

Local Market Update for January 2024

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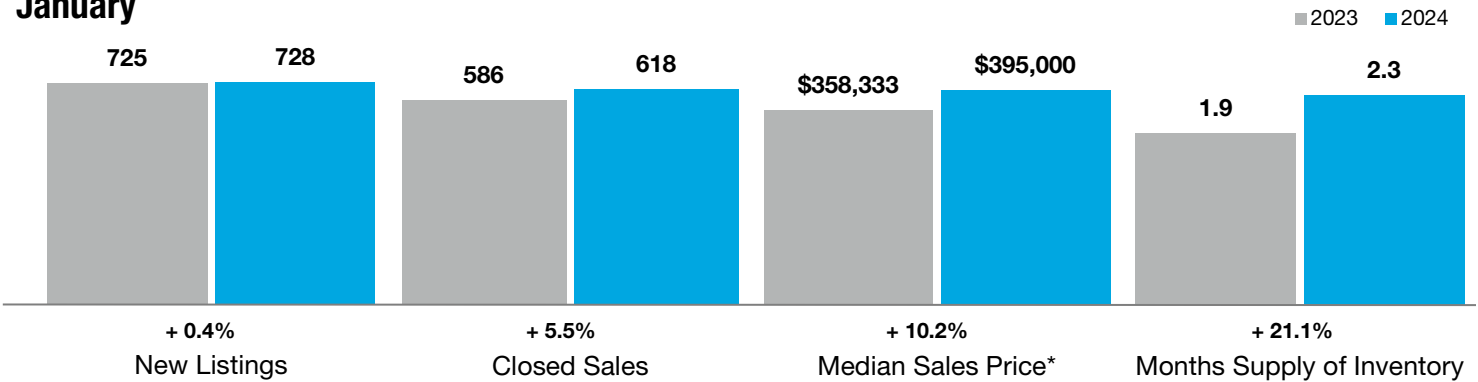
Asheville Region

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

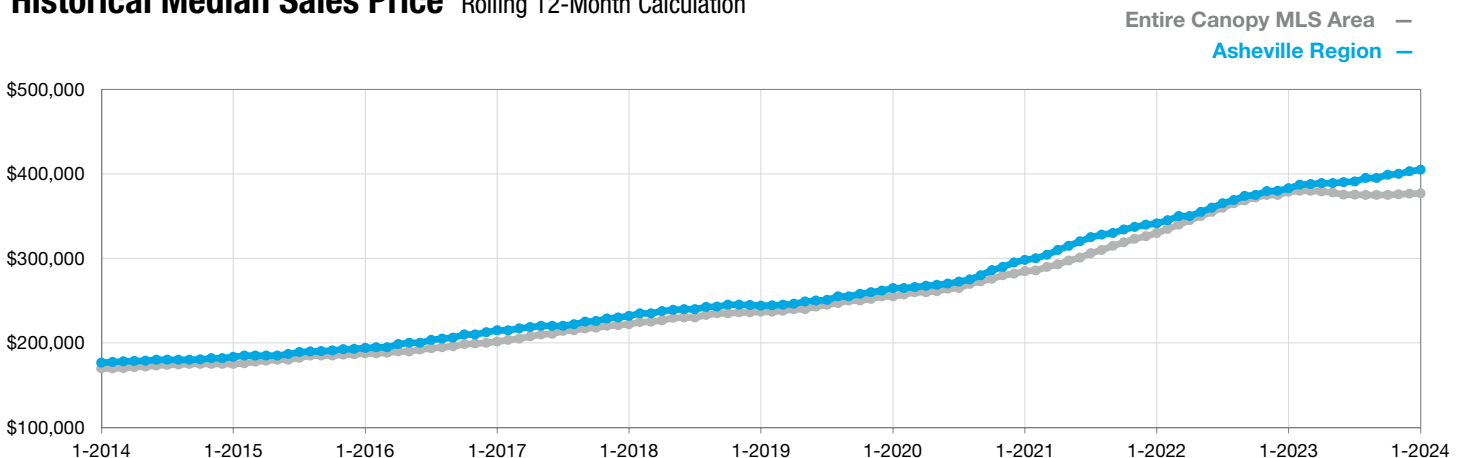
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	725	728	+ 0.4%	725	728	+ 0.4%
Pending Sales	741	796	+ 7.4%	741	796	+ 7.4%
Closed Sales	586	618	+ 5.5%	586	618	+ 5.5%
Median Sales Price*	\$358,333	\$395,000	+ 10.2%	\$358,333	\$395,000	+ 10.2%
Average Sales Price*	\$446,607	\$502,438	+ 12.5%	\$446,607	\$502,438	+ 12.5%
Percent of Original List Price Received*	93.8%	93.2%	- 0.6%	93.8%	93.2%	- 0.6%
List to Close	104	112	+ 7.7%	104	112	+ 7.7%
Days on Market Until Sale	48	52	+ 8.3%	48	52	+ 8.3%
Cumulative Days on Market Until Sale	46	57	+ 23.9%	46	57	+ 23.9%
Average List Price	\$501,579	\$560,575	+ 11.8%	\$501,579	\$560,575	+ 11.8%
Inventory of Homes for Sale	1,771	1,938	+ 9.4%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation



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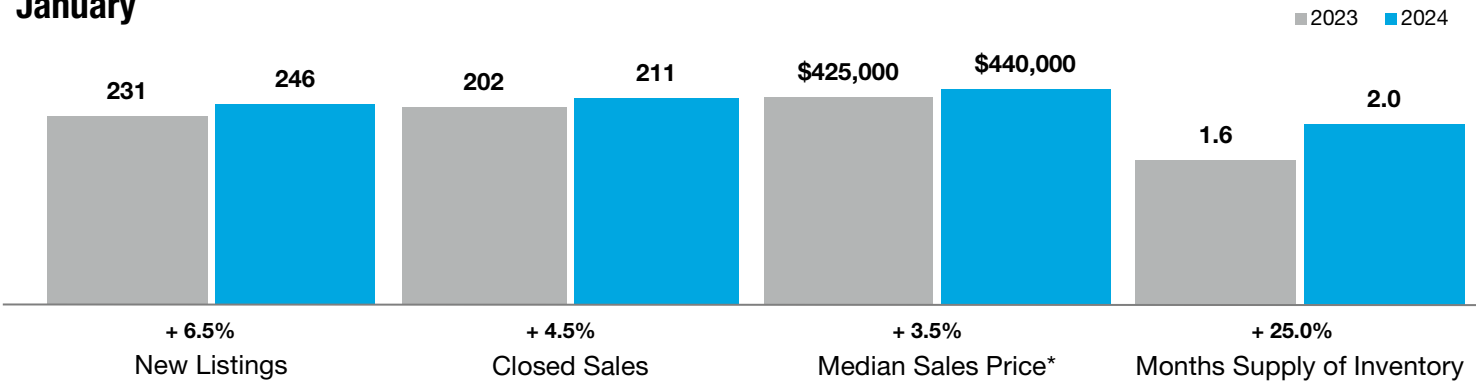
Buncombe County

