400,066 | \$369,100 | - 7.7% |
| Percent of Original List Price Received* | 91.6% | 90.7% | - 1.0% | 90.5% | 91.1% | + 0.7% |
| List to Close | 120 | 122 | + 1.7% | 114 | 124 | + 8.8% |
| Days on Market Until Sale | 61 | 80 | + 31.1% | 56 | 74 | + 32.1% |
| Cumulative Days on Market Until Sale | 72 | 83 | + 15.3% | 65 | 77 | + 18.5% |
| Average List Price | \$424,950 | \$523,467 | + 23.2% | \$398,174 | \$514,796 | + 29.3% |
| Inventory of Homes for Sale | 104 | 138 | + 32.7% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 4.5 | + 45.2% | -- | -- | -- |

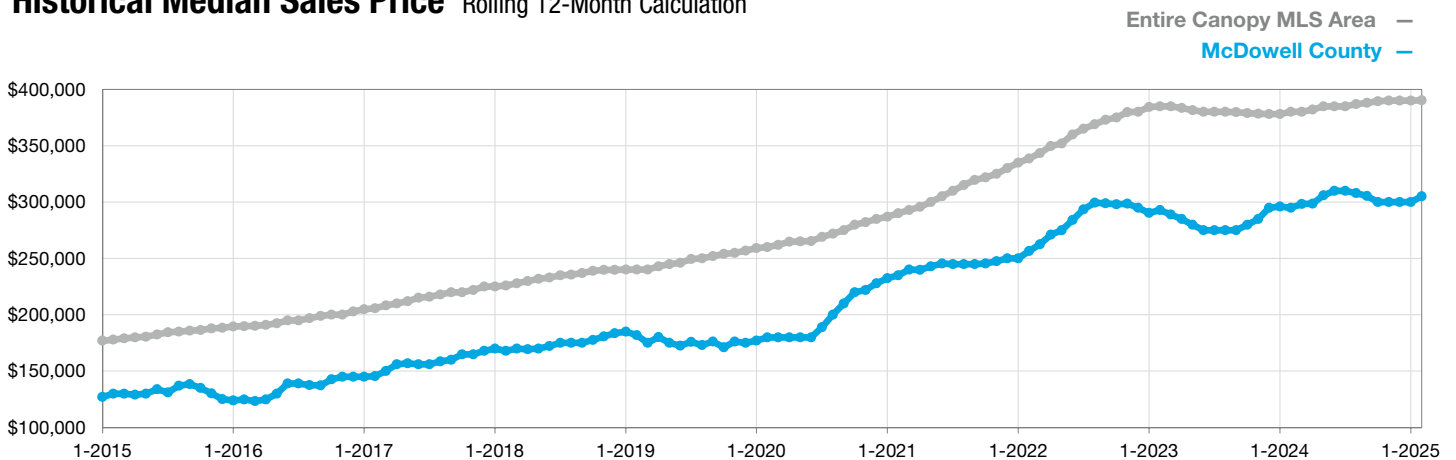
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February



Historical Median Sales Price

Rolling 12-Month Calculation



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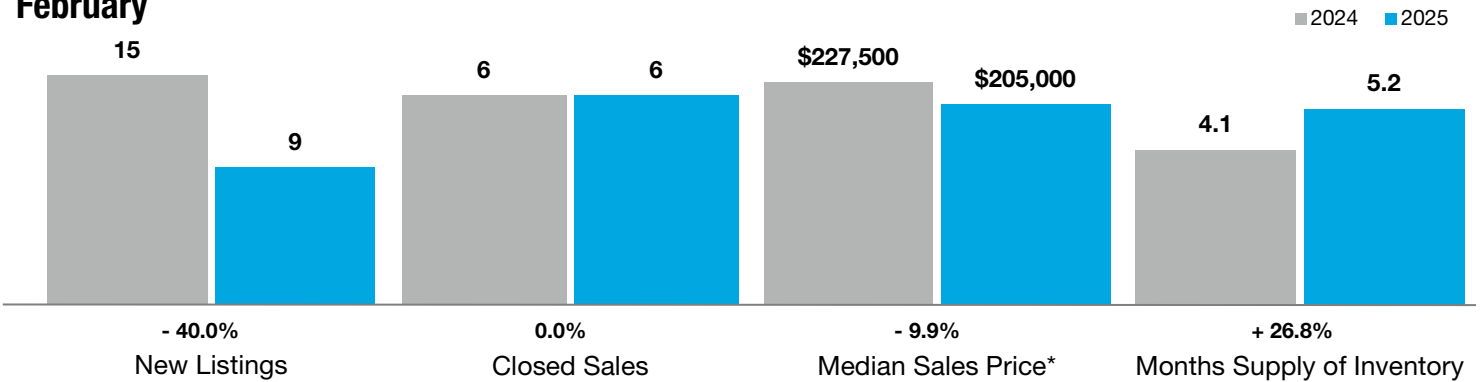
Mitchell County

North Carolina

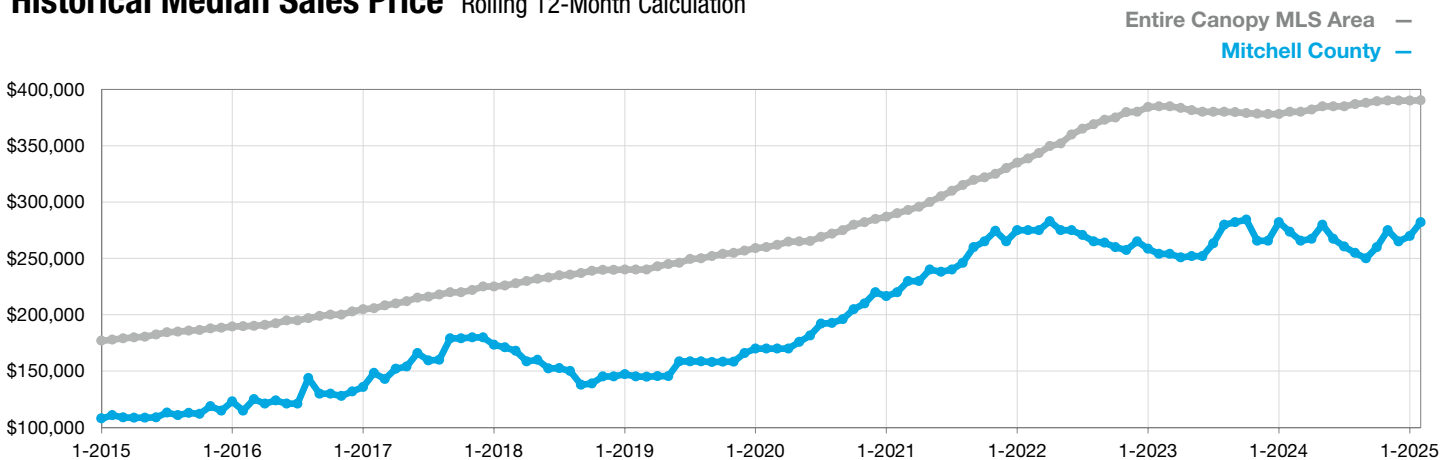
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| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 15 | 9 | - 40.0% | 20 | 22 | + 10.0% |
| Pending Sales | 10 | 9 | - 10.0% | 14 | 17 | + 21.4% |
| Closed Sales | 6 | 6 | 0.0% | 13 | 16 | + 23.1% |
| Median Sales Price* | \$227,500 | \$205,000 | - 9.9% | \$242,500 | \$272,000 | + 12.2% |
| Average Sales Price* | \$202,317 | \$240,833 | + 19.0% | \$377,223 | \$328,813 | - 12.8% |
| Percent of Original List Price Received* | 88.5% | 83.0% | - 6.2% | 88.9% | 87.7% | - 1.3% |
| List to Close | 110 | 204 | + 85.5% | 122 | 175 | + 43.4% |
| Days on Market Until Sale | 80 | 152 | + 90.0% | 76 | 116 | + 52.6% |
| Cumulative Days on Market Until Sale | 106 | 153 | + 44.3% | 103 | 144 | + 39.8% |
| Average List Price | \$323,514 | \$403,200 | + 24.6% | \$326,386 | \$354,114 | + 8.5% |
| Inventory of Homes for Sale | 46 | 50 | + 8.7% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 5.2 | + 26.8% | -- | -- | -- |

