

# Local Market Update for December 2023

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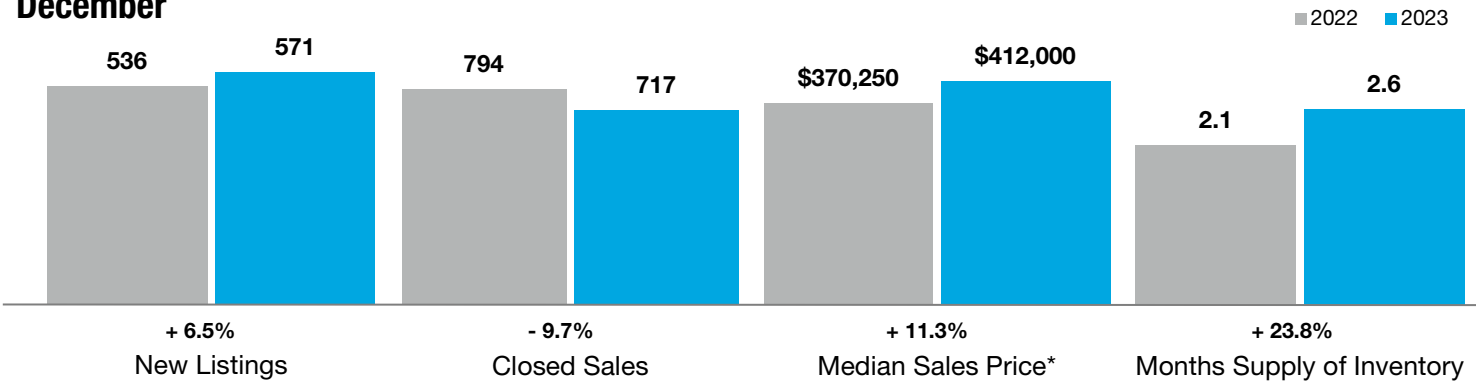
## Asheville Region

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

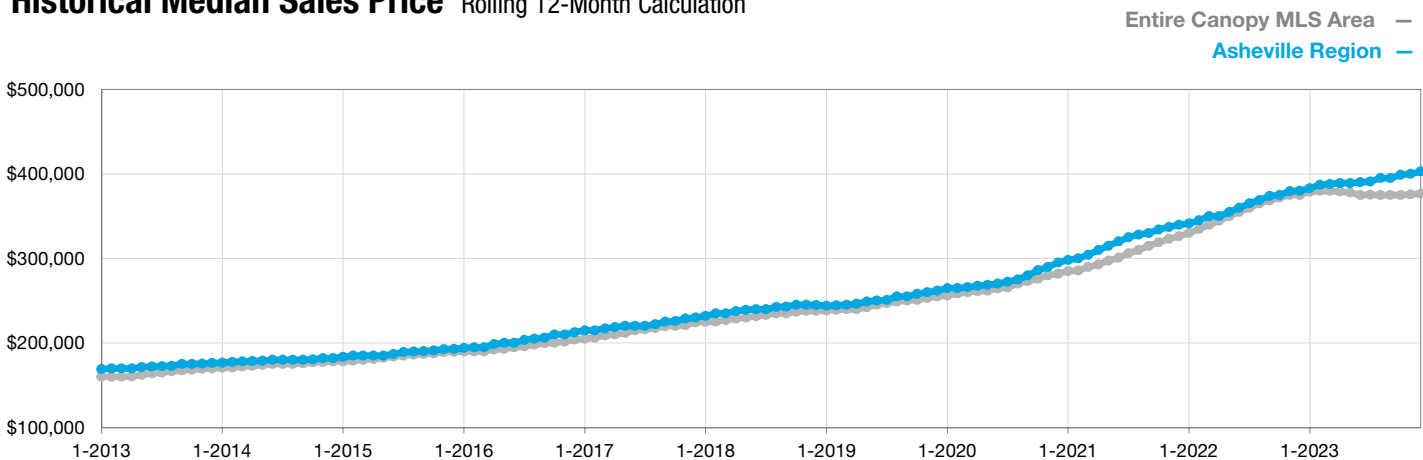
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	536	571	+ 6.5%	14,064	12,588	- 10.5%
Pending Sales	534	603	+ 12.9%	11,389	10,095	- 11.4%
Closed Sales	794	717	- 9.7%	12,039	10,028	- 16.7%
Median Sales Price*	\$370,250	\$412,000	+ 11.3%	\$380,000	\$402,990	+ 6.1%
Average Sales Price*	\$458,240	\$516,150	+ 12.6%	\$464,137	\$494,497	+ 6.5%
Percent of Original List Price Received*	94.2%	94.4%	+ 0.2%	97.8%	95.9%	- 1.9%
List to Close	90	87	- 3.3%	84	90	+ 7.1%
Days on Market Until Sale	38	42	+ 10.5%	30	40	+ 33.3%
Cumulative Days on Market Until Sale	39	46	+ 17.9%	32	44	+ 37.5%
Average List Price	\$468,711	\$515,089	+ 9.9%	\$510,814	\$558,191	+ 9.3%
Inventory of Homes for Sale	2,001	2,171	+ 8.5%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

\* 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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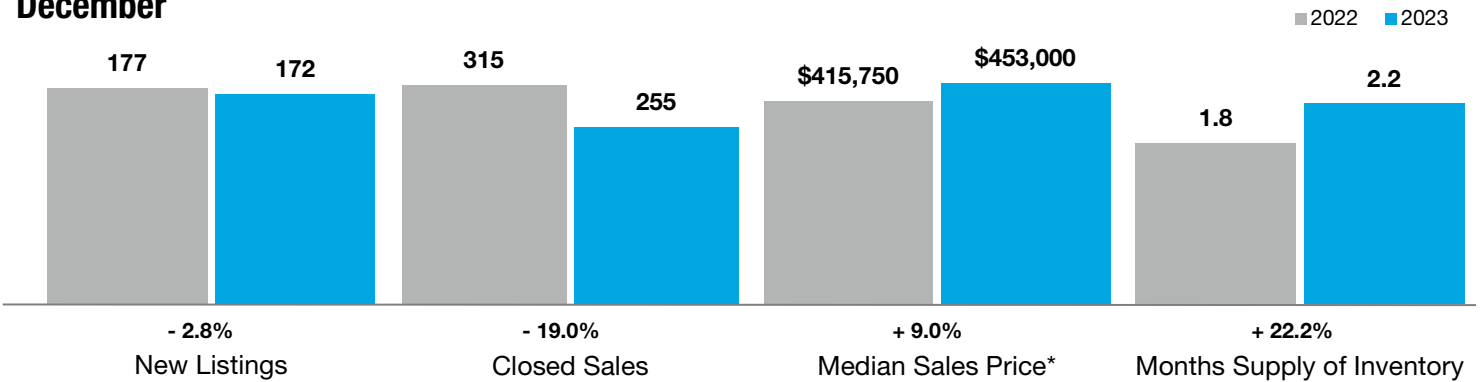
## Buncombe County

North Carolina

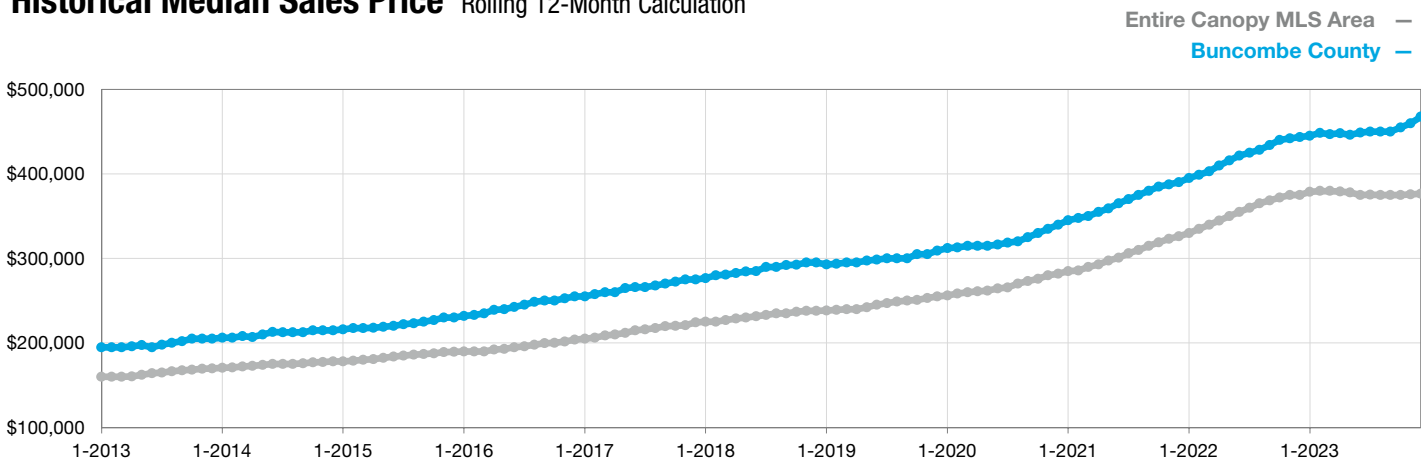
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	177	172	- 2.8%	5,051	4,315	- 14.6%
Pending Sales	182	214	+ 17.6%	4,167	3,541	- 15.0%
Closed Sales	315	255	- 19.0%	4,440	3,603	- 18.9%
Median Sales Price*	\$415,750	\$453,000	+ 9.0%	\$443,475	\$467,655	+ 5.5%
Average Sales Price*	\$535,542	\$585,742	+ 9.4%	\$555,689	\$597,710	+ 7.6%
Percent of Original List Price Received*	95.7%	94.2%	- 1.6%	99.2%	96.8%	- 2.4%
List to Close	98	91	- 7.1%	89	93	+ 4.5%
Days on Market Until Sale	32	43	+ 34.4%	28	38	+ 35.7%
Cumulative Days on Market Until Sale	31	50	+ 61.3%	29	40	+ 37.9%
Average List Price	\$564,286	\$563,884	- 0.1%	\$602,756	\$655,703	+ 8.8%
Inventory of Homes for Sale	617	652	+ 5.7%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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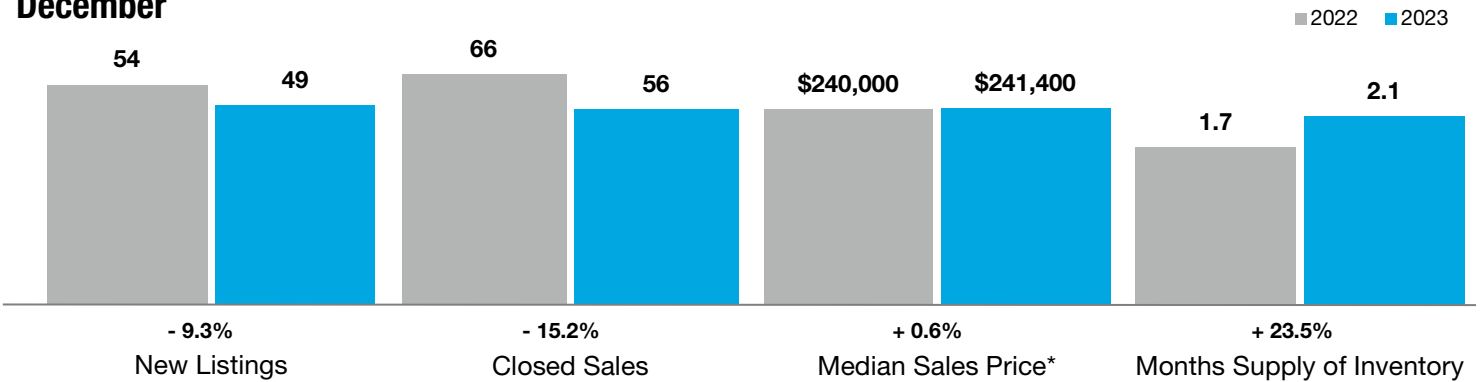
## Burke County

North Carolina

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	54	49	- 9.3%	981	924	- 5.8%
Pending Sales	44	50	+ 13.6%	845	787	- 6.9%
Closed Sales	66	56	- 15.2%	887	776	- 12.5%
Median Sales Price*	\$240,000	\$241,400	+ 0.6%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$269,142	\$285,486	+ 6.1%	\$275,933	\$299,343	+ 8.5%
Percent of Original List Price Received*	92.2%	93.4%	+ 1.3%	97.4%	95.9%	- 1.5%
List to Close	70	65	- 7.1%	74	75	+ 1.4%
Days on Market Until Sale	32	27	- 15.6%	27	32	+ 18.5%
Cumulative Days on Market Until Sale	39	28	- 28.2%	27	36	+ 33.3%
Average List Price	\$321,087	\$291,442	- 9.2%	\$311,492	\$321,914	+ 3.3%
Inventory of Homes for Sale	122	136	+ 11.5%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