North Carolina

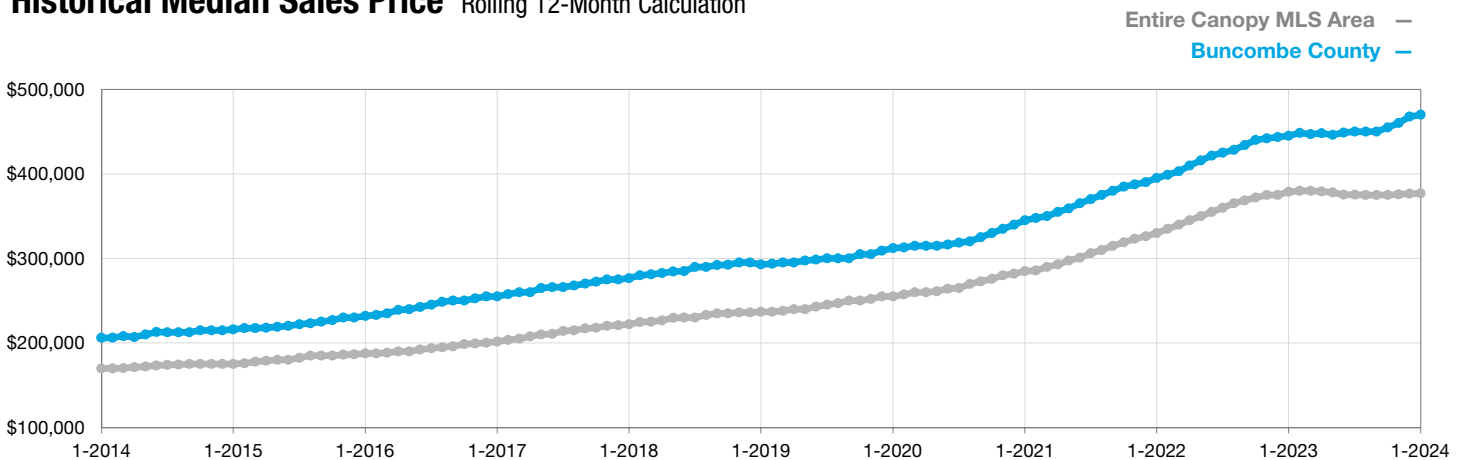
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	231	246	+ 6.5%	231	246	+ 6.5%
Pending Sales	240	277	+ 15.4%	240	277	+ 15.4%
Closed Sales	202	211	+ 4.5%	202	211	+ 4.5%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$425,000	\$440,000	+ 3.5%
Average Sales Price*	\$518,408	\$586,179	+ 13.1%	\$518,408	\$586,179	+ 13.1%
Percent of Original List Price Received*	95.2%	93.7%	- 1.6%	95.2%	93.7%	- 1.6%
List to Close	109	111	+ 1.8%	109	111	+ 1.8%
Days on Market Until Sale	46	47	+ 2.2%	46	47	+ 2.2%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	37	49	+ 32.4%
Average List Price	\$613,857	\$718,357	+ 17.0%	\$613,857	\$718,357	+ 17.0%
Inventory of Homes for Sale	544	591	+ 8.6%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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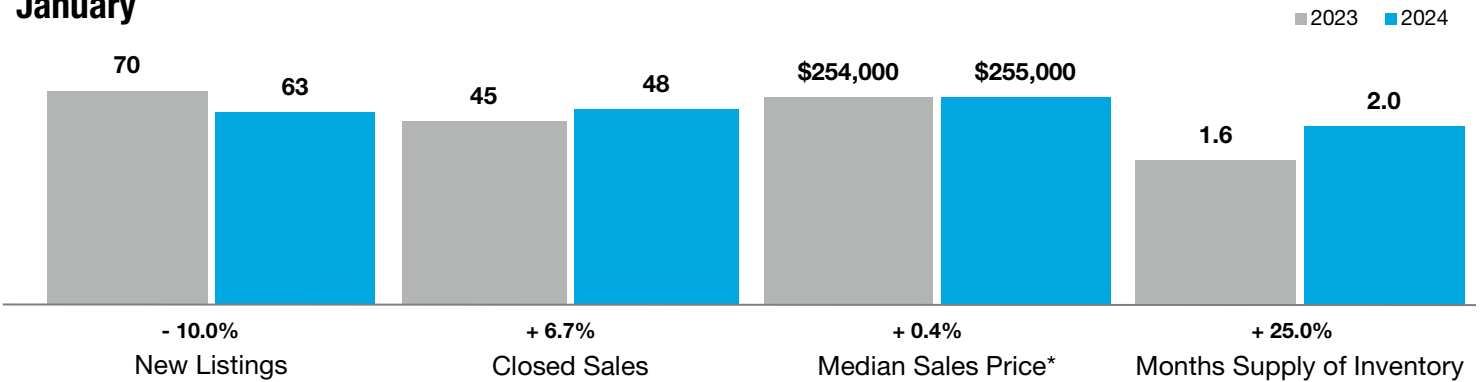
Burke County