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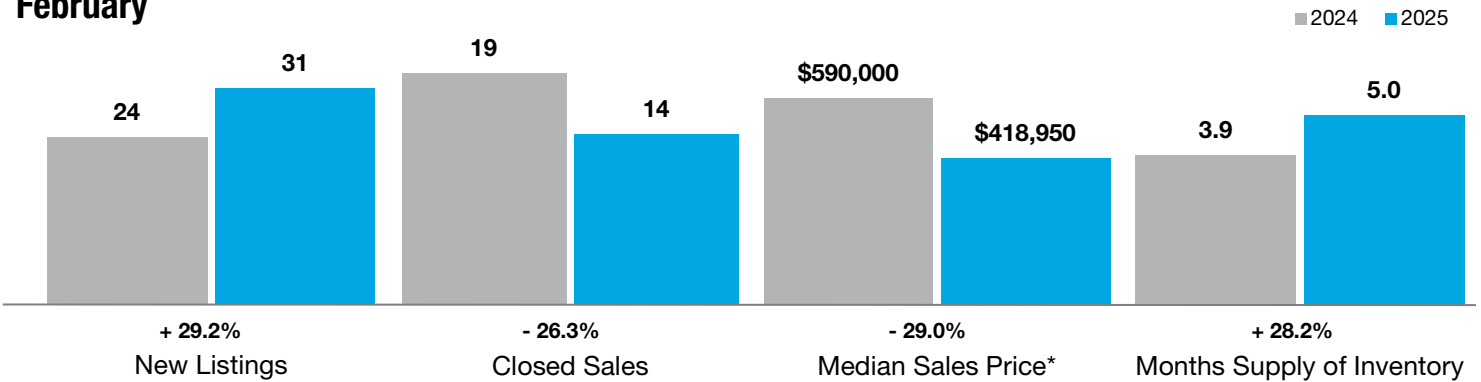
Polk County

North Carolina

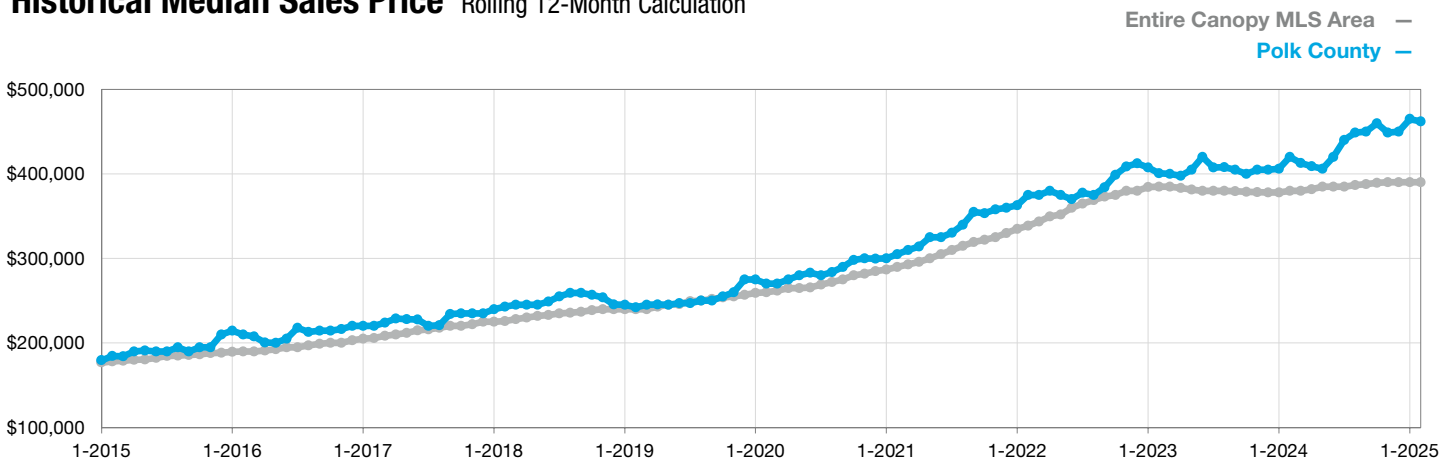
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| New Listings | 24 | 31 | + 29.2% | 37 | 61 | + 64.9% |
| Pending Sales | 19 | 20 | + 5.3% | 35 | 38 | + 8.6% |
| Closed Sales | 19 | 14 | - 26.3% | 41 | 35 | - 14.6% |
| Median Sales Price* | \$590,000 | \$418,950 | - 29.0% | \$449,000 | \$470,000 | + 4.7% |
| Average Sales Price* | \$602,395 | \$430,057 | - 28.6% | \$512,653 | \$530,644 | + 3.5% |
| Percent of Original List Price Received* | 93.5% | 86.2% | - 7.8% | 92.4% | 89.8% | - 2.8% |
| List to Close | 91 | 134 | + 47.3% | 101 | 137 | + 35.6% |
| Days on Market Until Sale | 44 | 90 | + 104.5% | 55 | 85 | + 54.5% |
| Cumulative Days on Market Until Sale | 77 | 103 | + 33.8% | 72 | 95 | + 31.9% |
| Average List Price | \$821,756 | \$676,727 | - 17.6% | \$807,508 | \$699,841 | - 13.3% |
| Inventory of Homes for Sale | 92 | 114 | + 23.9% | -- | -- | -- |
| Months Supply of Inventory | 3.9 | 5.0 | + 28.2% | -- | -- | -- |

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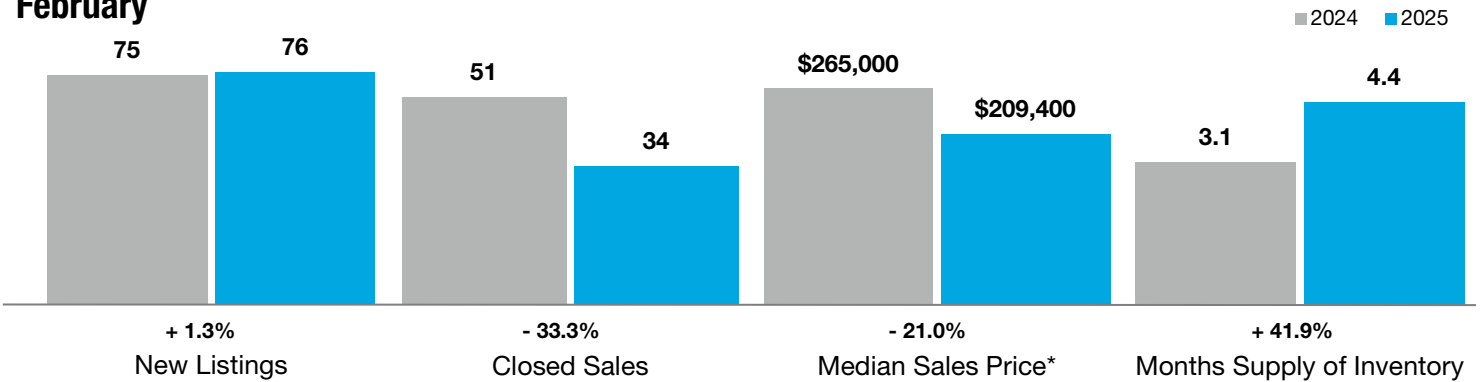
Rutherford County