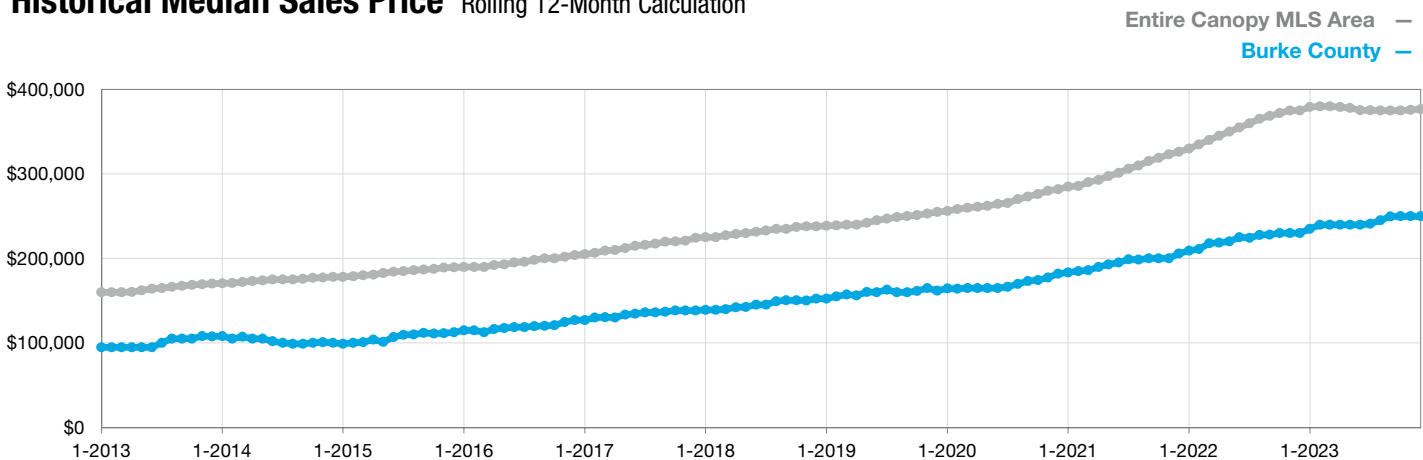
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Rolling 12-Month Calculation



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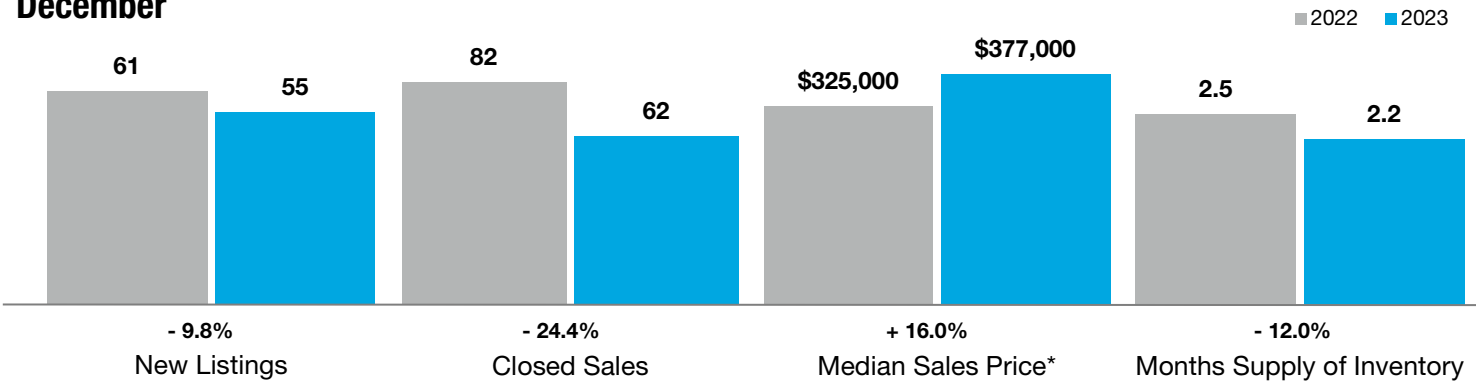
## Haywood County

North Carolina

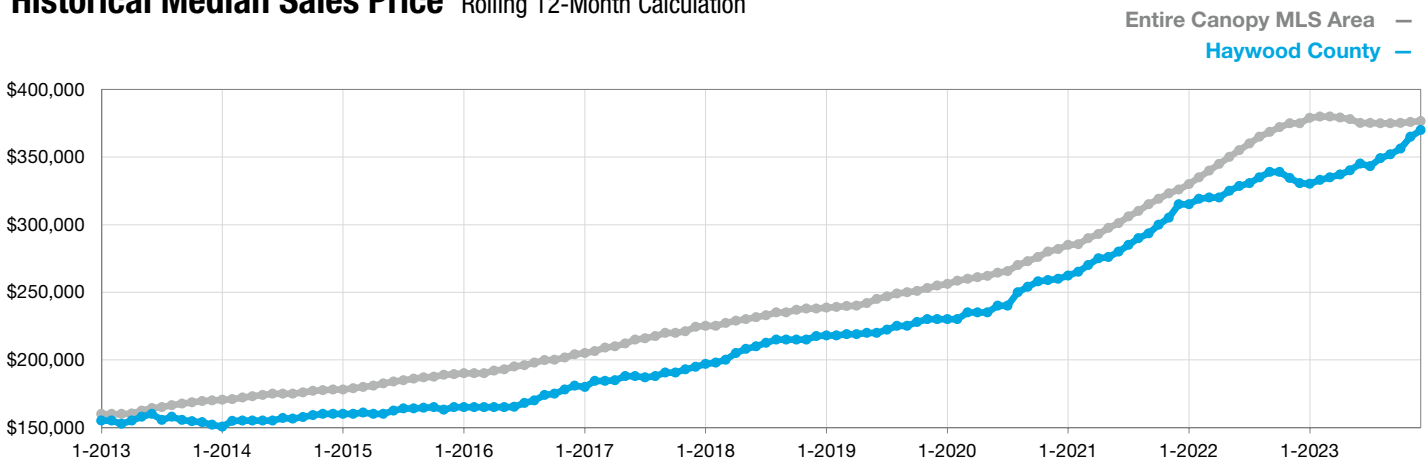
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	61	55	- 9.8%	1,453	1,272	- 12.5%
Pending Sales	58	68	+ 17.2%	1,128	1,054	- 6.6%
Closed Sales	82	62	- 24.4%	1,181	1,021	- 13.5%
Median Sales Price*	\$325,000	\$377,000	+ 16.0%	\$330,750	\$369,900	+ 11.8%
Average Sales Price*	\$395,084	\$442,736	+ 12.1%	\$379,855	\$424,062	+ 11.6%
Percent of Original List Price Received*	91.7%	94.4%	+ 2.9%	96.1%	94.8%	- 1.4%
List to Close	92	78	- 15.2%	80	89	+ 11.3%
Days on Market Until Sale	47	39	- 17.0%	32	44	+ 37.5%
Cumulative Days on Market Until Sale	49	44	- 10.2%	35	48	+ 37.1%
Average List Price	\$433,418	\$414,477	- 4.4%	\$426,126	\$479,698	+ 12.6%
Inventory of Homes for Sale	236	192	- 18.6%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation



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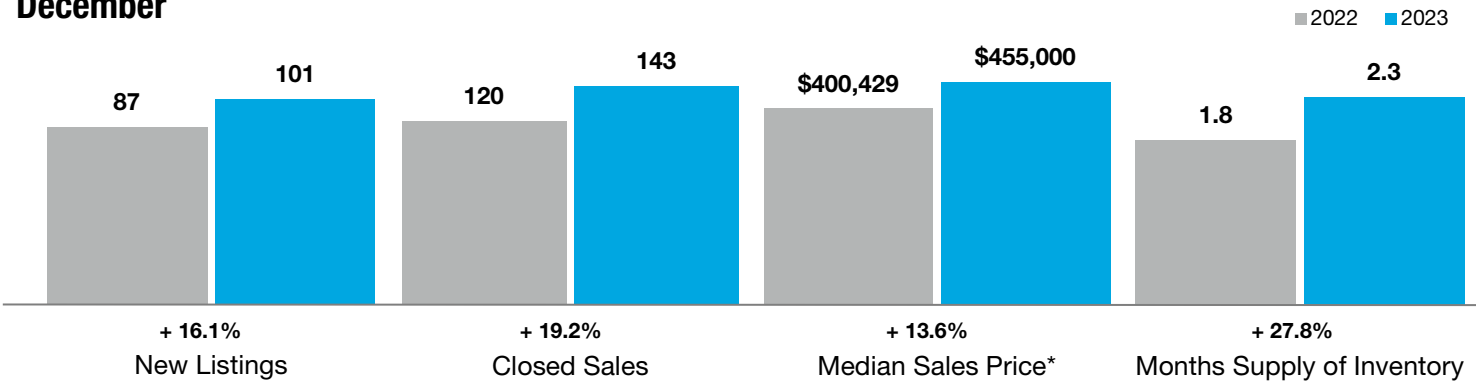
## Henderson County

North Carolina

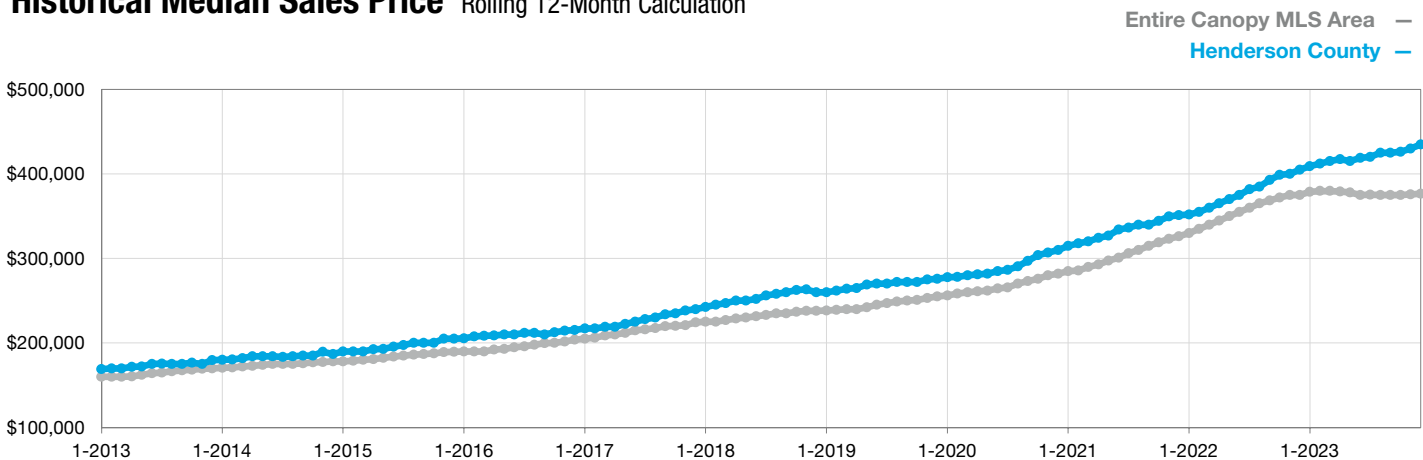
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	87	101	+ 16.1%	2,275	2,178	- 4.3%
Pending Sales	99	108	+ 9.1%	1,904	1,794	- 5.8%
Closed Sales	120	143	+ 19.2%	2,020	1,761	- 12.8%
Median Sales Price*	\$400,429	\$455,000	+ 13.6%	\$405,000	\$434,900	+ 7.4%
Average Sales Price*	\$502,464	\$529,926	+ 5.5%	\$464,017	\$500,347	+ 7.8%
Percent of Original List Price Received*	96.9%	96.4%	- 0.5%	99.7%	97.5%	- 2.2%
List to Close	84	80	- 4.8%	79	85	+ 7.6%
Days on Market Until Sale	40	31	- 22.5%	26	34	+ 30.8%
Cumulative Days on Market Until Sale	41	33	- 19.5%	27	38	+ 40.7%
Average List Price	\$471,056	\$507,159	+ 7.7%	\$514,263	\$551,910	+ 7.3%
Inventory of Homes for Sale	287	341	+ 18.8%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

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Current as of January 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.