North Carolina

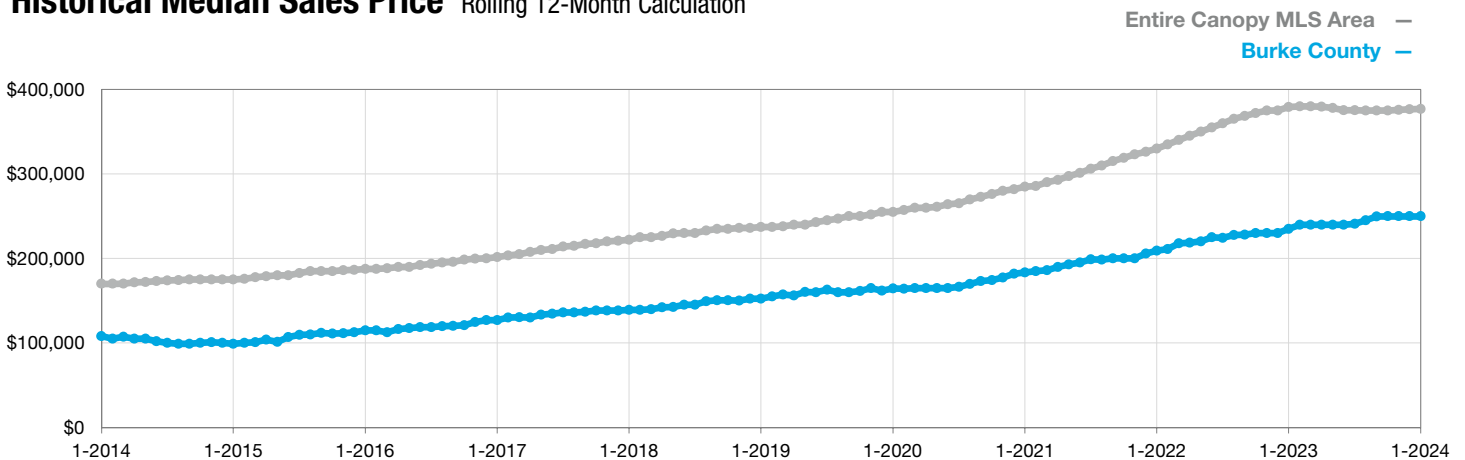
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	70	63	- 10.0%	70	63	- 10.0%
Pending Sales	69	63	- 8.7%	69	63	- 8.7%
Closed Sales	45	48	+ 6.7%	45	48	+ 6.7%
Median Sales Price*	\$254,000	\$255,000	+ 0.4%	\$254,000	\$255,000	+ 0.4%
Average Sales Price*	\$314,177	\$277,978	- 11.5%	\$314,177	\$277,978	- 11.5%
Percent of Original List Price Received*	95.2%	94.9%	- 0.3%	95.2%	94.9%	- 0.3%
List to Close	84	81	- 3.6%	84	81	- 3.6%
Days on Market Until Sale	43	36	- 16.3%	43	36	- 16.3%
Cumulative Days on Market Until Sale	43	36	- 16.3%	43	36	- 16.3%
Average List Price	\$328,195	\$321,534	- 2.0%	\$328,195	\$321,534	- 2.0%
Inventory of Homes for Sale	111	127	+ 14.4%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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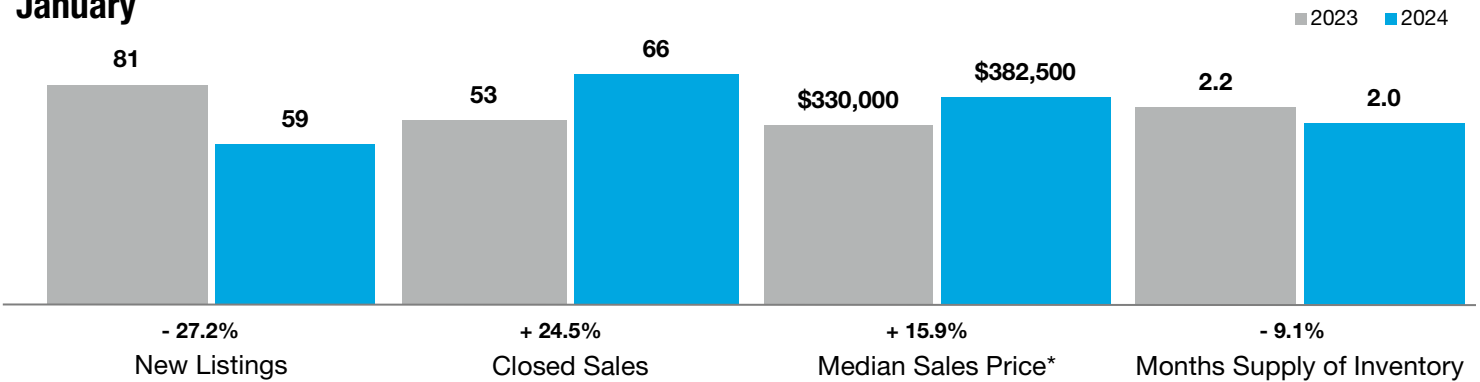
Haywood County

North Carolina

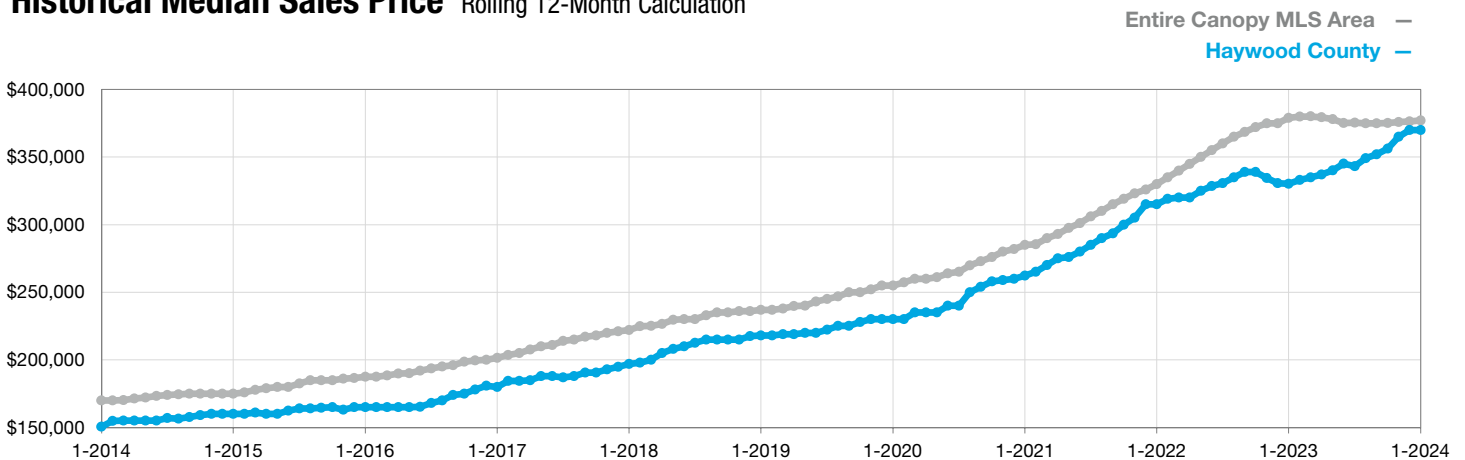
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	81	59	- 27.2%	81	59	- 27.2%
Pending Sales	87	70	- 19.5%	87	70	- 19.5%
Closed Sales	53	66	+ 24.5%	53	66	+ 24.5%
Median Sales Price*	\$330,000	\$382,500	+ 15.9%	\$330,000	\$382,500	+ 15.9%
Average Sales Price*	\$377,612	\$429,126	+ 13.6%	\$377,612	\$429,126	+ 13.6%
Percent of Original List Price Received*	91.9%	92.8%	+ 1.0%	91.9%	92.8%	+ 1.0%
List to Close	88	116	+ 31.8%	88	116	+ 31.8%
Days on Market Until Sale	41	64	+ 56.1%	41	64	+ 56.1%
Cumulative Days on Market Until Sale	40	69	+ 72.5%	40	69	+ 72.5%
Average List Price	\$497,588	\$451,454	- 9.3%	\$497,588	\$451,454	- 9.3%
Inventory of Homes for Sale	203	172	- 15.3%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