North Carolina

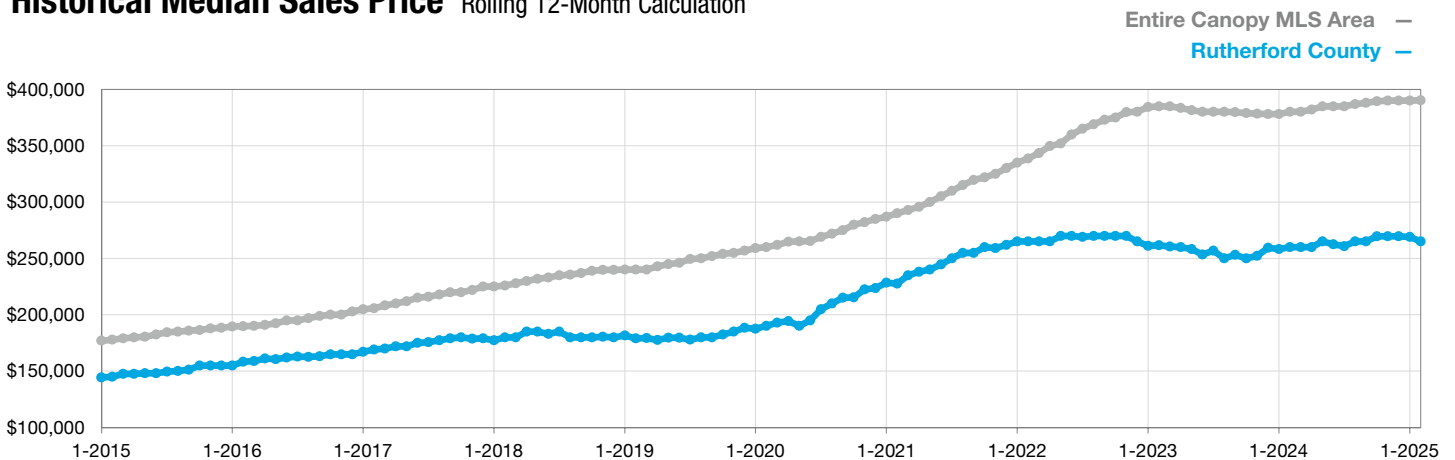
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 75 | 76 | + 1.3% | 158 | 159 | + 0.6% |
| Pending Sales | 62 | 59 | - 4.8% | 115 | 112 | - 2.6% |
| Closed Sales | 51 | 34 | - 33.3% | 97 | 83 | - 14.4% |
| Median Sales Price* | \$265,000 | \$209,400 | - 21.0% | \$255,000 | \$234,000 | - 8.2% |
| Average Sales Price* | \$367,085 | \$246,035 | - 33.0% | \$380,321 | \$274,383 | - 27.9% |
| Percent of Original List Price Received* | 90.4% | 90.7% | + 0.3% | 91.0% | 92.5% | + 1.6% |
| List to Close | 96 | 103 | + 7.3% | 101 | 115 | + 13.9% |
| Days on Market Until Sale | 47 | 58 | + 23.4% | 53 | 69 | + 30.2% |
| Cumulative Days on Market Until Sale | 52 | 63 | + 21.2% | 57 | 75 | + 31.6% |
| Average List Price | \$351,012 | \$413,445 | + 17.8% | \$353,918 | \$399,998 | + 13.0% |
| Inventory of Homes for Sale | 195 | 262 | + 34.4% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 4.4 | + 41.9% | -- | -- | -- |

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

A research tool provided by the Canopy Realtor® Association
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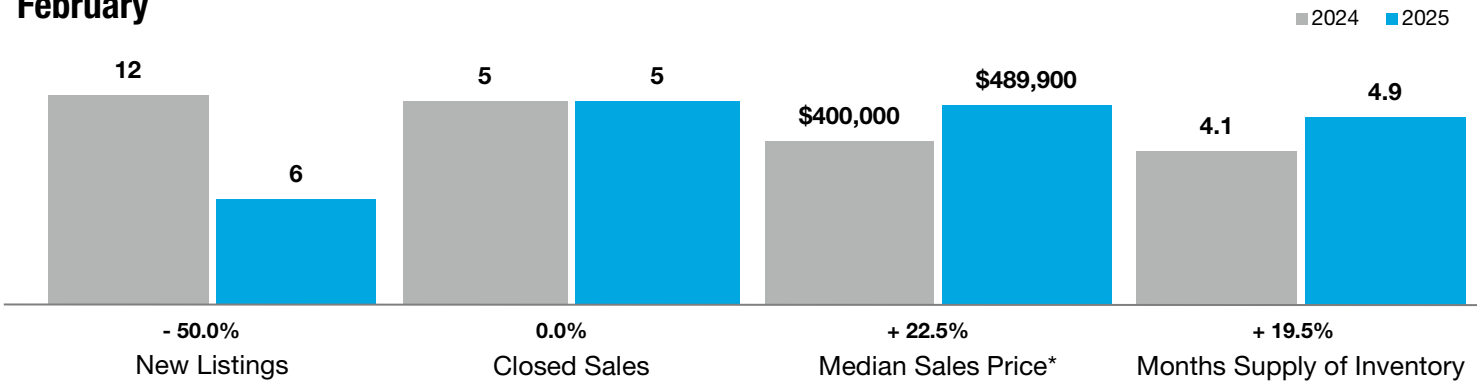
Swain County

North Carolina

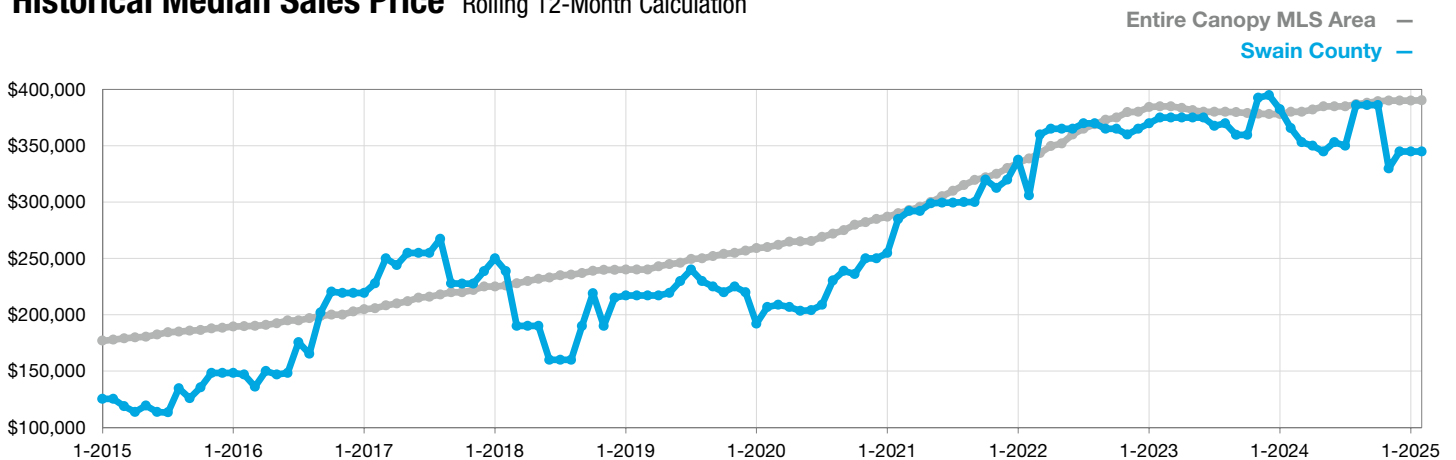
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 12 | 6 | - 50.0% | 17 | 14 | - 17.6% |
| Pending Sales | 5 | 4 | - 20.0% | 11 | 11 | 0.0% |
| Closed Sales | 5 | 5 | 0.0% | 12 | 14 | + 16.7% |
| Median Sales Price* | \$400,000 | \$489,900 | + 22.5% | \$366,200 | \$349,700 | - 4.5% |
| Average Sales Price* | \$603,480 | \$493,680 | - 18.2% | \$612,367 | \$395,799 | - 35.4% |
| Percent of Original List Price Received* | 88.7% | 96.0% | + 8.2% | 91.4% | 94.0% | + 2.8% |
| List to Close | 159 | 196 | + 23.3% | 156 | 134 | - 14.1% |
| Days on Market Until Sale | 106 | 116 | + 9.4% | 99 | 74 | - 25.3% |
| Cumulative Days on Market Until Sale | 123 | 142 | + 15.4% | 121 | 84 | - 30.6% |
| Average List Price | \$396,450 | \$386,483 | - 2.5% | \$517,200 | \$447,136 | - 13.5% |
| Inventory of Homes for Sale | 26 | 35 | + 34.6% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 4.9 | + 19.5% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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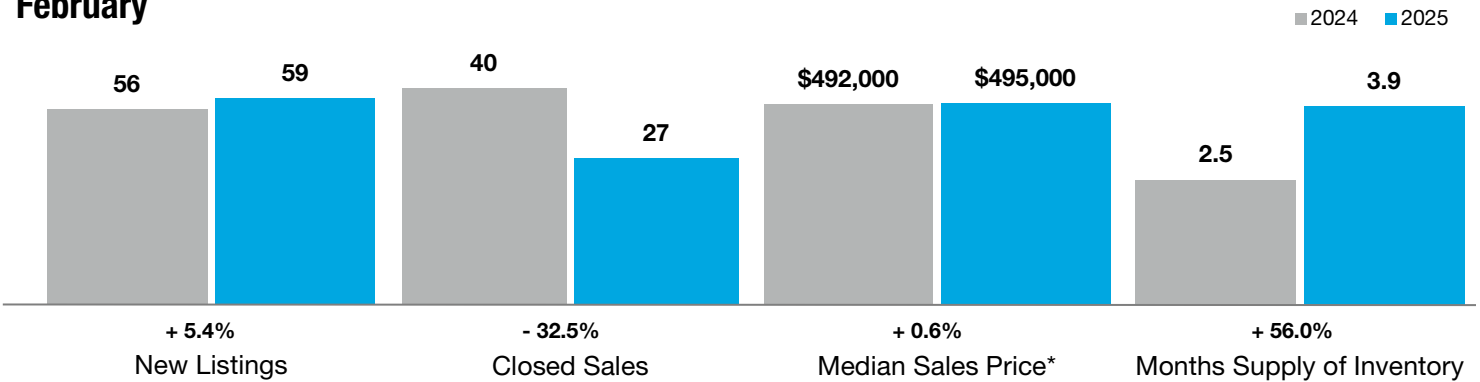
Transylvania County