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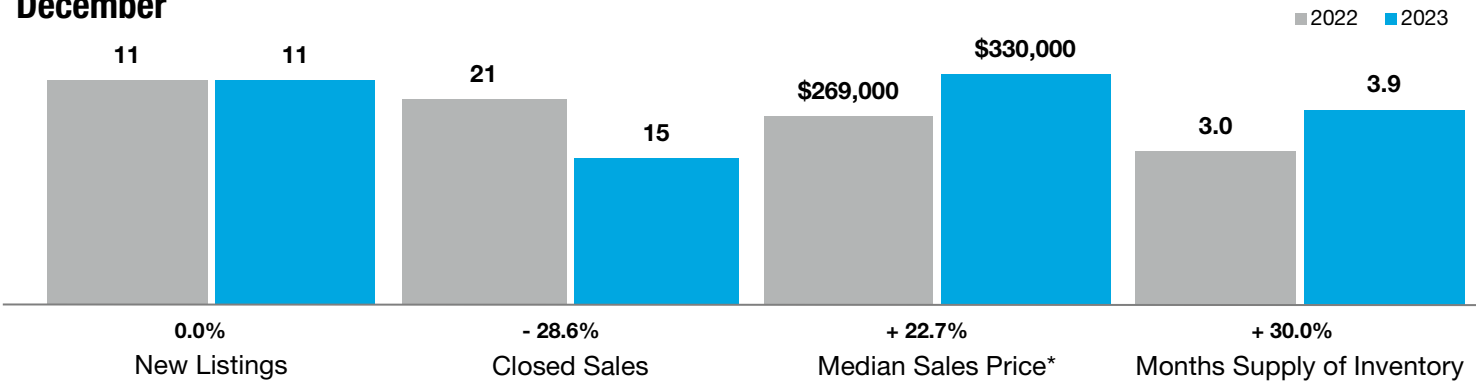
## Jackson County

North Carolina

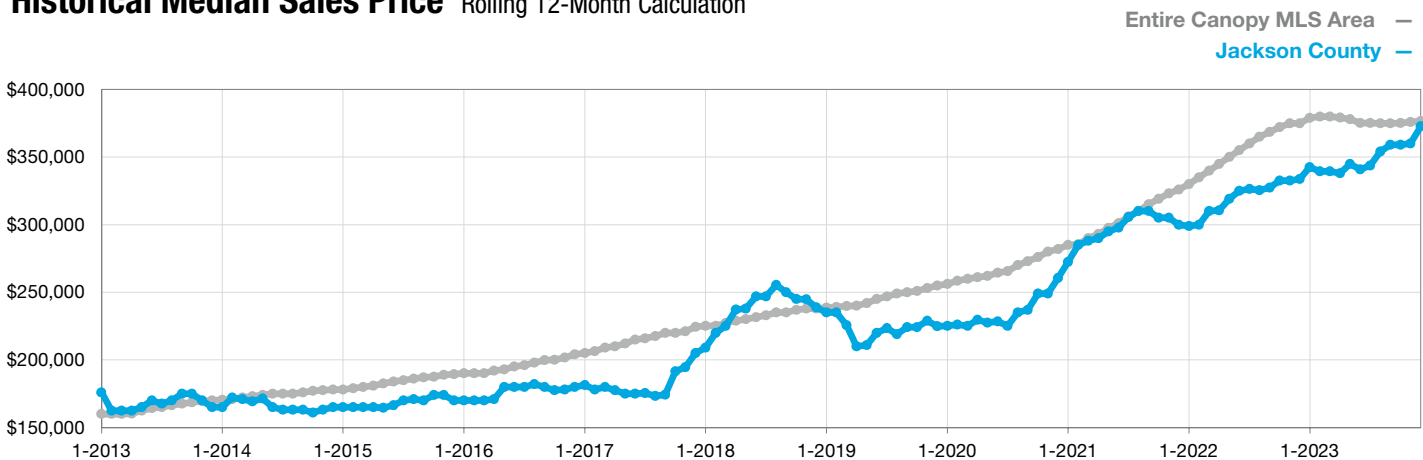
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	11	11	0.0%	346	320	- 7.5%
Pending Sales	16	9	- 43.8%	261	230	- 11.9%
Closed Sales	21	15	- 28.6%	271	230	- 15.1%
Median Sales Price*	\$269,000	\$330,000	+ 22.7%	\$333,806	\$372,700	+ 11.7%
Average Sales Price*	\$422,495	\$516,005	+ 22.1%	\$453,074	\$505,203	+ 11.5%
Percent of Original List Price Received*	91.4%	90.9%	- 0.5%	95.1%	93.5%	- 1.7%
List to Close	107	99	- 7.5%	92	107	+ 16.3%
Days on Market Until Sale	51	53	+ 3.9%	45	57	+ 26.7%
Cumulative Days on Market Until Sale	52	55	+ 5.8%	43	67	+ 55.8%
Average List Price	\$884,756	\$854,880	- 3.4%	\$629,213	\$638,423	+ 1.5%
Inventory of Homes for Sale	66	74	+ 12.1%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

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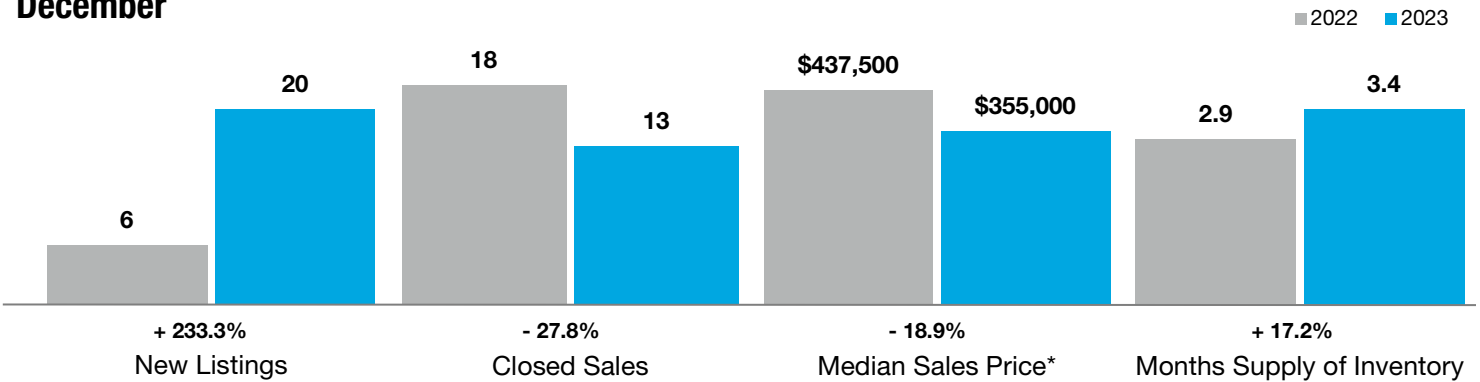
## Madison County

North Carolina

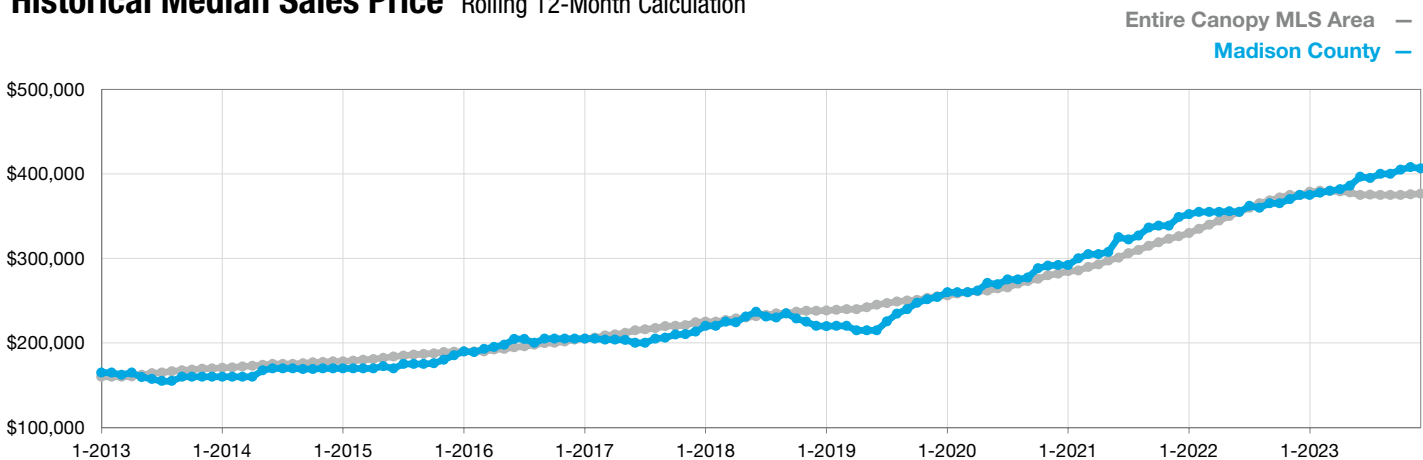
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	6	20	+ 233.3%	372	386	+ 3.8%
Pending Sales	13	13	0.0%	280	304	+ 8.6%
Closed Sales	18	13	- 27.8%	303	297	- 2.0%
Median Sales Price*	\$437,500	\$355,000	- 18.9%	\$375,000	\$406,390	+ 8.4%
Average Sales Price*	\$470,583	\$476,429	+ 1.2%	\$448,343	\$461,919	+ 3.0%
Percent of Original List Price Received*	92.6%	95.1%	+ 2.7%	96.8%	95.1%	- 1.8%
List to Close	88	148	+ 68.2%	98	113	+ 15.3%
Days on Market Until Sale	37	78	+ 110.8%	39	52	+ 33.3%
Cumulative Days on Market Until Sale	37	85	+ 129.7%	40	59	+ 47.5%
Average List Price	\$490,233	\$516,005	+ 5.3%	\$505,537	\$528,054	+ 4.5%
Inventory of Homes for Sale	68	87	+ 27.9%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

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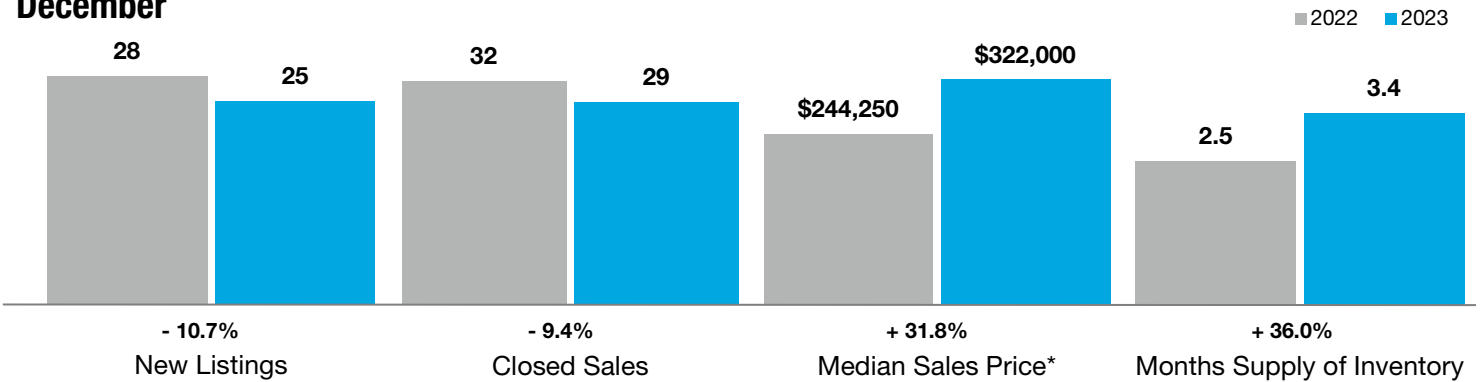
## McDowell County

North Carolina

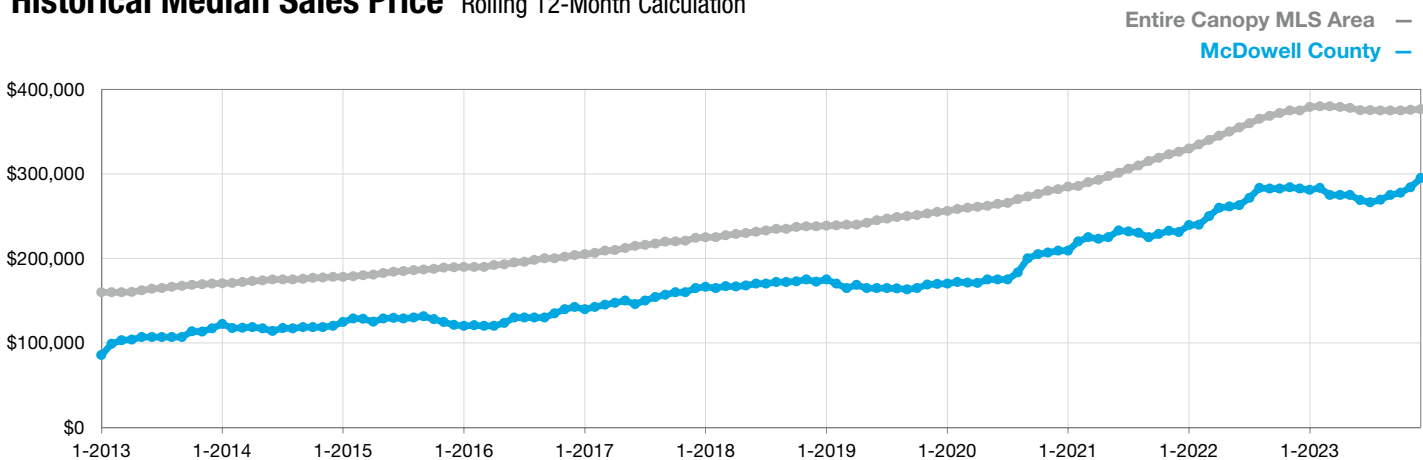
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	28	25	- 10.7%	547	545	- 0.4%
Pending Sales	21	30	+ 42.9%	452	402	- 11.1%
Closed Sales	32	29	- 9.4%	475	384	- 19.2%
Median Sales Price*	\$244,250	<b>\$322,000</b>	+ 31.8%	\$282,500	<b>\$295,000</b>	+ 4.4%
Average Sales Price*	\$304,492	<b>\$387,814</b>	+ 27.4%	\$368,472	<b>\$353,160</b>	- 4.2%
Percent of Original List Price Received*	91.8%	<b>96.9%</b>	+ 5.6%	96.1%	<b>95.0%</b>	- 1.1%
List to Close	78	66	- 15.4%	86	79	- 8.1%
Days on Market Until Sale	33	23	- 30.3%	35	35	0.0%
Cumulative Days on Market Until Sale	33	24	- 27.3%	38	39	+ 2.6%
Average List Price	\$362,048	<b>\$376,008</b>	+ 3.9%	\$389,765	<b>\$433,195</b>	+ 11.1%
Inventory of Homes for Sale	95	113	+ 18.9%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