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

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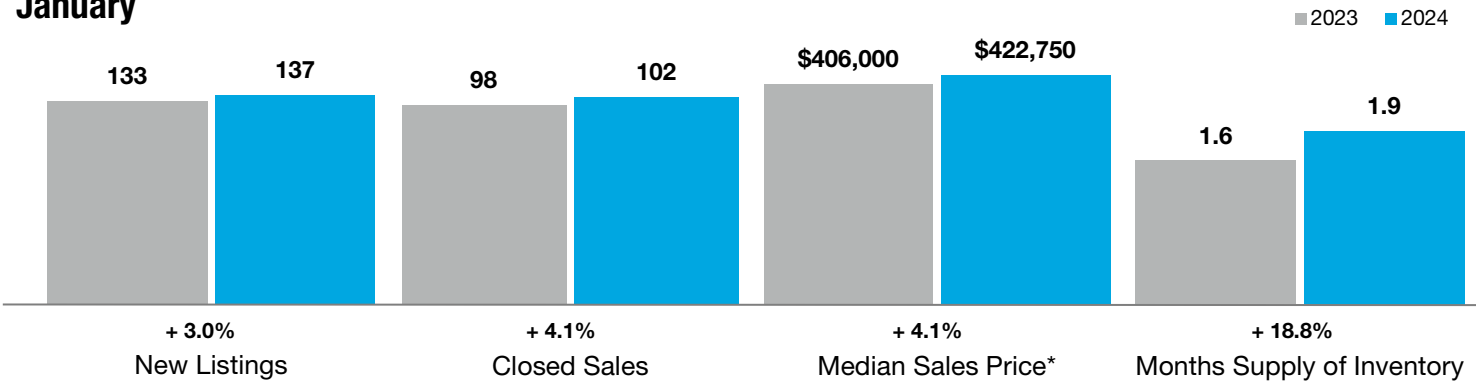
Henderson County

North Carolina

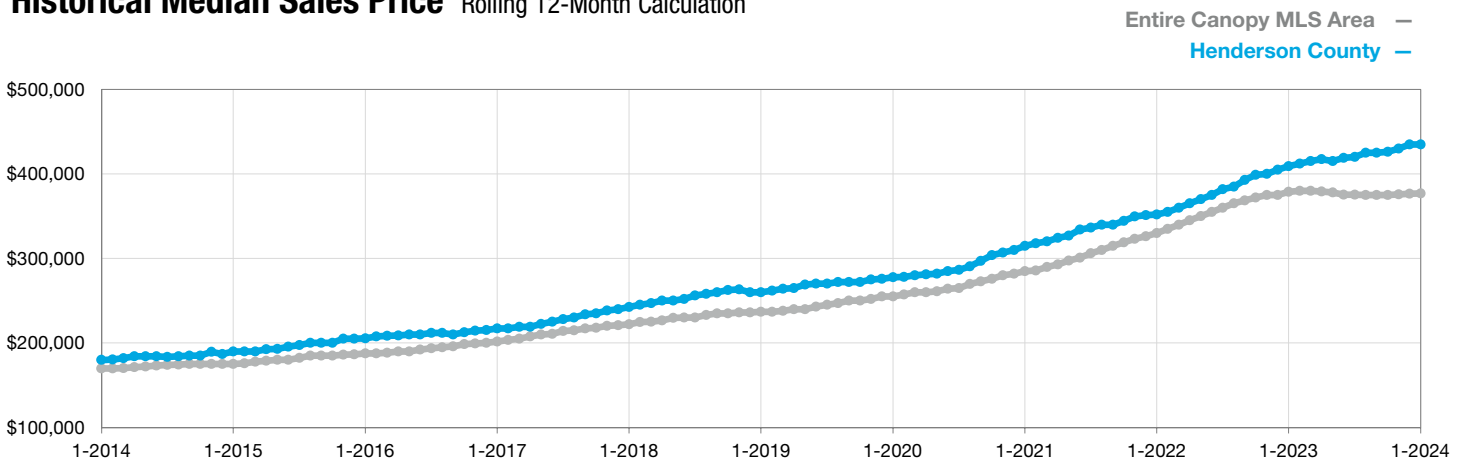
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	133	137	+ 3.0%	133	137	+ 3.0%
Pending Sales	138	168	+ 21.7%	138	168	+ 21.7%
Closed Sales	98	102	+ 4.1%	98	102	+ 4.1%
Median Sales Price*	\$406,000	\$422,750	+ 4.1%	\$406,000	\$422,750	+ 4.1%
Average Sales Price*	\$470,957	\$467,047	- 0.8%	\$470,957	\$467,047	- 0.8%
Percent of Original List Price Received*	94.6%	95.8%	+ 1.3%	94.6%	95.8%	+ 1.3%
List to Close	102	115	+ 12.7%	102	115	+ 12.7%
Days on Market Until Sale	44	45	+ 2.3%	44	45	+ 2.3%
Cumulative Days on Market Until Sale	41	55	+ 34.1%	41	55	+ 34.1%
Average List Price	\$499,076	\$554,841	+ 11.2%	\$499,076	\$554,841	+ 11.2%
Inventory of Homes for Sale	252	290	+ 15.1%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