North Carolina

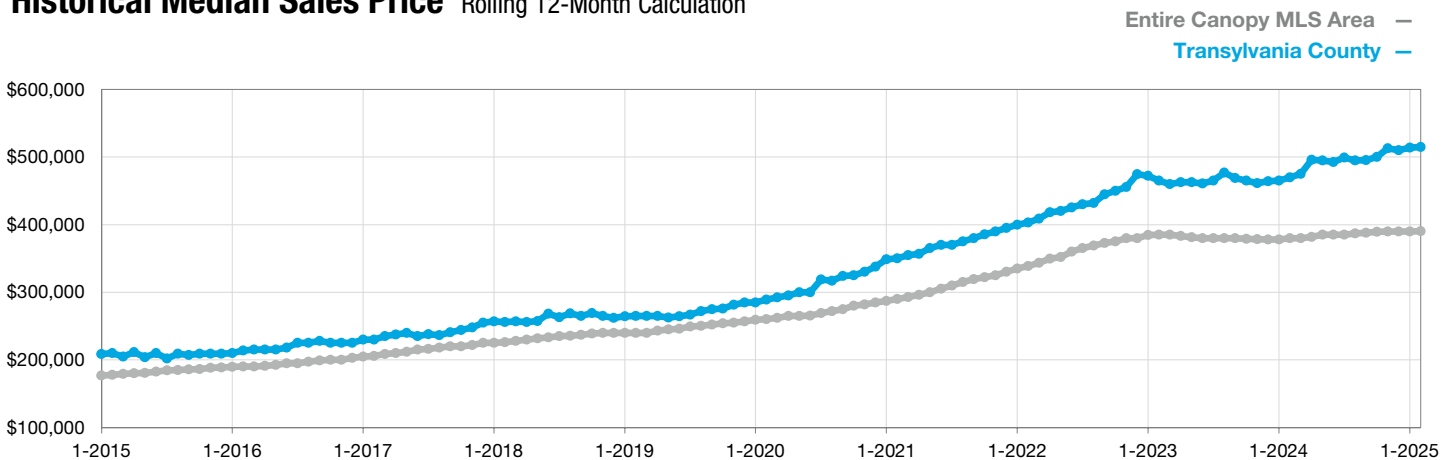
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 56 | 59 | + 5.4% | 95 | 93 | - 2.1% |
| Pending Sales | 48 | 39 | - 18.8% | 91 | 69 | - 24.2% |
| Closed Sales | 40 | 27 | - 32.5% | 76 | 54 | - 28.9% |
| Median Sales Price* | \$492,000 | \$495,000 | + 0.6% | \$487,000 | \$506,000 | + 3.9% |
| Average Sales Price* | \$699,441 | \$816,046 | + 16.7% | \$726,316 | \$846,218 | + 16.5% |
| Percent of Original List Price Received* | 94.4% | 89.5% | - 5.2% | 92.5% | 90.0% | - 2.7% |
| List to Close | 96 | 143 | + 49.0% | 101 | 132 | + 30.7% |
| Days on Market Until Sale | 59 | 103 | + 74.6% | 58 | 86 | + 48.3% |
| Cumulative Days on Market Until Sale | 67 | 122 | + 82.1% | 62 | 97 | + 56.5% |
| Average List Price | \$851,154 | \$721,997 | - 15.2% | \$736,922 | \$870,276 | + 18.1% |
| Inventory of Homes for Sale | 106 | 155 | + 46.2% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 3.9 | + 56.0% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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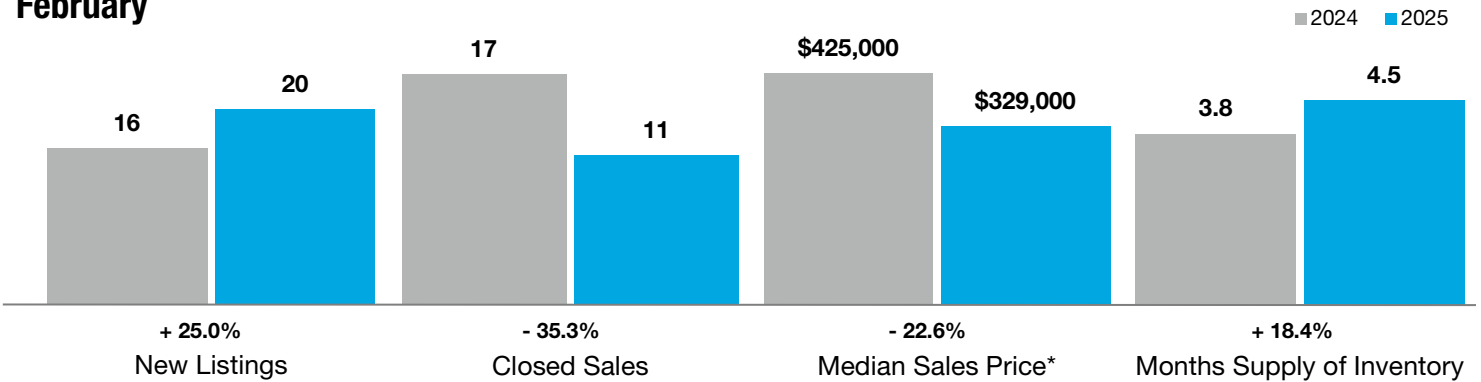
Yancey County