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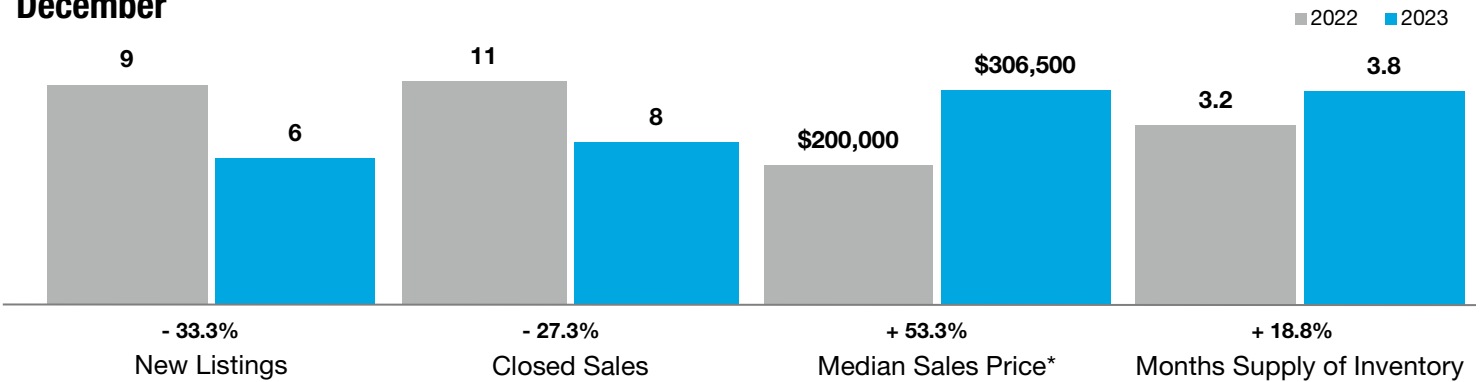
## Mitchell County

North Carolina

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	9	6	- 33.3%	260	200	- 23.1%
Pending Sales	11	7	- 36.4%	190	150	- 21.1%
Closed Sales	11	8	- 27.3%	202	150	- 25.7%
Median Sales Price*	\$200,000	\$306,500	+ 53.3%	\$242,907	\$264,000	+ 8.7%
Average Sales Price*	\$274,614	\$281,875	+ 2.6%	\$292,613	\$308,711	+ 5.5%
Percent of Original List Price Received*	88.0%	85.2%	- 3.2%	93.0%	90.2%	- 3.0%
List to Close	160	105	- 34.4%	106	113	+ 6.6%
Days on Market Until Sale	98	62	- 36.7%	54	64	+ 18.5%
Cumulative Days on Market Until Sale	98	75	- 23.5%	56	80	+ 42.9%
Average List Price	\$308,838	\$283,500	- 8.2%	\$323,156	\$400,538	+ 23.9%
Inventory of Homes for Sale	50	47	- 6.0%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--

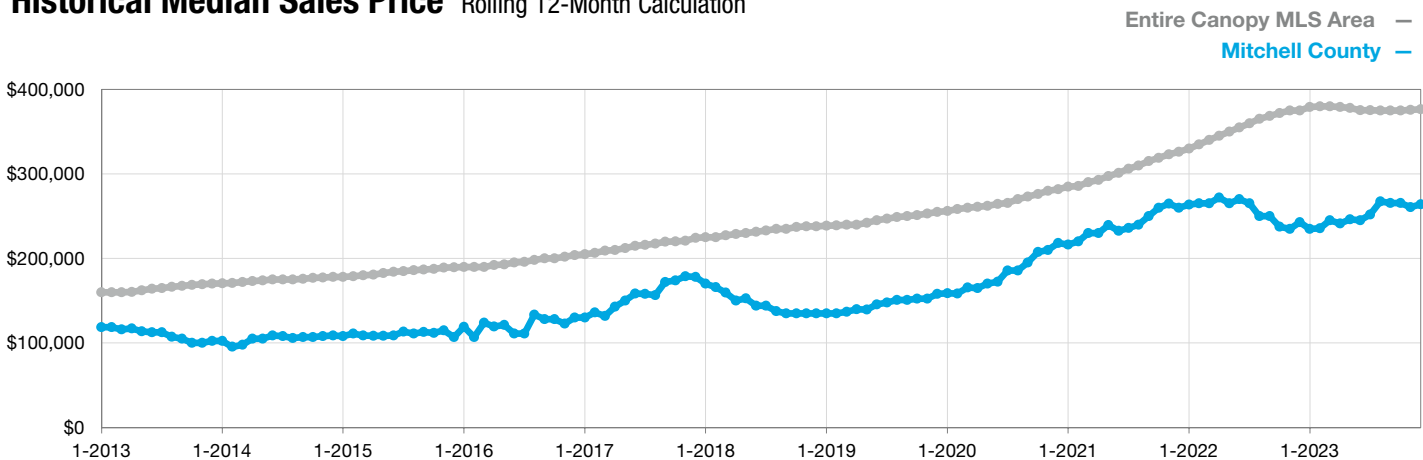
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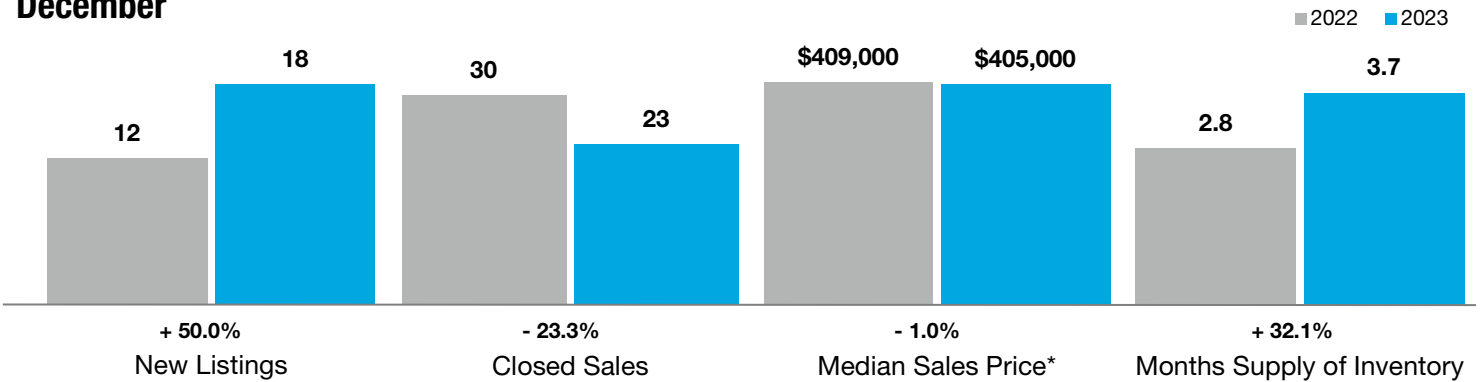
## Polk County

North Carolina

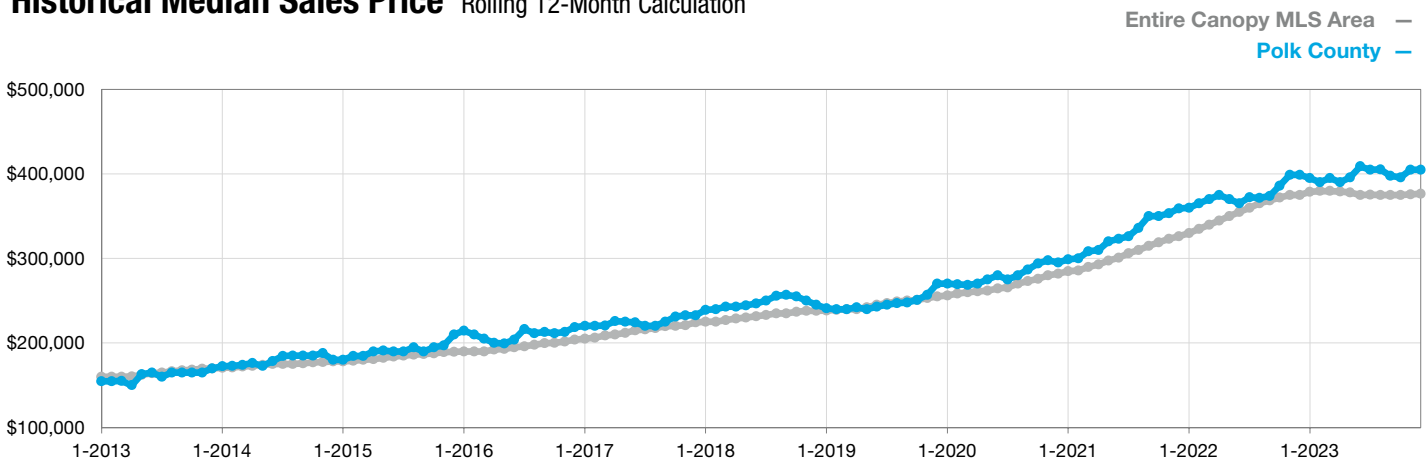
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	12	18	+ 50.0%	423	402	- 5.0%
Pending Sales	10	21	+ 110.0%	327	296	- 9.5%
Closed Sales	30	23	- 23.3%	341	284	- 16.7%
Median Sales Price*	\$409,000	\$405,000	- 1.0%	\$399,000	\$405,000	+ 1.5%
Average Sales Price*	\$468,638	\$839,846	+ 79.2%	\$523,445	\$544,852	+ 4.1%
Percent of Original List Price Received*	91.9%	97.7%	+ 6.3%	96.0%	95.2%	- 0.8%
List to Close	83	100	+ 20.5%	86	86	0.0%
Days on Market Until Sale	38	75	+ 97.4%	37	43	+ 16.2%
Cumulative Days on Market Until Sale	45	80	+ 77.8%	41	52	+ 26.8%
Average List Price	\$409,075	\$518,928	+ 26.9%	\$581,404	\$666,060	+ 14.6%
Inventory of Homes for Sale	75	92	+ 22.7%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

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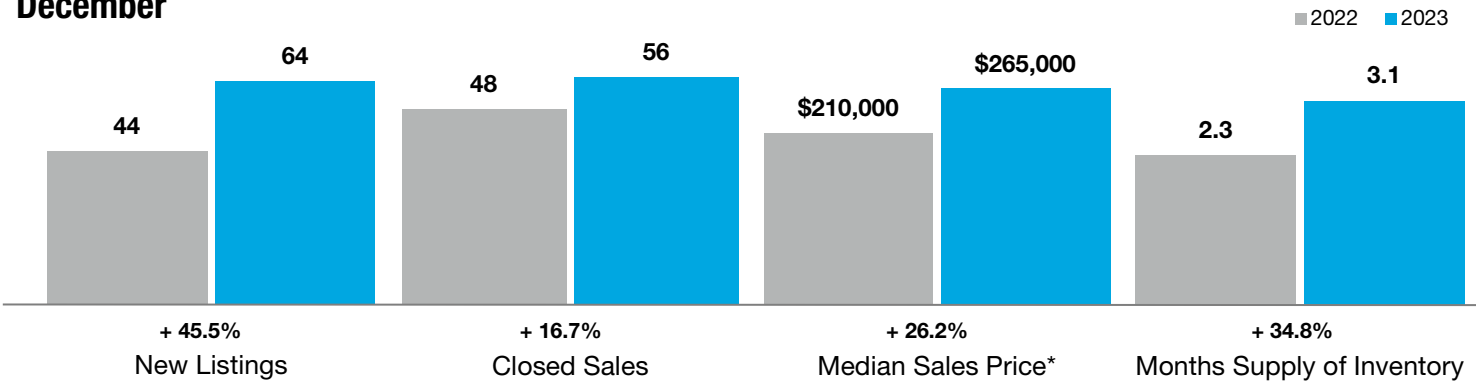
## Rutherford County