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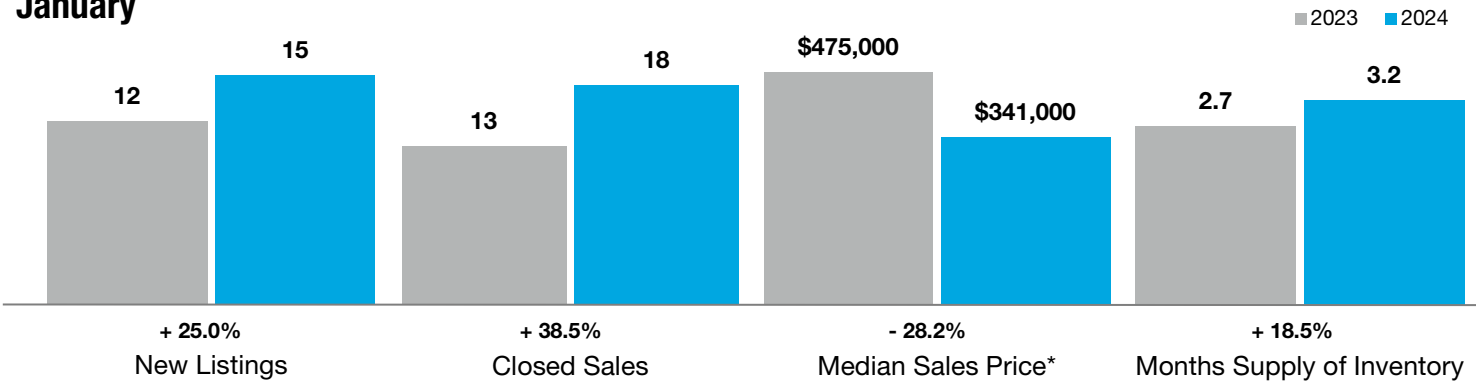
Jackson County

North Carolina

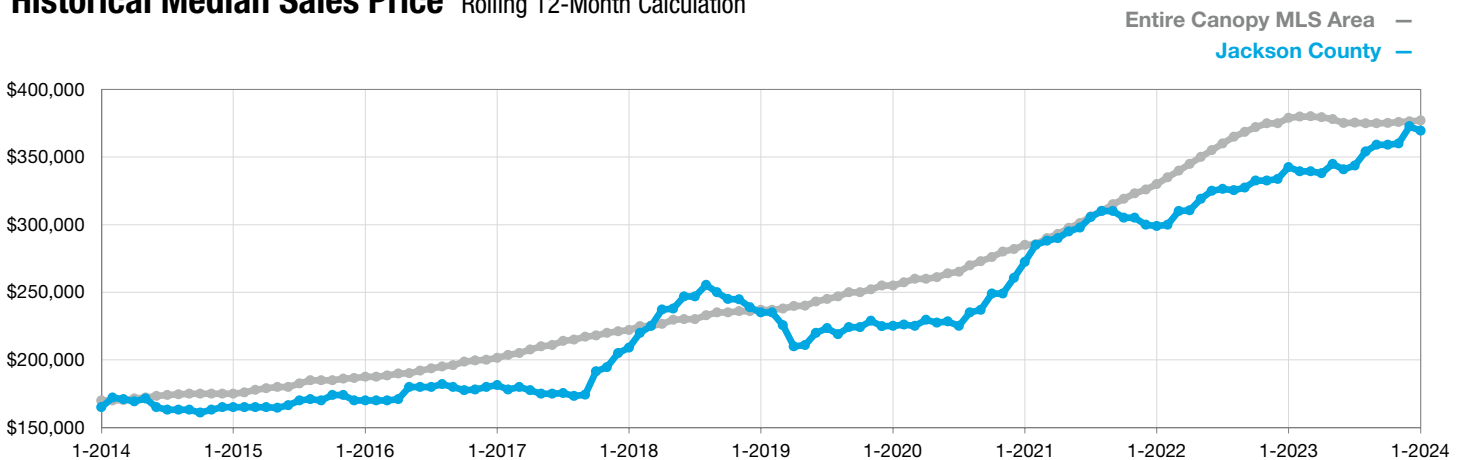
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	12	15	+ 25.0%	12	15	+ 25.0%
Pending Sales	11	18	+ 63.6%	11	18	+ 63.6%
Closed Sales	13	18	+ 38.5%	13	18	+ 38.5%
Median Sales Price*	\$475,000	\$341,000	- 28.2%	\$475,000	\$341,000	- 28.2%
Average Sales Price*	\$419,692	\$408,389	- 2.7%	\$419,692	\$408,389	- 2.7%
Percent of Original List Price Received*	95.5%	87.3%	- 8.6%	95.5%	87.3%	- 8.6%
List to Close	95	144	+ 51.6%	95	144	+ 51.6%
Days on Market Until Sale	52	80	+ 53.8%	52	80	+ 53.8%
Cumulative Days on Market Until Sale	64	83	+ 29.7%	64	83	+ 29.7%
Average List Price	\$1,160,817	\$749,027	- 35.5%	\$1,160,817	\$749,027	- 35.5%
Inventory of Homes for Sale	59	62	+ 5.1%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