North Carolina

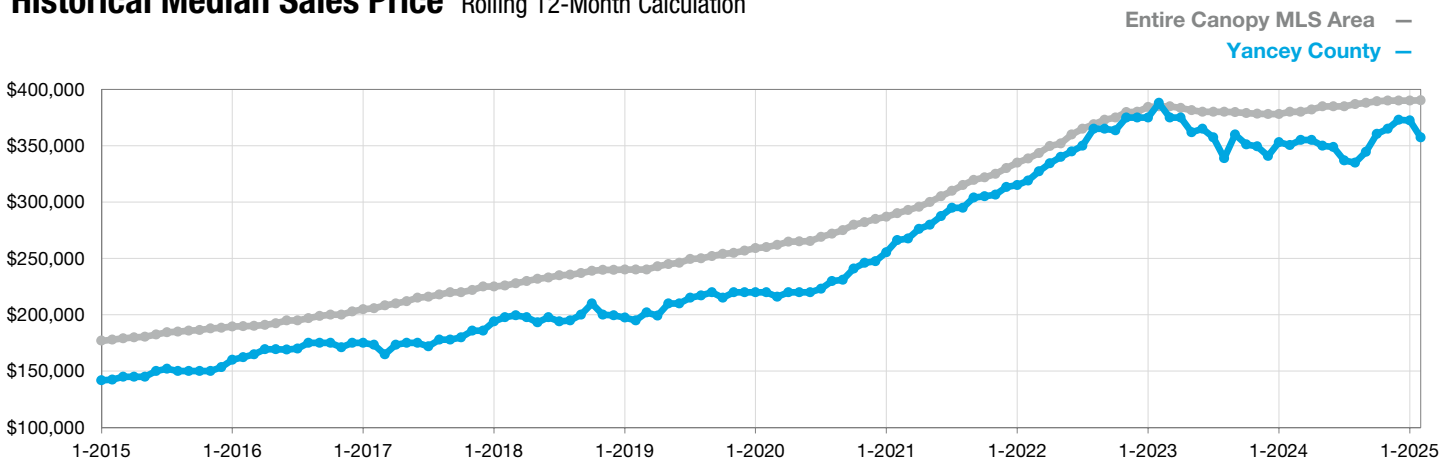
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 16 | 20 | + 25.0% | 31 | 33 | + 6.5% |
| Pending Sales | 19 | 17 | - 10.5% | 32 | 29 | - 9.4% |
| Closed Sales | 17 | 11 | - 35.3% | 27 | 26 | - 3.7% |
| Median Sales Price* | \$425,000 | \$329,000 | - 22.6% | \$373,000 | \$324,500 | - 13.0% |
| Average Sales Price* | \$485,882 | \$329,955 | - 32.1% | \$455,026 | \$414,404 | - 8.9% |
| Percent of Original List Price Received* | 88.6% | 95.7% | + 8.0% | 89.2% | 93.9% | + 5.3% |
| List to Close | 156 | 80 | - 48.7% | 147 | 118 | - 19.7% |
| Days on Market Until Sale | 95 | 52 | - 45.3% | 83 | 76 | - 8.4% |
| Cumulative Days on Market Until Sale | 96 | 73 | - 24.0% | 83 | 92 | + 10.8% |
| Average List Price | \$394,847 | \$510,745 | + 29.4% | \$375,422 | \$585,124 | + 55.9% |
| Inventory of Homes for Sale | 68 | 69 | + 1.5% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 4.5 | + 18.4% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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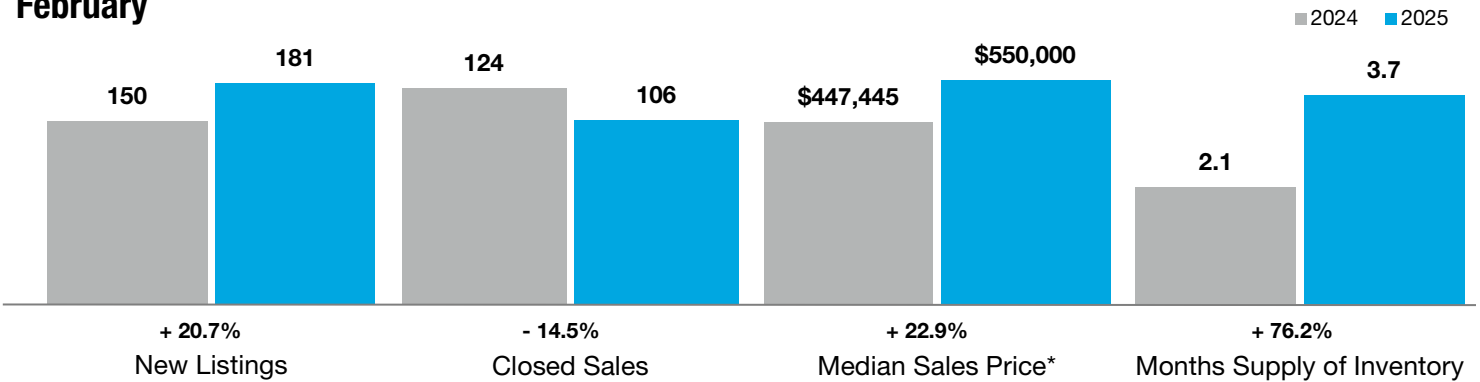
City of Asheville

North Carolina

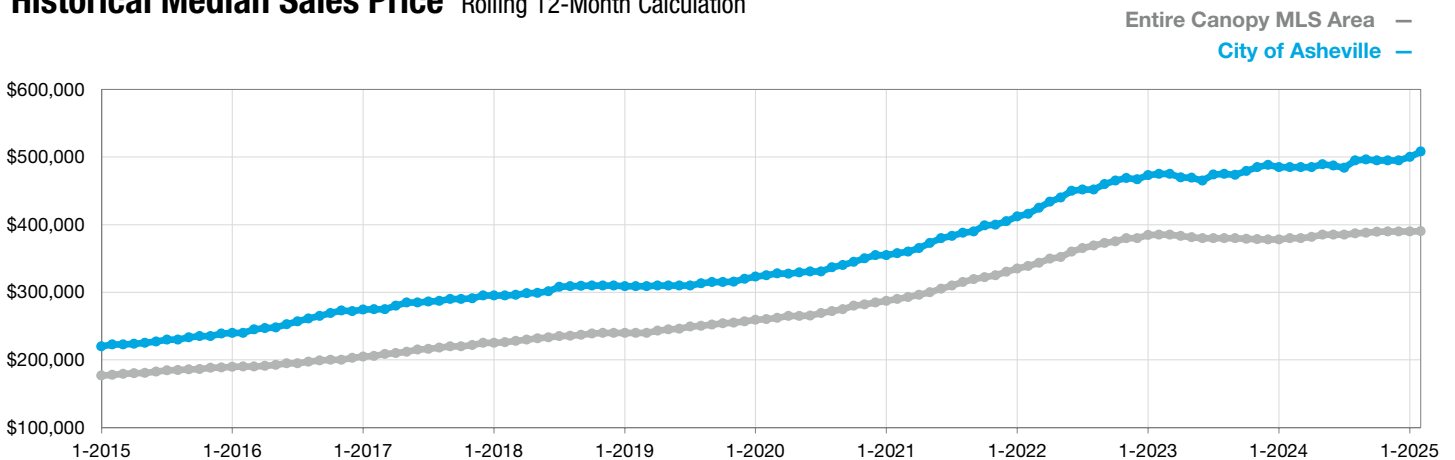
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 150 | 181 | + 20.7% | 277 | 343 | + 23.8% |
| Pending Sales | 141 | 117 | - 17.0% | 276 | 237 | - 14.1% |
| Closed Sales | 124 | 106 | - 14.5% | 236 | 218 | - 7.6% |
| Median Sales Price* | \$447,445 | \$550,000 | + 22.9% | \$445,940 | \$540,000 | + 21.1% |
| Average Sales Price* | \$573,010 | \$632,276 | + 10.3% | \$594,386 | \$631,662 | + 6.3% |
| Percent of Original List Price Received* | 93.9% | 93.2% | - 0.7% | 93.7% | 93.7% | 0.0% |
| List to Close | 102 | 116 | + 13.7% | 110 | 112 | + 1.8% |
| Days on Market Until Sale | 48 | 71 | + 47.9% | 48 | 65 | + 35.4% |
| Cumulative Days on Market Until Sale | 52 | 75 | + 44.2% | 50 | 71 | + 42.0% |
| Average List Price | \$624,474 | \$764,458 | + 22.4% | \$684,645 | \$734,699 | + 7.3% |
| Inventory of Homes for Sale | 312 | 482 | + 54.5% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 3.7 | + 76.2% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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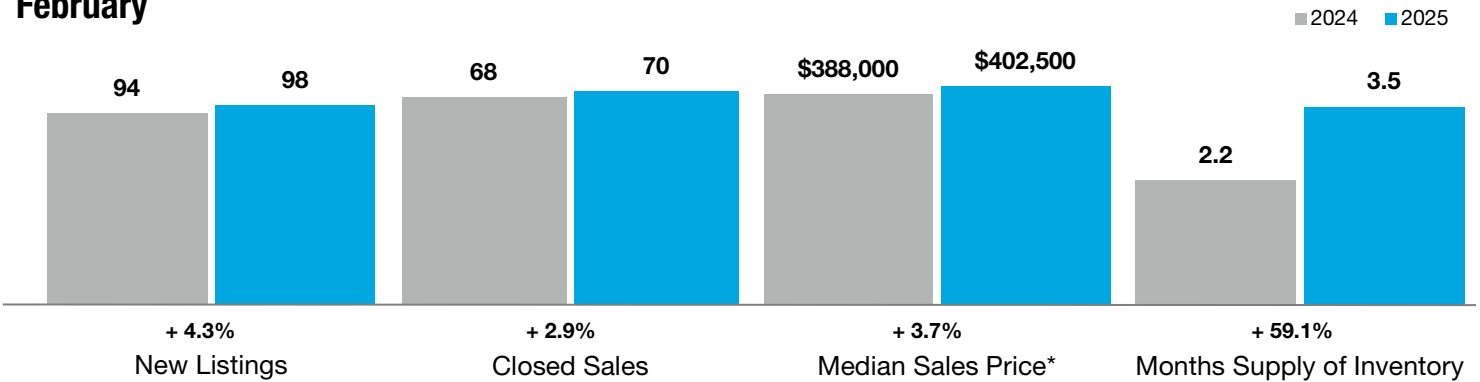
City of Hendersonville