North Carolina

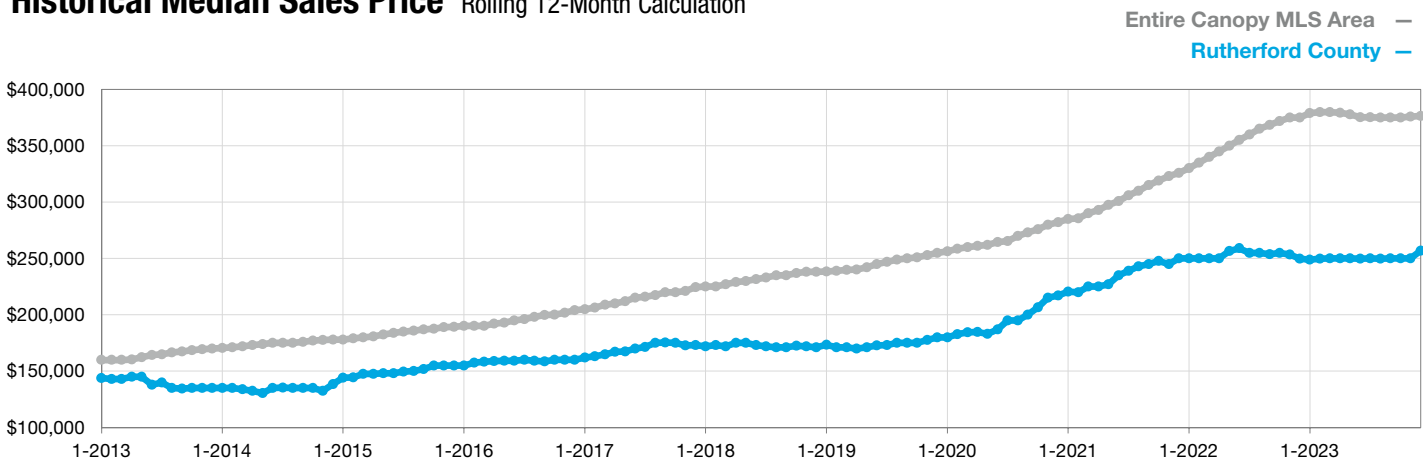
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	44	64	+ 45.5%	1,111	990	- 10.9%
Pending Sales	36	46	+ 27.8%	888	760	- 14.4%
Closed Sales	48	56	+ 16.7%	943	731	- 22.5%
Median Sales Price*	\$210,000	\$265,000	+ 26.2%	\$249,900	\$257,000	+ 2.8%
Average Sales Price*	\$242,358	\$350,196	+ 44.5%	\$326,478	\$326,352	- 0.0%
Percent of Original List Price Received*	91.7%	91.6%	- 0.1%	96.1%	94.5%	- 1.7%
List to Close	90	87	- 3.3%	78	86	+ 10.3%
Days on Market Until Sale	44	45	+ 2.3%	29	40	+ 37.9%
Cumulative Days on Market Until Sale	47	51	+ 8.5%	31	46	+ 48.4%
Average List Price	\$277,840	\$471,502	+ 69.7%	\$358,617	\$394,621	+ 10.0%
Inventory of Homes for Sale	170	199	+ 17.1%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

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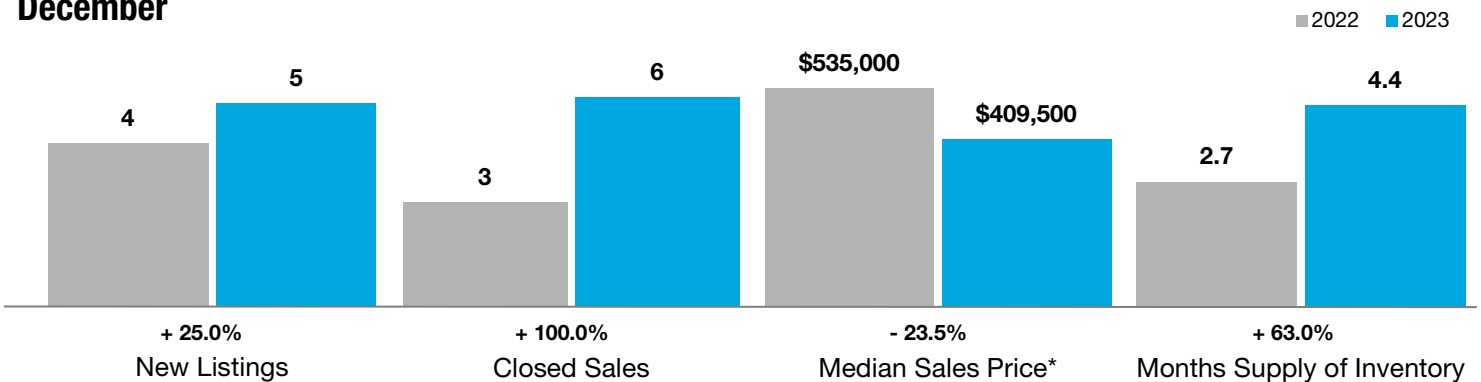
## Swain County

North Carolina

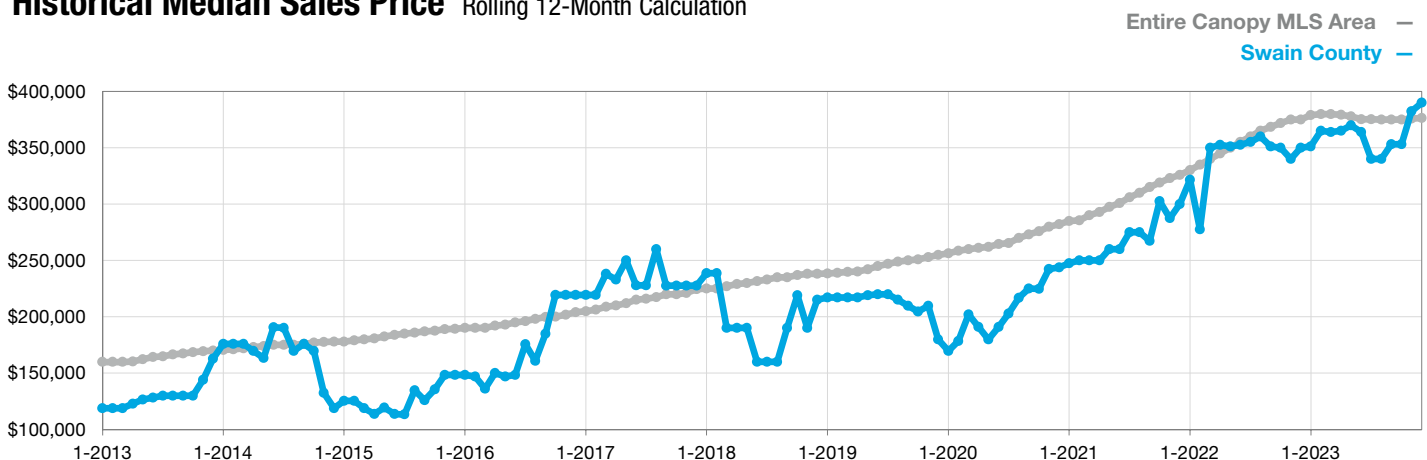
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	4	5	+ 25.0%	121	111	- 8.3%
Pending Sales	5	4	- 20.0%	83	73	- 12.0%
Closed Sales	3	6	+ 100.0%	77	75	- 2.6%
Median Sales Price*	\$535,000	\$409,500	- 23.5%	\$350,000	\$390,000	+ 11.4%
Average Sales Price*	\$916,000	\$519,833	- 43.2%	\$381,820	\$491,601	+ 28.8%
Percent of Original List Price Received*	95.5%	95.2%	- 0.3%	95.7%	94.0%	- 1.8%
List to Close	73	71	- 2.7%	87	102	+ 17.2%
Days on Market Until Sale	43	41	- 4.7%	44	55	+ 25.0%
Cumulative Days on Market Until Sale	75	39	- 48.0%	50	67	+ 34.0%
Average List Price	\$321,300	\$454,920	+ 41.6%	\$465,639	\$586,275	+ 25.9%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--

\* 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



# Local Market Update for December 2023

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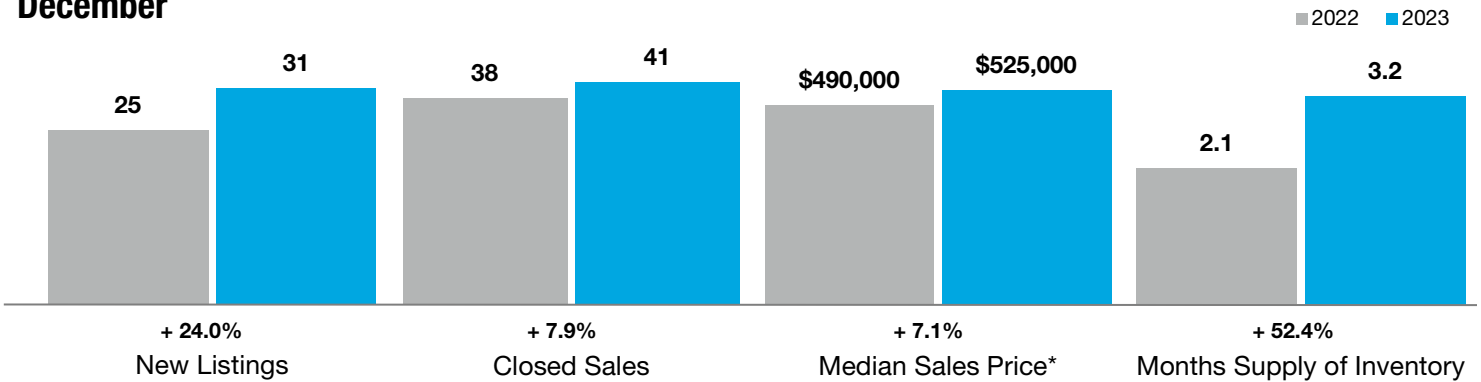
## Transylvania County

North Carolina

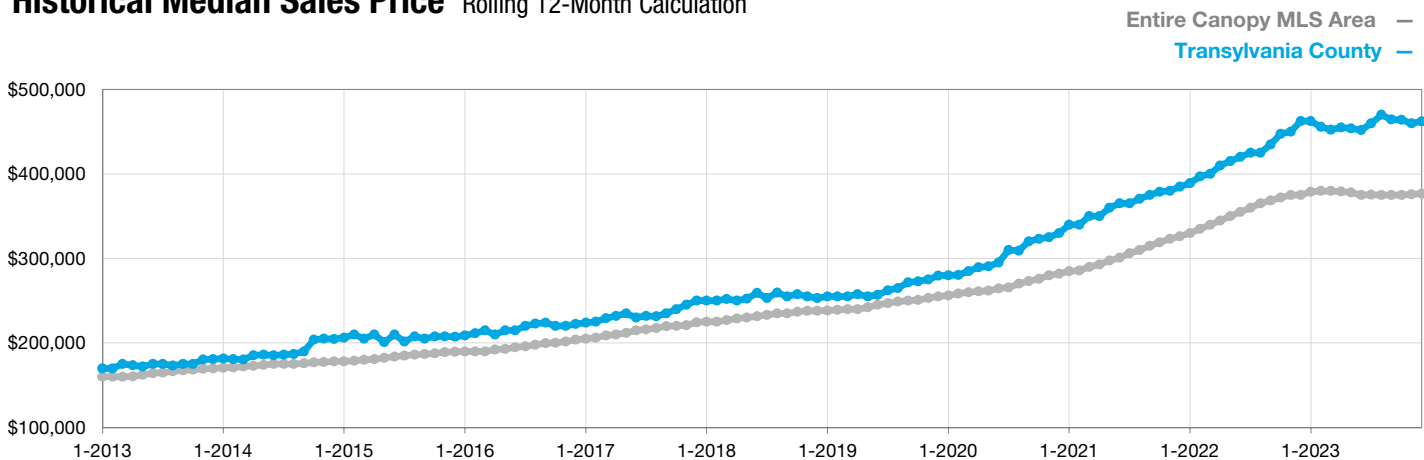
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	25	31	+ 24.0%	743	651	- 12.4%
Pending Sales	29	23	- 20.7%	594	486	- 18.2%
Closed Sales	38	41	+ 7.9%	608	497	- 18.3%
Median Sales Price*	\$490,000	\$525,000	+ 7.1%	\$462,500	\$462,000	- 0.1%
Average Sales Price*	\$552,753	\$694,188	+ 25.6%	\$579,681	\$596,158	+ 2.8%
Percent of Original List Price Received*	94.1%	94.0%	- 0.1%	96.1%	94.8%	- 1.4%
List to Close	74	88	+ 18.9%	83	93	+ 12.0%
Days on Market Until Sale	35	47	+ 34.3%	37	46	+ 24.3%
Cumulative Days on Market Until Sale	37	48	+ 29.7%	36	50	+ 38.9%
Average List Price	\$505,561	\$953,758	+ 88.7%	\$600,211	\$732,234	+ 22.0%
Inventory of Homes for Sale	104	130	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 52.4%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for December 2023