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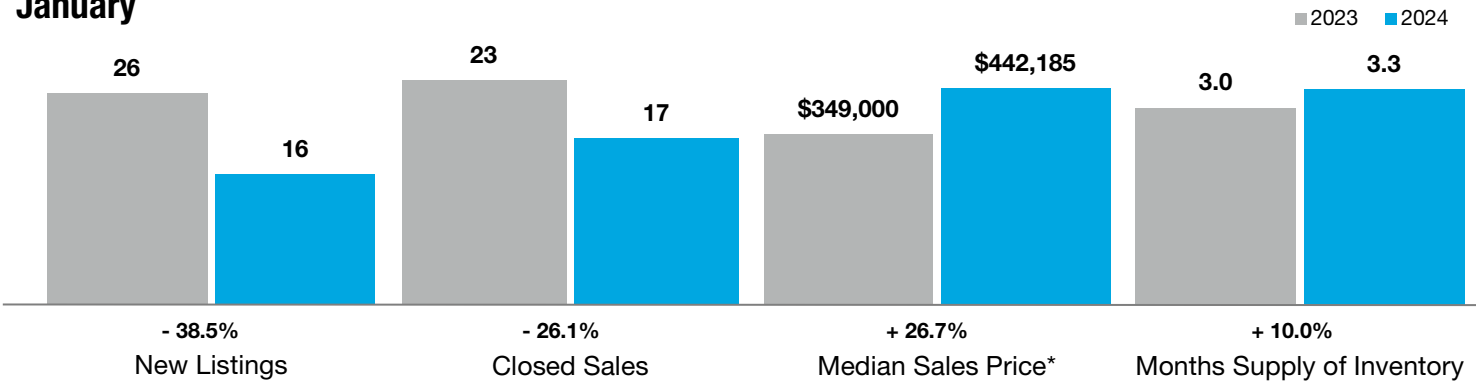
Madison County

North Carolina

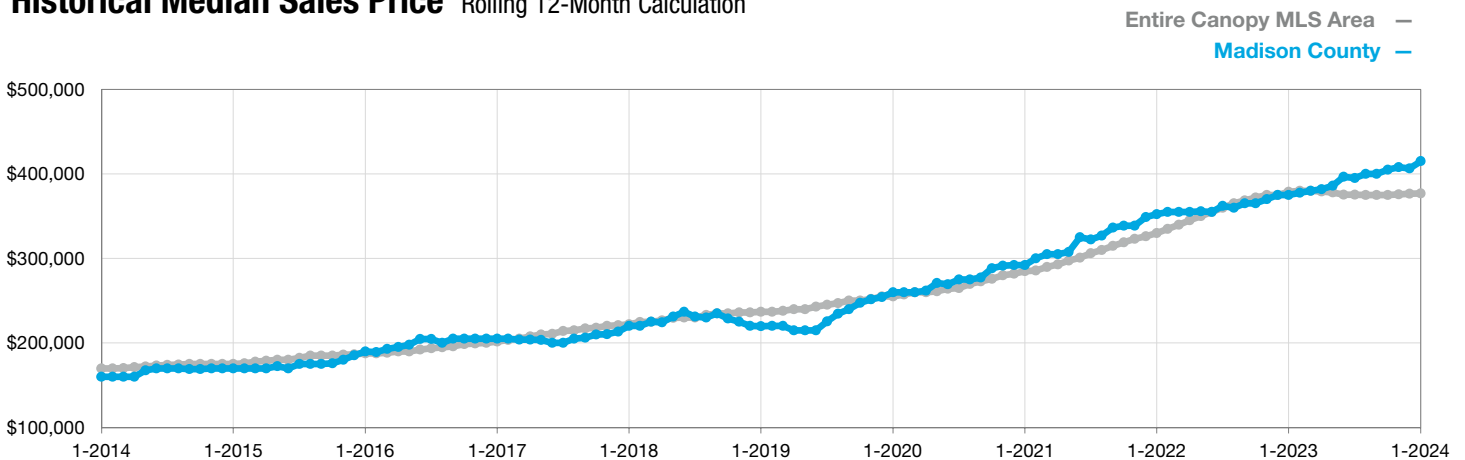
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	26	16	- 38.5%	26	16	- 38.5%
Pending Sales	21	17	- 19.0%	21	17	- 19.0%
Closed Sales	23	17	- 26.1%	23	17	- 26.1%
Median Sales Price*	\$349,000	\$442,185	+ 26.7%	\$349,000	\$442,185	+ 26.7%
Average Sales Price*	\$414,825	\$496,621	+ 19.7%	\$414,825	\$496,621	+ 19.7%
Percent of Original List Price Received*	90.5%	94.7%	+ 4.6%	90.5%	94.7%	+ 4.6%
List to Close	163	144	- 11.7%	163	144	- 11.7%
Days on Market Until Sale	78	65	- 16.7%	78	65	- 16.7%
Cumulative Days on Market Until Sale	78	97	+ 24.4%	78	97	+ 24.4%
Average List Price	\$470,181	\$573,180	+ 21.9%	\$470,181	\$573,180	+ 21.9%
Inventory of Homes for Sale	69	82	+ 18.8%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

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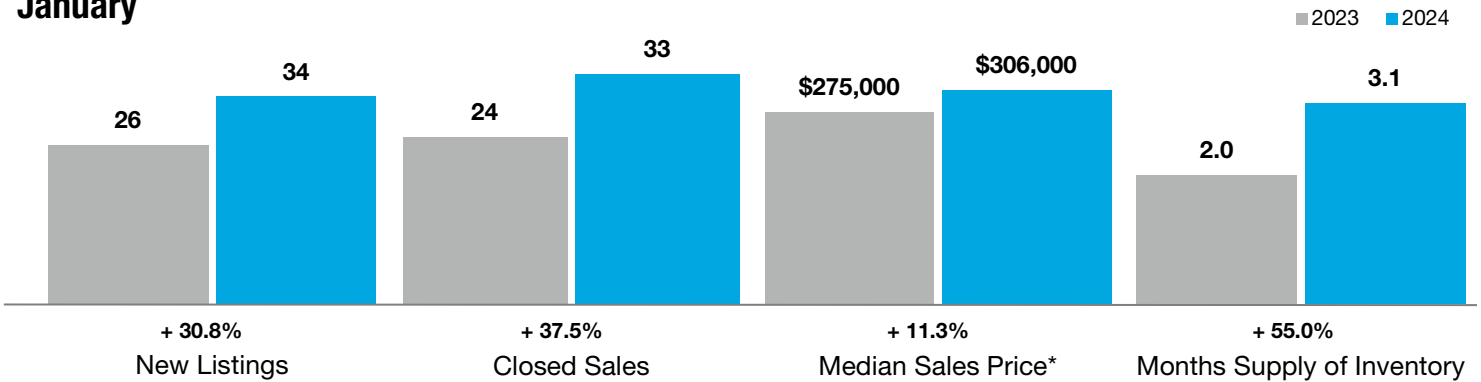
McDowell County