North Carolina

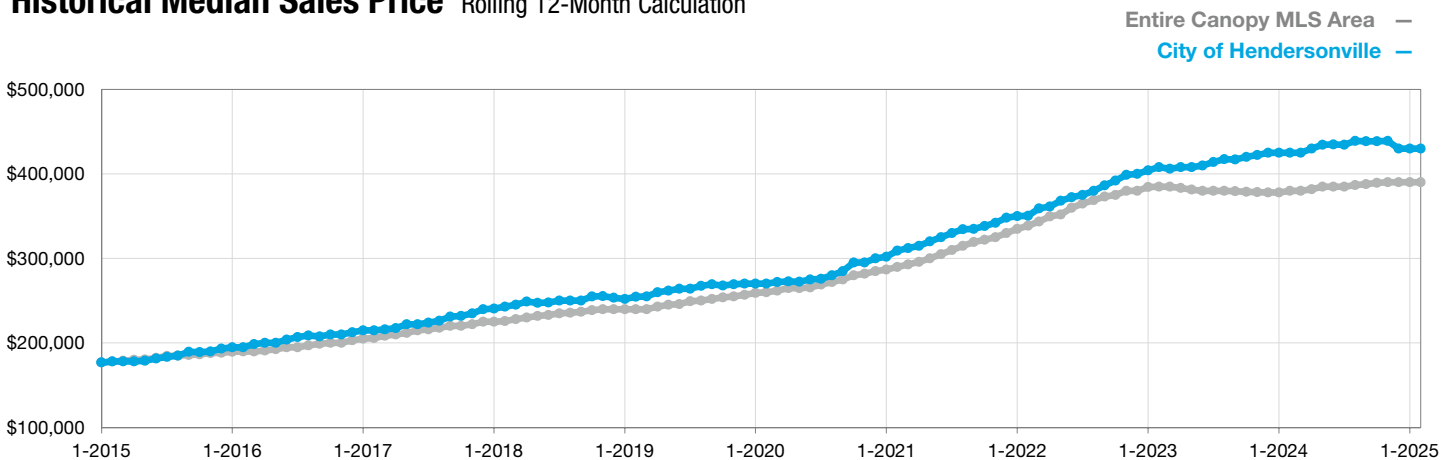
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 94 | 98 | + 4.3% | 175 | 215 | + 22.9% |
| Pending Sales | 59 | 76 | + 28.8% | 159 | 162 | + 1.9% |
| Closed Sales | 68 | 70 | + 2.9% | 128 | 142 | + 10.9% |
| Median Sales Price* | \$388,000 | \$402,500 | + 3.7% | \$407,500 | \$404,700 | - 0.7% |
| Average Sales Price* | \$443,047 | \$480,996 | + 8.6% | \$451,964 | \$471,055 | + 4.2% |
| Percent of Original List Price Received* | 96.5% | 95.5% | - 1.0% | 96.6% | 95.0% | - 1.7% |
| List to Close | 88 | 109 | + 23.9% | 107 | 113 | + 5.6% |
| Days on Market Until Sale | 49 | 55 | + 12.2% | 45 | 58 | + 28.9% |
| Cumulative Days on Market Until Sale | 56 | 70 | + 25.0% | 56 | 66 | + 17.9% |
| Average List Price | \$500,378 | \$502,150 | + 0.4% | \$511,583 | \$544,616 | + 6.5% |
| Inventory of Homes for Sale | 191 | 301 | + 57.6% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 3.5 | + 59.1% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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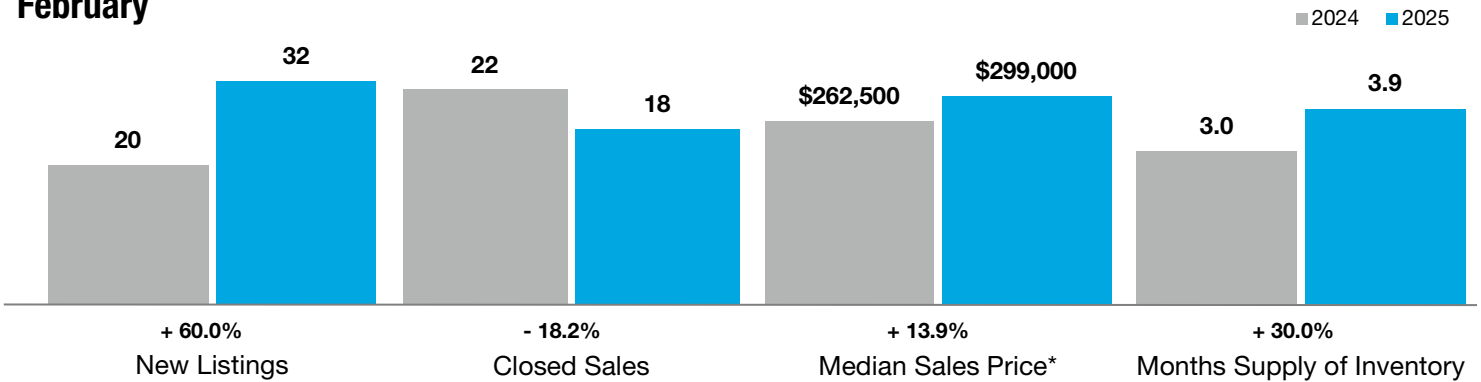
Marion