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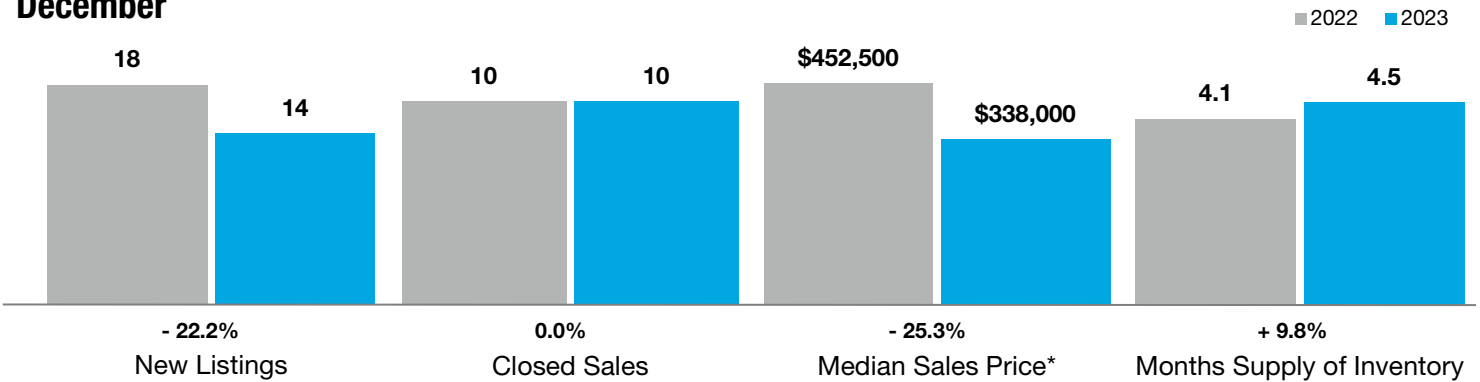
## Yancey County

North Carolina

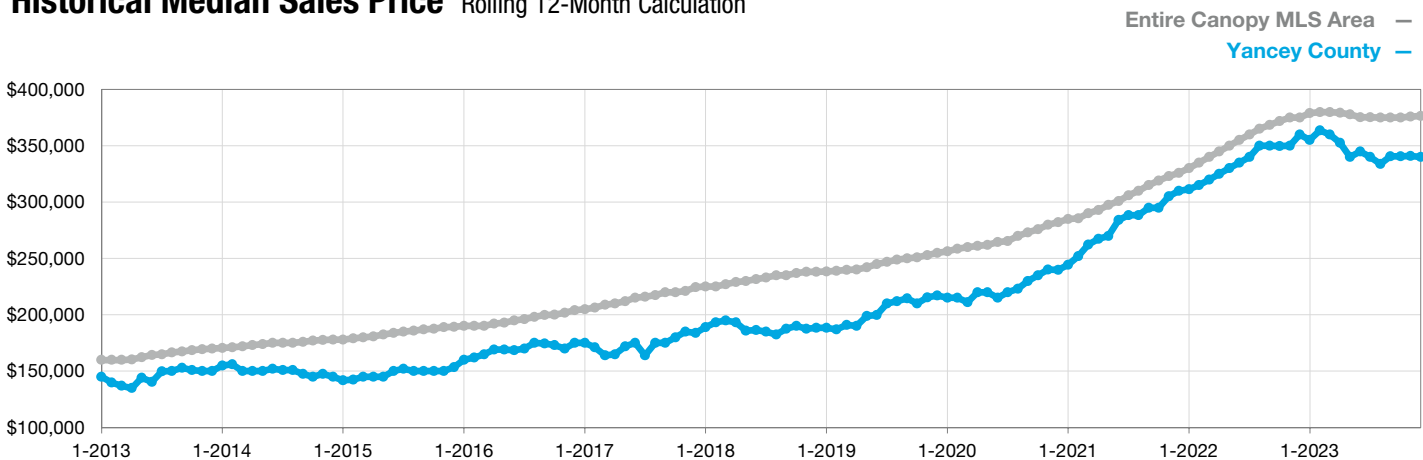
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	18	14	- 22.2%	381	294	- 22.8%
Pending Sales	10	10	0.0%	270	218	- 19.3%
Closed Sales	10	10	0.0%	291	219	- 24.7%
Median Sales Price*	\$452,500	\$338,000	- 25.3%	\$360,000	\$340,000	- 5.6%
Average Sales Price*	\$512,000	\$355,540	- 30.6%	\$442,122	\$439,675	- 0.6%
Percent of Original List Price Received*	93.3%	88.1%	- 5.6%	94.3%	92.4%	- 2.0%
List to Close	85	195	+ 129.4%	96	119	+ 24.0%
Days on Market Until Sale	18	139	+ 672.2%	44	71	+ 61.4%
Cumulative Days on Market Until Sale	18	142	+ 688.9%	48	82	+ 70.8%
Average List Price	\$567,224	\$465,636	- 17.9%	\$532,121	\$573,539	+ 7.8%
Inventory of Homes for Sale	92	81	- 12.0%	--	--	--
Months Supply of Inventory	4.1	4.5	+ 9.8%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for December 2023

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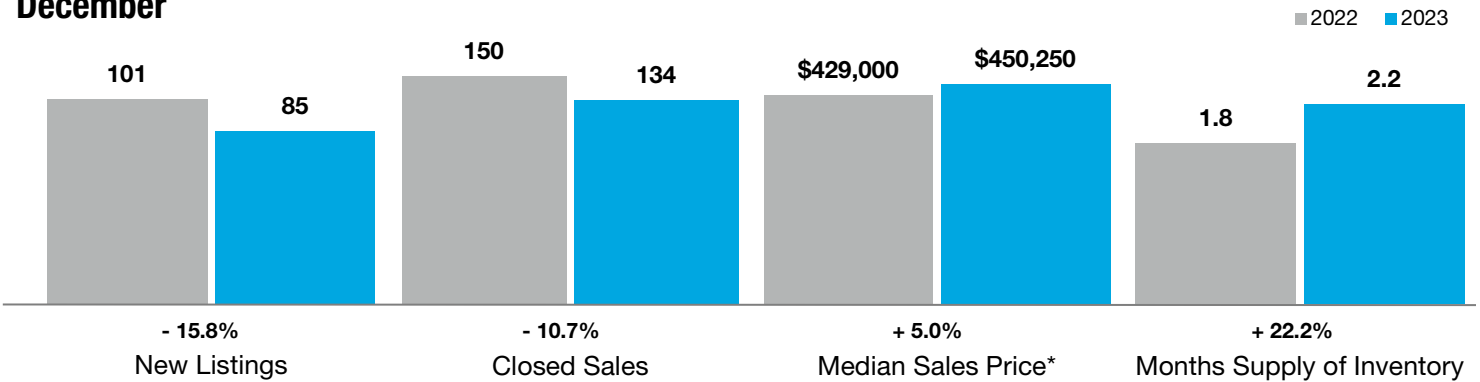
## City of Asheville

North Carolina

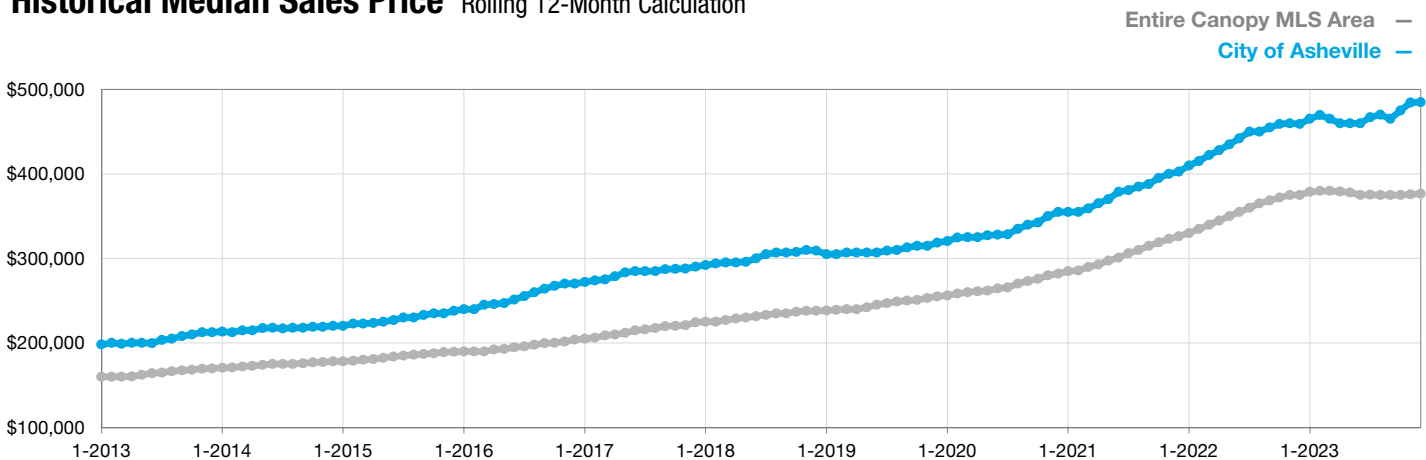
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	101	85	- 15.8%	2,499	2,211	- 11.5%
Pending Sales	97	107	+ 10.3%	2,055	1,795	- 12.7%
Closed Sales	150	134	- 10.7%	2,173	1,799	- 17.2%
Median Sales Price*	\$429,000	\$450,250	+ 5.0%	\$459,000	\$485,000	+ 5.7%
Average Sales Price*	\$573,201	\$621,779	+ 8.5%	\$593,569	\$624,029	+ 5.1%
Percent of Original List Price Received*	94.9%	94.3%	- 0.6%	99.4%	96.5%	- 2.9%
List to Close	83	89	+ 7.2%	84	83	- 1.2%
Days on Market Until Sale	38	43	+ 13.2%	29	39	+ 34.5%
Cumulative Days on Market Until Sale	35	44	+ 25.7%	30	38	+ 26.7%
Average List Price	\$553,787	\$525,505	- 5.1%	\$626,524	\$684,774	+ 9.3%
Inventory of Homes for Sale	304	329	+ 8.2%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for December 2023

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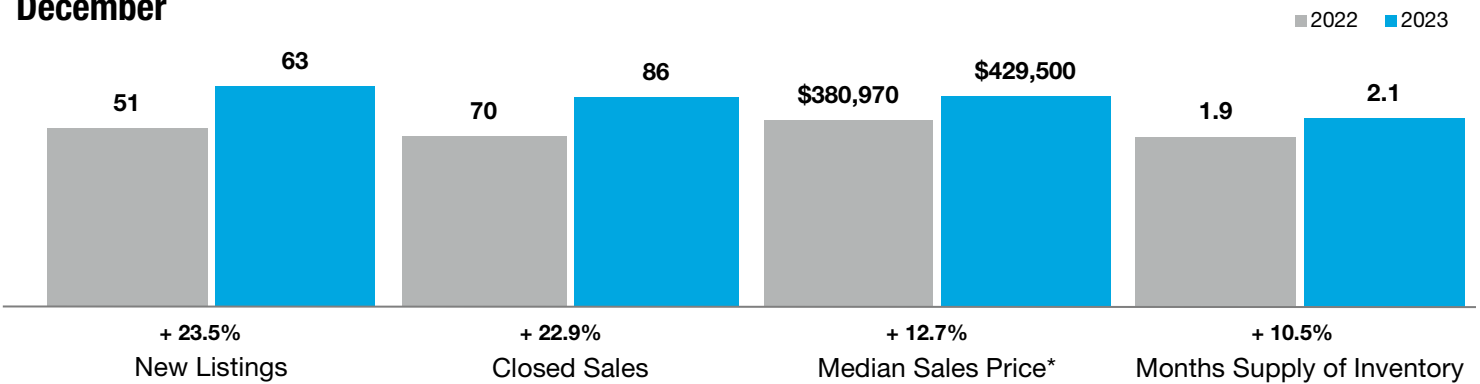
## City of Hendersonville