North Carolina

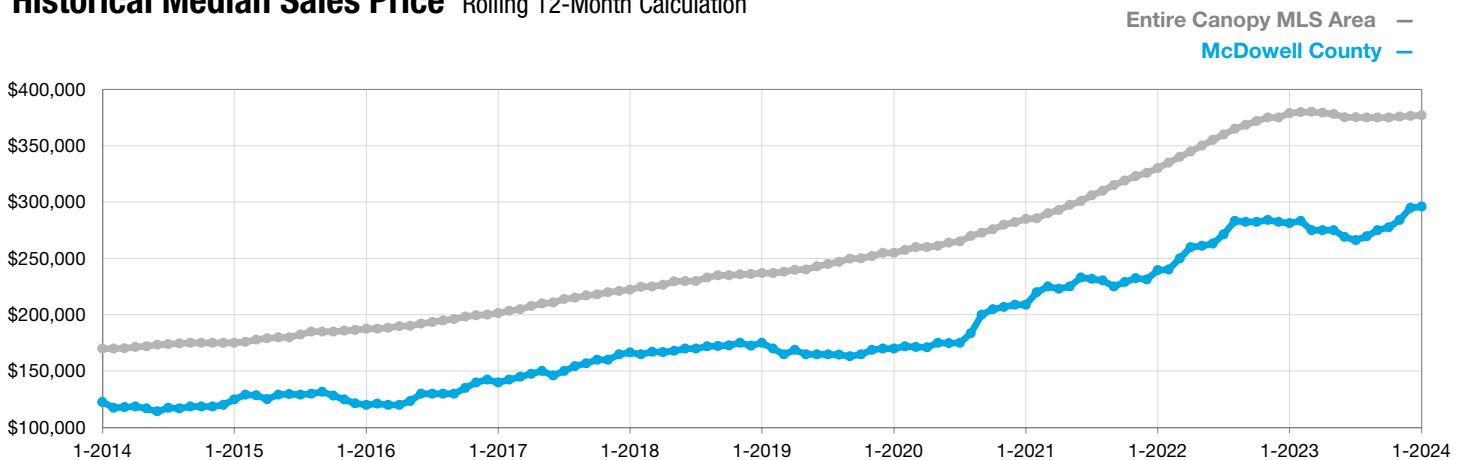
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	26	34	+ 30.8%	26	34	+ 30.8%
Pending Sales	35	40	+ 14.3%	35	40	+ 14.3%
Closed Sales	24	33	+ 37.5%	24	33	+ 37.5%
Median Sales Price*	\$275,000	\$306,000	+ 11.3%	\$275,000	\$306,000	+ 11.3%
Average Sales Price*	\$341,464	\$497,985	+ 45.8%	\$341,464	\$497,985	+ 45.8%
Percent of Original List Price Received*	96.1%	90.1%	- 6.2%	96.1%	90.1%	- 6.2%
List to Close	75	108	+ 44.0%	75	108	+ 44.0%
Days on Market Until Sale	32	49	+ 53.1%	32	49	+ 53.1%
Cumulative Days on Market Until Sale	32	56	+ 75.0%	32	56	+ 75.0%
Average List Price	\$301,912	\$372,003	+ 23.2%	\$301,912	\$372,003	+ 23.2%
Inventory of Homes for Sale	75	104	+ 38.7%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

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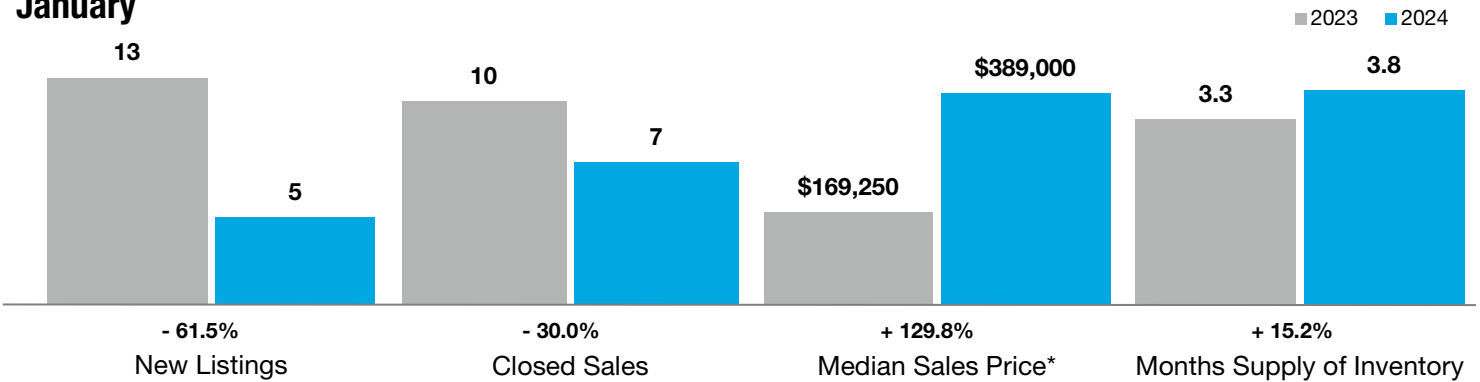
Mitchell County