North Carolina

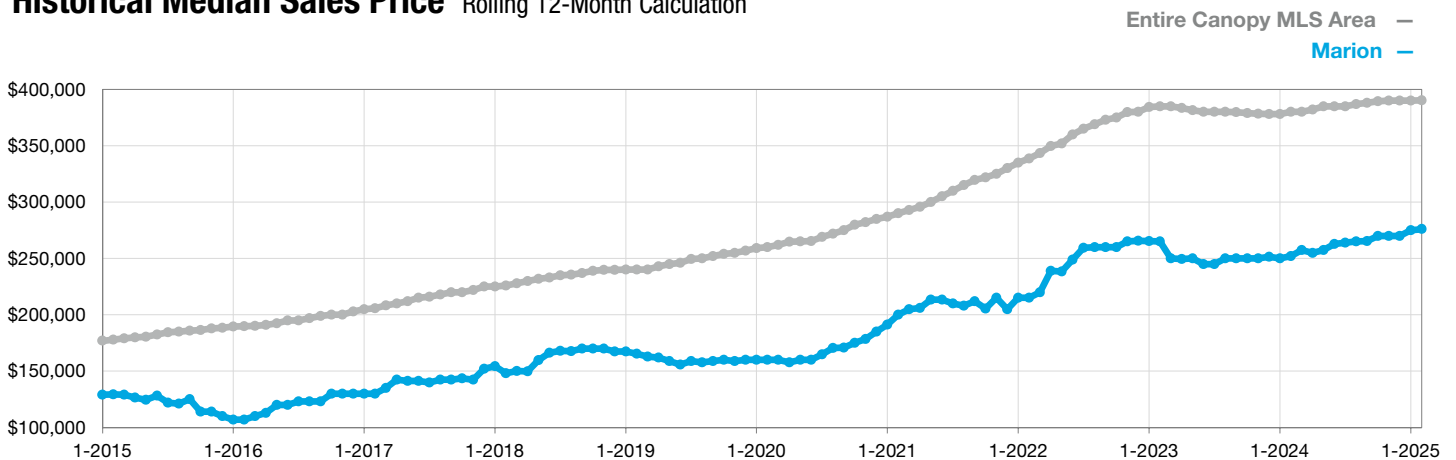
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 20 | 32 | + 60.0% | 40 | 52 | + 30.0% |
| Pending Sales | 19 | 17 | - 10.5% | 39 | 42 | + 7.7% |
| Closed Sales | 22 | 18 | - 18.2% | 40 | 35 | - 12.5% |
| Median Sales Price* | \$262,500 | \$299,000 | + 13.9% | \$257,500 | \$299,000 | + 16.1% |
| Average Sales Price* | \$295,705 | \$295,438 | - 0.1% | \$294,073 | \$299,374 | + 1.8% |
| Percent of Original List Price Received* | 88.9% | 90.1% | + 1.3% | 89.0% | 91.4% | + 2.7% |
| List to Close | 144 | 110 | - 23.6% | 127 | 116 | - 8.7% |
| Days on Market Until Sale | 73 | 69 | - 5.5% | 66 | 63 | - 4.5% |
| Cumulative Days on Market Until Sale | 79 | 70 | - 11.4% | 70 | 65 | - 7.1% |
| Average List Price | \$334,385 | \$433,893 | + 29.8% | \$298,825 | \$429,861 | + 43.9% |
| Inventory of Homes for Sale | 57 | 73 | + 28.1% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.9 | + 30.0% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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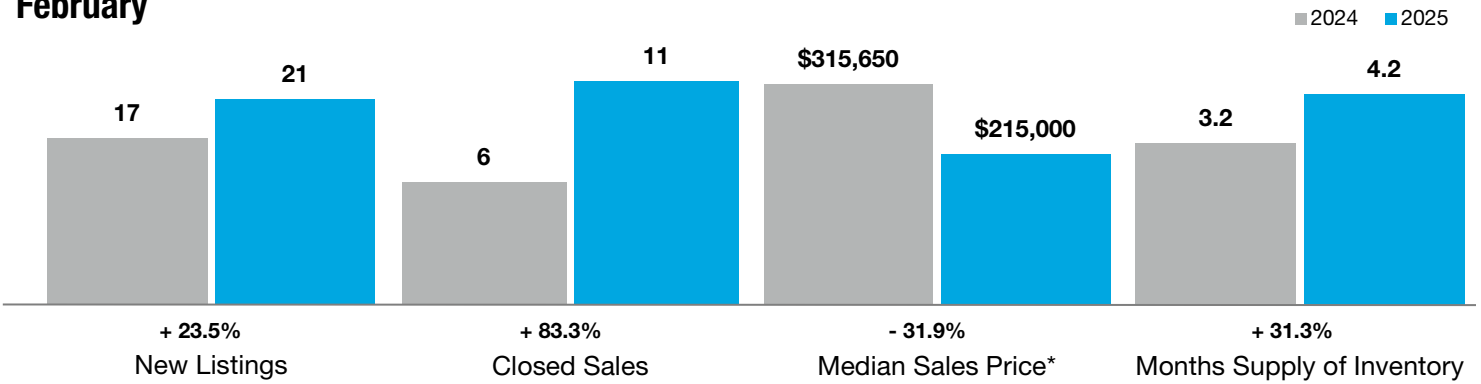
Rutherfordton

North Carolina

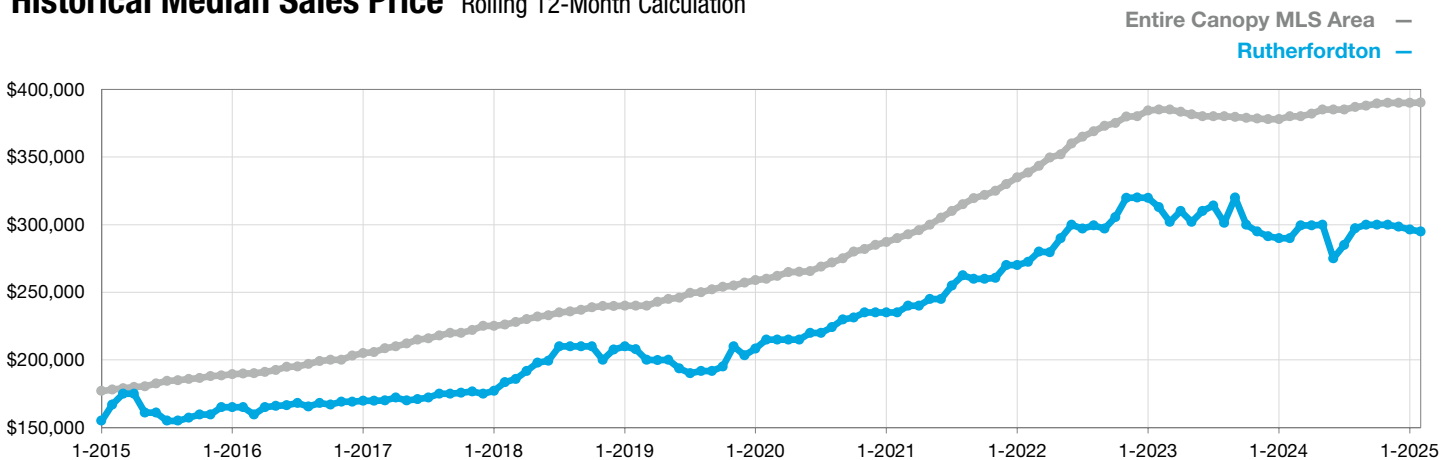
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 17 | 21 | + 23.5% | 41 | 43 | + 4.9% |
| Pending Sales | 15 | 21 | + 40.0% | 25 | 37 | + 48.0% |
| Closed Sales | 6 | 11 | + 83.3% | 17 | 24 | + 41.2% |
| Median Sales Price* | \$315,650 | \$215,000 | - 31.9% | \$299,500 | \$232,250 | - 22.5% |
| Average Sales Price* | \$345,592 | \$260,018 | - 24.8% | \$371,603 | \$280,800 | - 24.4% |
| Percent of Original List Price Received* | 94.5% | 91.9% | - 2.8% | 96.9% | 93.9% | - 3.1% |
| List to Close | 53 | 86 | + 62.3% | 108 | 79 | - 26.9% |
| Days on Market Until Sale | 24 | 50 | + 108.3% | 64 | 42 | - 34.4% |
| Cumulative Days on Market Until Sale | 15 | 51 | + 240.0% | 64 | 48 | - 25.0% |
| Average List Price | \$369,311 | \$334,429 | - 9.4% | \$413,625 | \$374,133 | - 9.5% |
| Inventory of Homes for Sale | 46 | 66 | + 43.5% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 4.2 | + 31.3% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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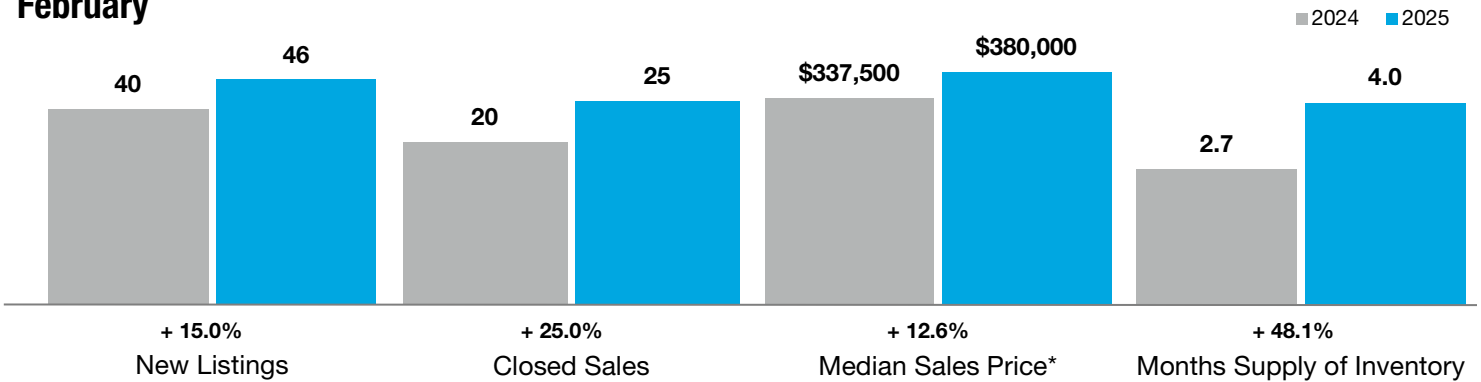
Waynesville