North Carolina

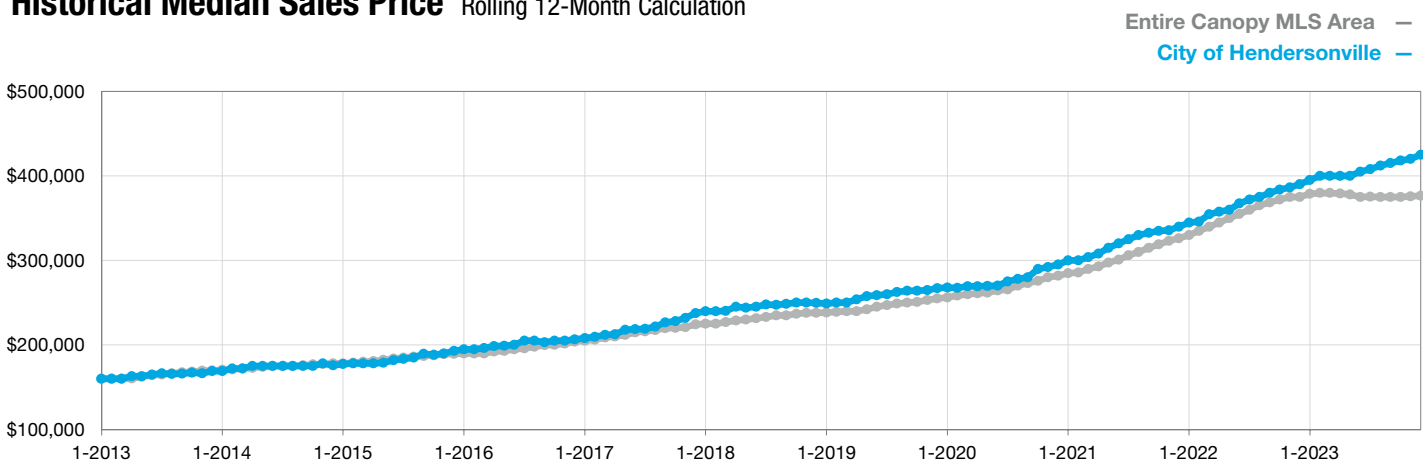
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	51	63	+ 23.5%	1,381	1,277	- 7.5%
Pending Sales	59	57	- 3.4%	1,149	1,065	- 7.3%
Closed Sales	70	86	+ 22.9%	1,220	1,056	- 13.4%
Median Sales Price*	\$380,970	\$429,500	+ 12.7%	\$390,000	\$425,000	+ 9.0%
Average Sales Price*	\$471,661	\$447,038	- 5.2%	\$443,239	\$468,635	+ 5.7%
Percent of Original List Price Received*	96.2%	96.2%	0.0%	99.7%	97.8%	- 1.9%
List to Close	98	86	- 12.2%	80	90	+ 12.5%
Days on Market Until Sale	49	31	- 36.7%	25	35	+ 40.0%
Cumulative Days on Market Until Sale	50	34	- 32.0%	27	39	+ 44.4%
Average List Price	\$456,708	\$486,522	+ 6.5%	\$485,106	\$522,935	+ 7.8%
Inventory of Homes for Sale	179	184	+ 2.8%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation





# Local Market Update for December 2023

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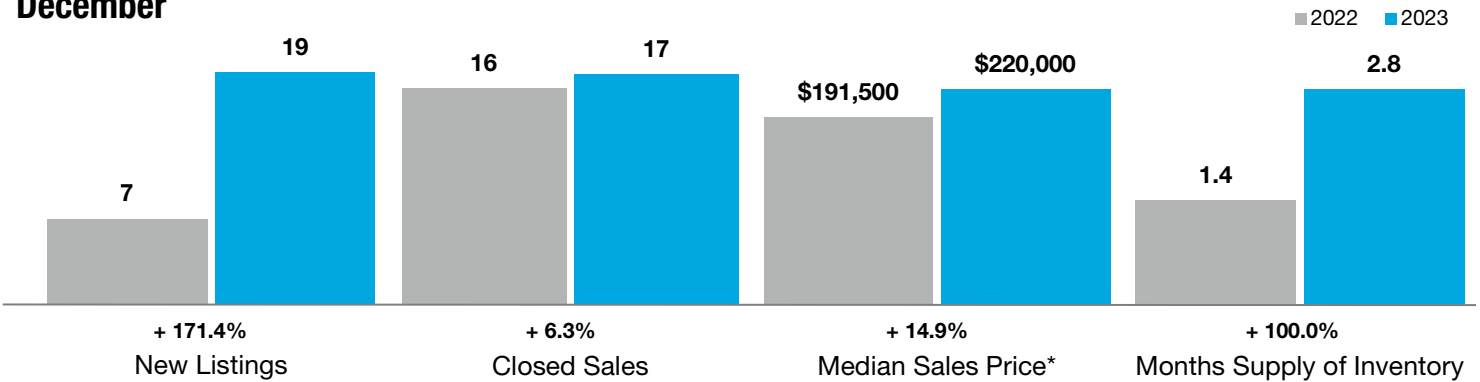
## Forest City

North Carolina

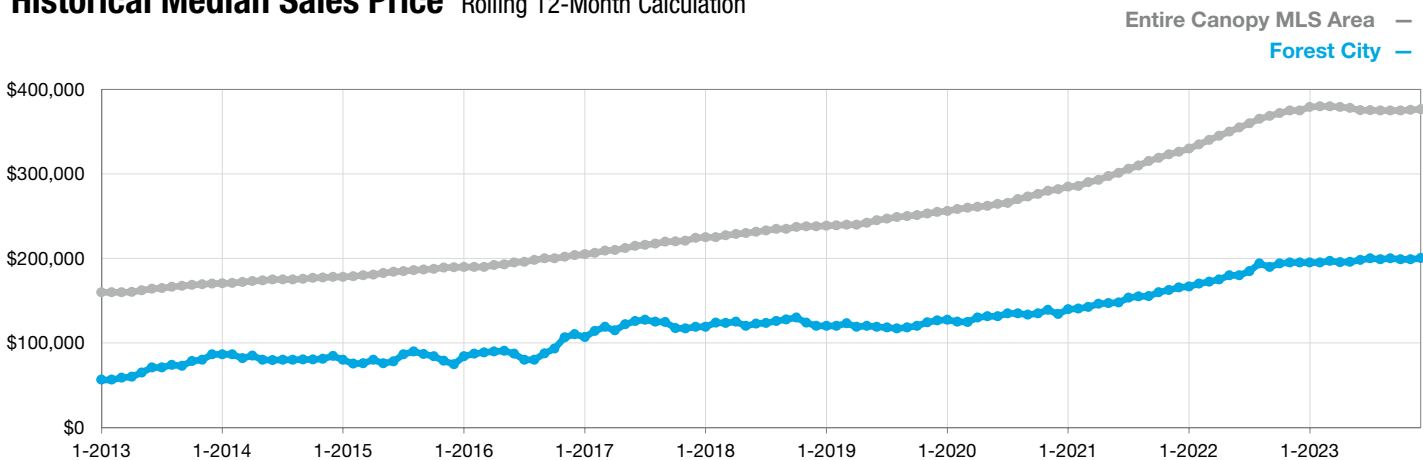
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	7	19	+ 171.4%	254	222	- 12.6%
Pending Sales	6	15	+ 150.0%	218	173	- 20.6%
Closed Sales	16	17	+ 6.3%	234	161	- 31.2%
Median Sales Price*	\$191,500	\$220,000	+ 14.9%	\$195,000	\$200,400	+ 2.8%
Average Sales Price*	\$206,875	\$238,759	+ 15.4%	\$208,586	\$224,413	+ 7.6%
Percent of Original List Price Received*	94.5%	92.5%	- 2.1%	95.6%	95.3%	- 0.3%
List to Close	83	80	- 3.6%	80	75	- 6.3%
Days on Market Until Sale	38	39	+ 2.6%	31	33	+ 6.5%
Cumulative Days on Market Until Sale	47	40	- 14.9%	33	36	+ 9.1%
Average List Price	\$228,457	\$285,658	+ 25.0%	\$228,817	\$251,635	+ 10.0%
Inventory of Homes for Sale	25	41	+ 64.0%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for December 2023

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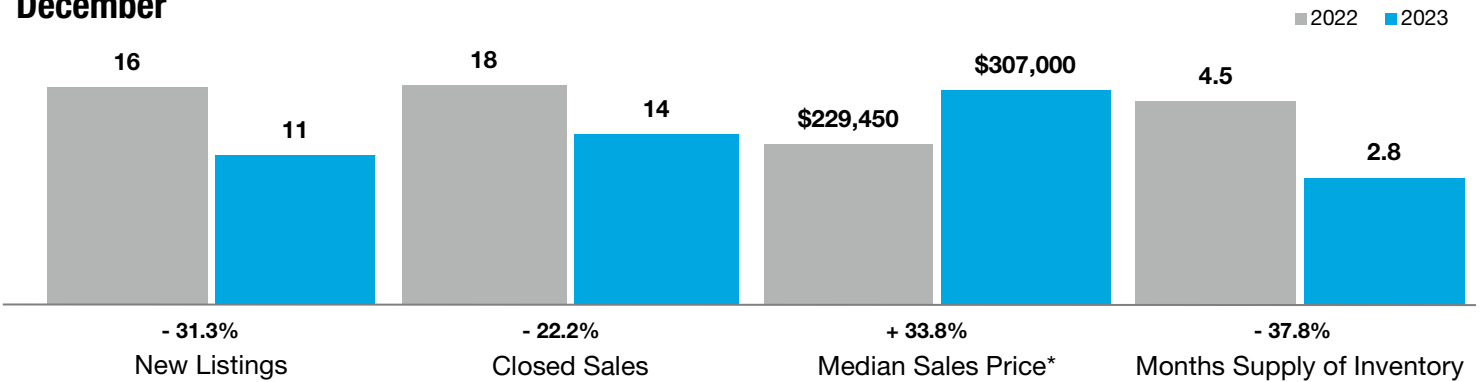
## Marion

North Carolina

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	16	11	- 31.3%	334	294	- 12.0%
Pending Sales	12	19	+ 58.3%	279	271	- 2.9%
Closed Sales	18	14	- 22.2%	295	260	- 11.9%
Median Sales Price*	\$229,450	\$307,000	+ 33.8%	\$249,500	\$250,000	+ 0.2%
Average Sales Price*	\$265,397	\$290,193	+ 9.3%	\$290,750	\$287,160	- 1.2%
Percent of Original List Price Received*	91.3%	100.9%	+ 10.5%	96.9%	95.7%	- 1.2%
List to Close	97	59	- 39.2%	88	76	- 13.6%
Days on Market Until Sale	44	14	- 68.2%	35	33	- 5.7%
Cumulative Days on Market Until Sale	44	17	- 61.4%	37	37	0.0%
Average List Price	\$361,707	\$273,127	- 24.5%	\$315,400	\$317,323	+ 0.6%
Inventory of Homes for Sale	104	63	- 39.4%	--	--	--
Months Supply of Inventory	4.5	2.8	- 37.8%	--	--	--

\* 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.

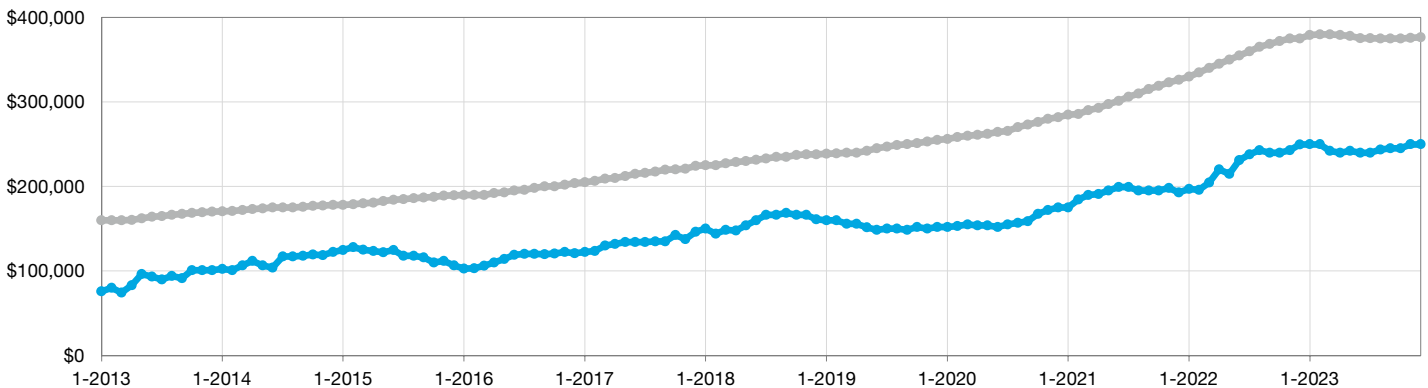
### December



### Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Marion —



# Local Market Update for December 2023

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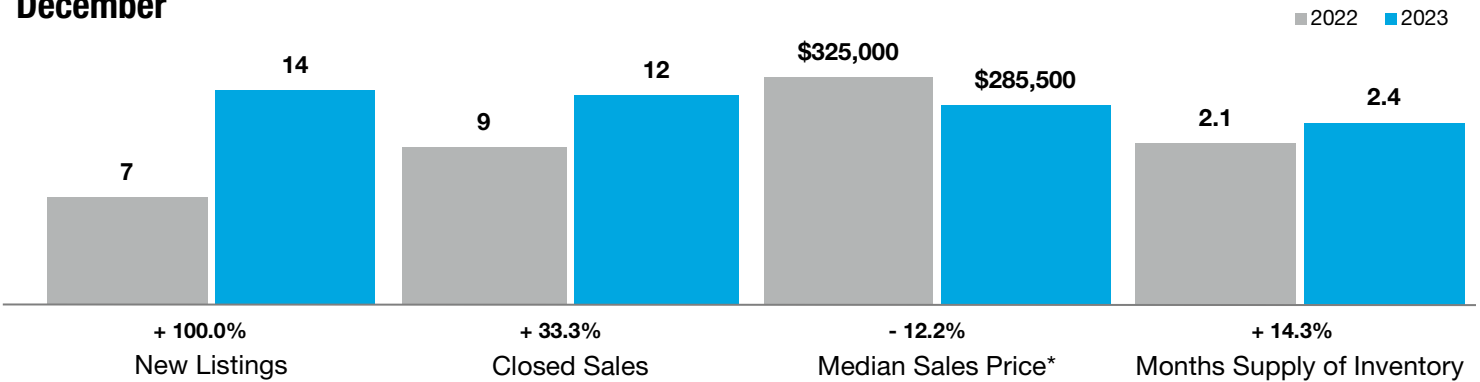
## Rutherfordton

North Carolina

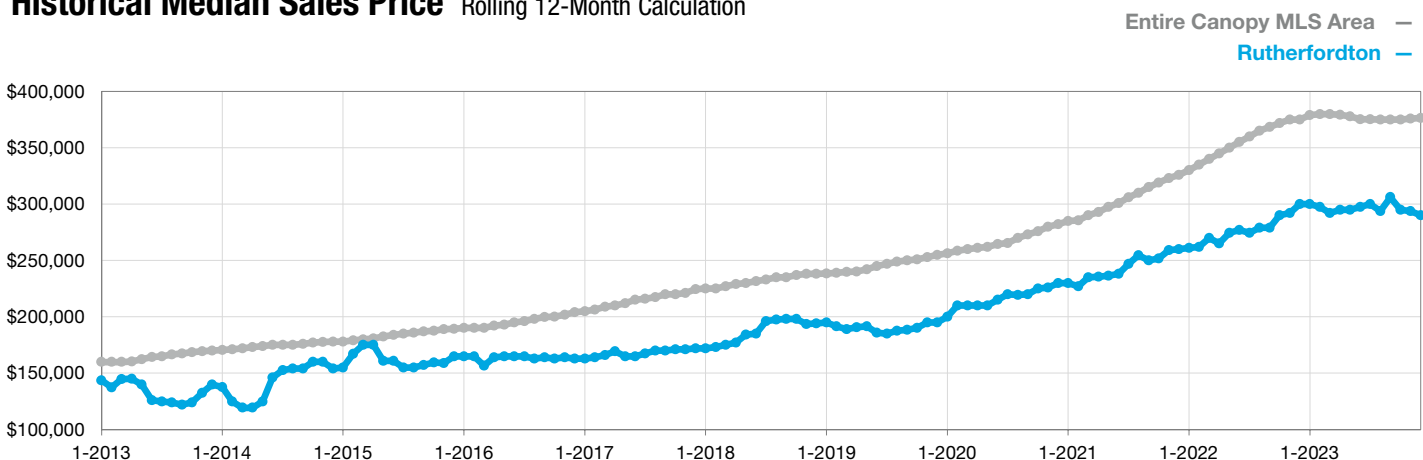
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	7	14	+ 100.0%	265	218	- 17.7%
Pending Sales	8	6	- 25.0%	209	180	- 13.9%
Closed Sales	9	12	+ 33.3%	225	179	- 20.4%
Median Sales Price*	\$325,000	\$285,500	- 12.2%	\$300,000	\$290,000	- 3.3%
Average Sales Price*	\$334,594	\$331,958	- 0.8%	\$336,387	\$337,911	+ 0.5%
Percent of Original List Price Received*	89.2%	94.3%	+ 5.7%	96.9%	94.8%	- 2.2%
List to Close	80	66	- 17.5%	71	92	+ 29.6%
Days on Market Until Sale	40	28	- 30.0%	26	42	+ 61.5%
Cumulative Days on Market Until Sale	40	28	- 30.0%	27	47	+ 74.1%
Average List Price	\$203,471	\$405,114	+ 99.1%	\$365,309	\$384,787	+ 5.3%
Inventory of Homes for Sale	37	36	- 2.7%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation



Current as of January 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.

# Local Market Update for December 2023

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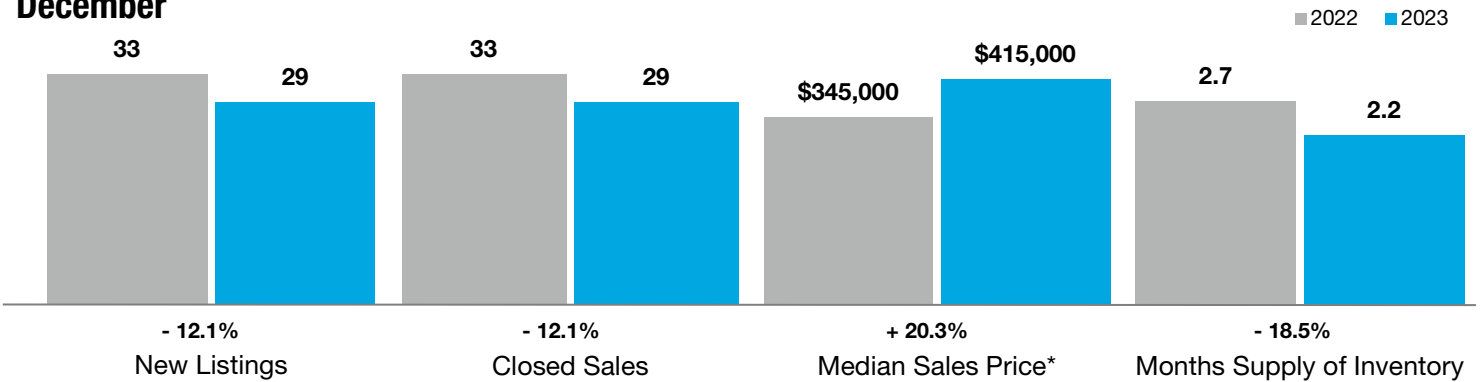
## Waynesville

North Carolina

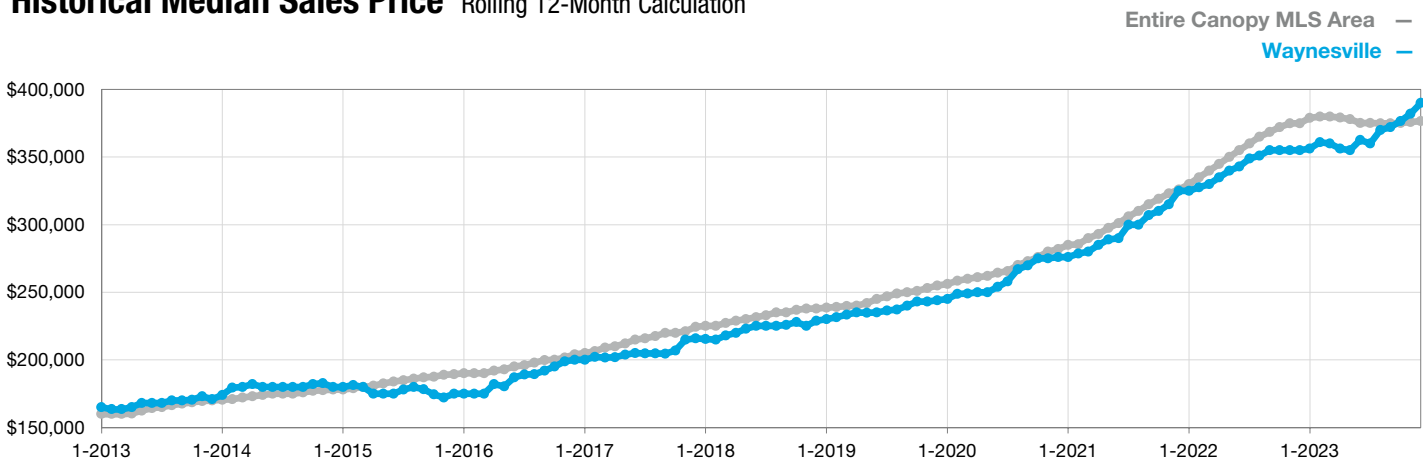
Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	33	29	- 12.1%	657	581	- 11.6%
Pending Sales	26	27	+ 3.8%	496	472	- 4.8%
Closed Sales	33	29	- 12.1%	522	461	- 11.7%
Median Sales Price*	\$345,000	<b>\$415,000</b>	+ 20.3%	\$355,000	<b>\$390,000</b>	+ 9.9%
Average Sales Price*	\$421,822	<b>\$531,757</b>	+ 26.1%	\$410,852	<b>\$433,627</b>	+ 5.5%
Percent of Original List Price Received*	92.1%	<b>93.7%</b>	+ 1.7%	96.8%	<b>94.5%</b>	- 2.4%
List to Close	74	<b>84</b>	+ 13.5%	77	<b>87</b>	+ 13.0%
Days on Market Until Sale	32	<b>47</b>	+ 46.9%	29	<b>45</b>	+ 55.2%
Cumulative Days on Market Until Sale	38	<b>57</b>	+ 50.0%	33	<b>48</b>	+ 45.5%
Average List Price	\$430,310	<b>\$429,450</b>	- 0.2%	\$450,558	<b>\$490,986</b>	+ 9.0%
Inventory of Homes for Sale	111	<b>88</b>	- 20.7%	--	--	--
Months Supply of Inventory	2.7	<b>2.2</b>	- 18.5%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for December 2023

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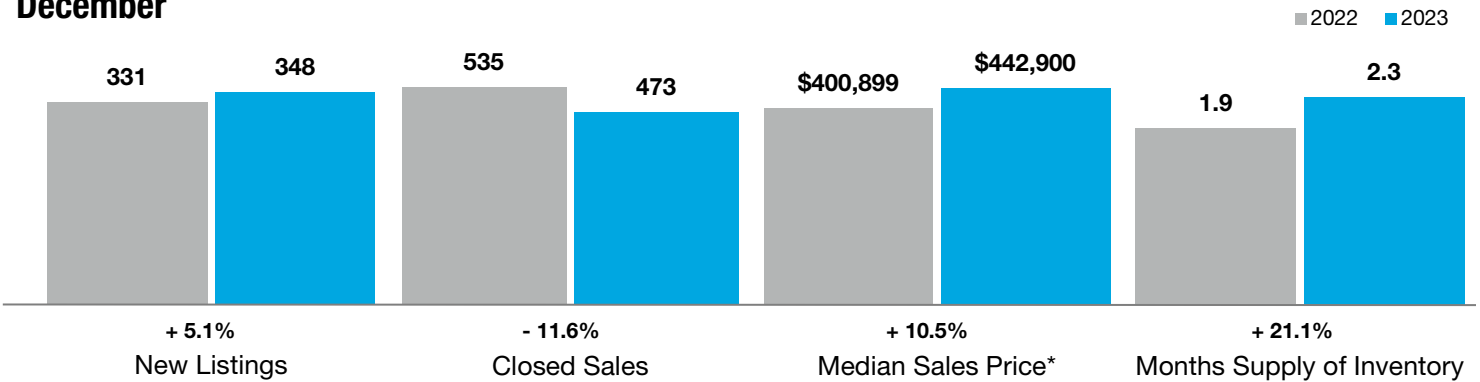
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	331	348	+ 5.1%	9,151	8,151	- 10.9%
Pending Sales	352	403	+ 14.5%	7,479	6,693	- 10.5%
Closed Sales	535	473	- 11.6%	7,944	6,682	- 15.9%
Median Sales Price*	\$400,899	\$442,900	+ 10.5%	\$415,000	\$437,000	+ 5.3%
Average Sales Price*	\$504,618	\$547,118	+ 8.4%	\$502,164	\$539,473	+ 7.4%
Percent of Original List Price Received*	95.2%	94.9%	- 0.3%	98.8%	96.6%	- 2.2%
List to Close	93	88	- 5.4%	85	91	+ 7.1%
Days on Market Until Sale	37	40	+ 8.1%	28	38	+ 35.7%
Cumulative Days on Market Until Sale	36	45	+ 25.0%	30	42	+ 40.0%
Average List Price	\$514,662	\$520,808	+ 1.2%	\$548,374	\$594,526	+ 8.4%
Inventory of Homes for Sale	1,208	1,272	+ 5.3%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

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### December



### Historical Median Sales Price Rolling 12-Month Calculation