North Carolina

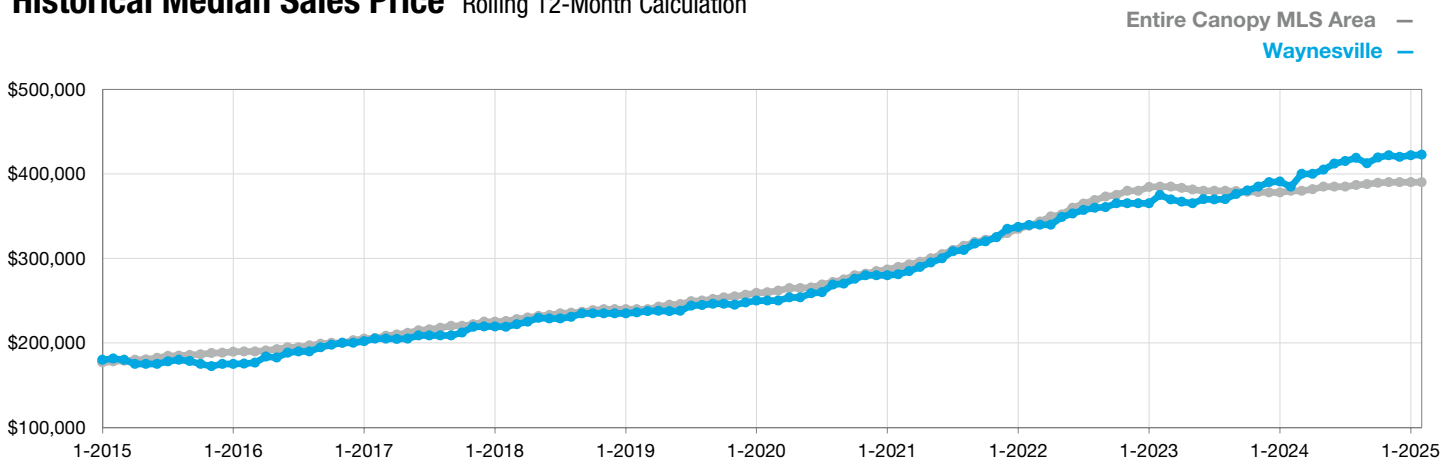
| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 40 | 46 | + 15.0% | 71 | 85 | + 19.7% |
| Pending Sales | 31 | 43 | + 38.7% | 54 | 70 | + 29.6% |
| Closed Sales | 20 | 25 | + 25.0% | 48 | 61 | + 27.1% |
| Median Sales Price* | \$337,500 | \$380,000 | + 12.6% | \$382,500 | \$410,000 | + 7.2% |
| Average Sales Price* | \$417,598 | \$448,517 | + 7.4% | \$445,081 | \$442,157 | - 0.7% |
| Percent of Original List Price Received* | 90.8% | 92.2% | + 1.5% | 93.7% | 93.4% | - 0.3% |
| List to Close | 83 | 135 | + 62.7% | 84 | 134 | + 59.5% |
| Days on Market Until Sale | 42 | 81 | + 92.9% | 50 | 74 | + 48.0% |
| Cumulative Days on Market Until Sale | 48 | 90 | + 87.5% | 55 | 82 | + 49.1% |
| Average List Price | \$466,563 | \$538,216 | + 15.4% | \$480,344 | \$527,449 | + 9.8% |
| Inventory of Homes for Sale | 102 | 152 | + 49.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 4.0 | + 48.1% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for February 2025

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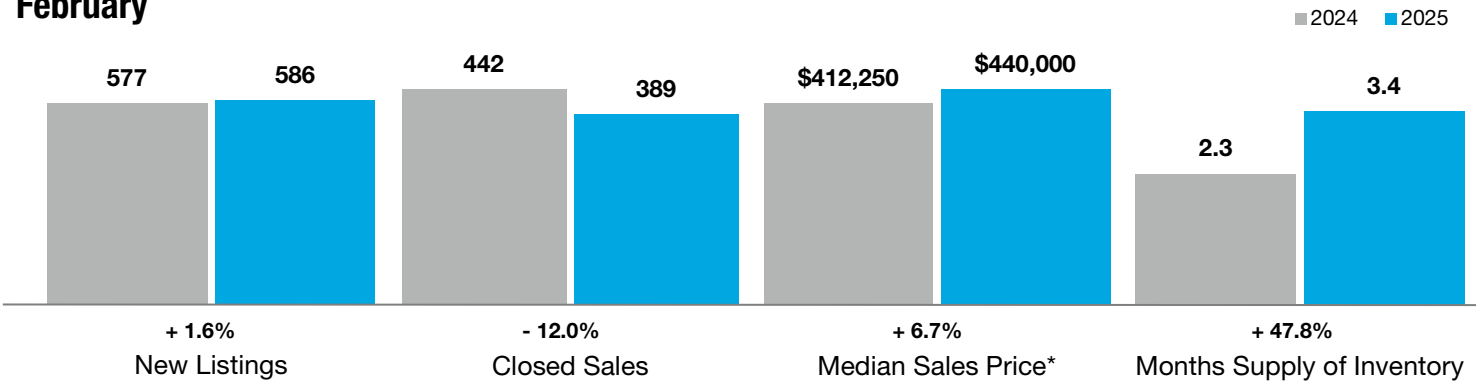
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 577 | 586 | + 1.6% | 1,044 | 1,200 | + 14.9% |
| Pending Sales | 464 | 467 | + 0.6% | 954 | 940 | - 1.5% |
| Closed Sales | 442 | 389 | - 12.0% | 851 | 811 | - 4.7% |
| Median Sales Price* | \$412,250 | \$440,000 | + 6.7% | \$417,490 | \$450,000 | + 7.8% |
| Average Sales Price* | \$489,809 | \$534,214 | + 9.1% | \$506,040 | \$539,341 | + 6.6% |
| Percent of Original List Price Received* | 94.2% | 93.8% | - 0.4% | 94.2% | 94.3% | + 0.1% |
| List to Close | 103 | 120 | + 16.5% | 108 | 118 | + 9.3% |
| Days on Market Until Sale | 55 | 70 | + 27.3% | 53 | 66 | + 24.5% |
| Cumulative Days on Market Until Sale | 61 | 76 | + 24.6% | 59 | 73 | + 23.7% |
| Average List Price | \$555,314 | \$650,216 | + 17.1% | \$580,762 | \$644,349 | + 10.9% |
| Inventory of Homes for Sale | 1,279 | 1,727 | + 35.0% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 3.4 | + 47.8% | -- | -- | -- |

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February



Historical Median Sales Price Rolling 12-Month Calculation