North Carolina

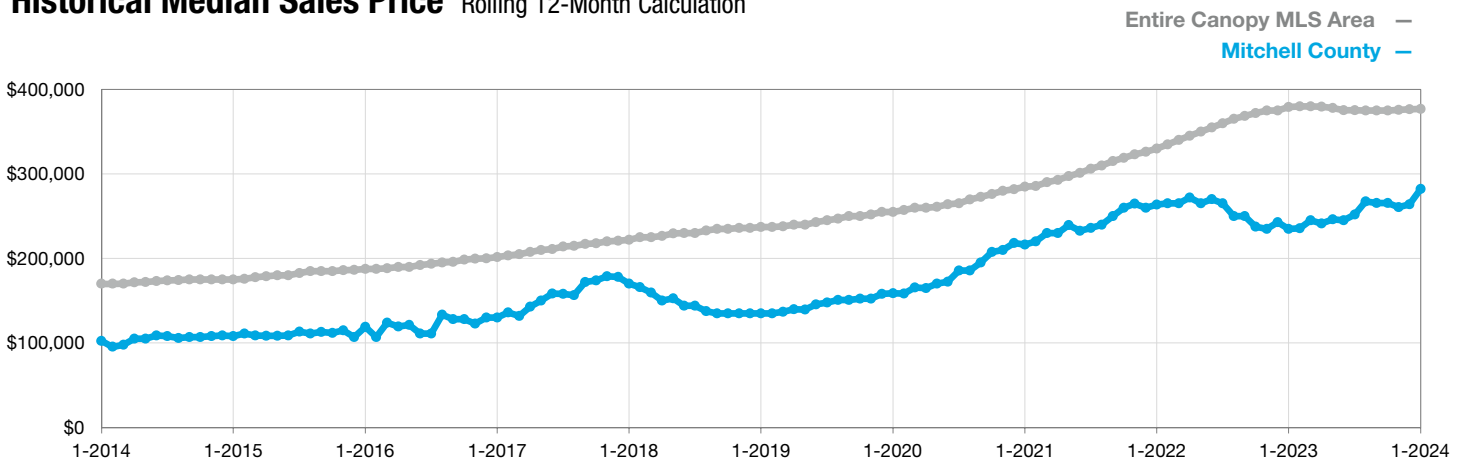
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	13	5	- 61.5%	13	5	- 61.5%
Pending Sales	11	4	- 63.6%	11	4	- 63.6%
Closed Sales	10	7	- 30.0%	10	7	- 30.0%
Median Sales Price*	\$169,250	\$389,000	+ 129.8%	\$169,250	\$389,000	+ 129.8%
Average Sales Price*	\$208,390	\$527,143	+ 153.0%	\$208,390	\$527,143	+ 153.0%
Percent of Original List Price Received*	86.6%	89.2%	+ 3.0%	86.6%	89.2%	+ 3.0%
List to Close	100	131	+ 31.0%	100	131	+ 31.0%
Days on Market Until Sale	73	72	- 1.4%	73	72	- 1.4%
Cumulative Days on Market Until Sale	89	100	+ 12.4%	89	100	+ 12.4%
Average List Price	\$313,567	\$353,006	+ 12.6%	\$313,567	\$353,006	+ 12.6%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	3.3	3.8	+ 15.2%	--	--	--

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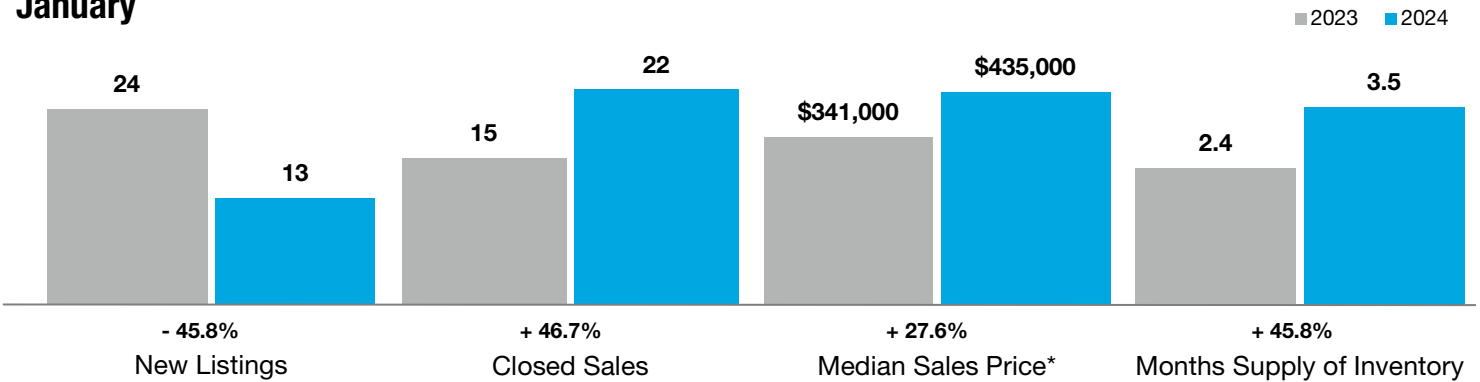
Polk County

North Carolina

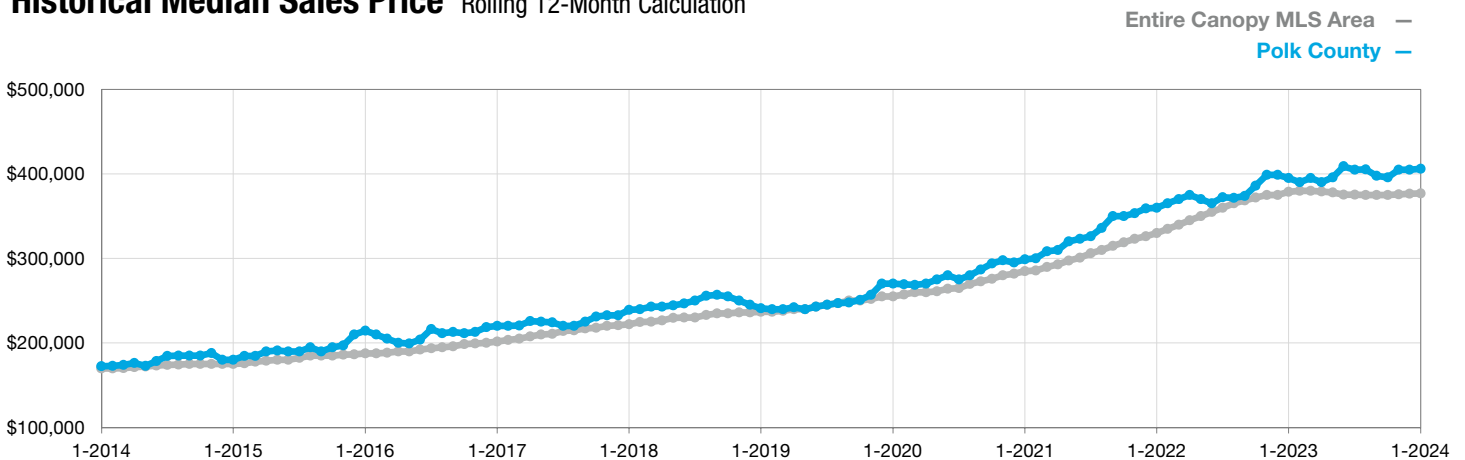
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	24	13	- 45.8%	24	13	- 45.8%
Pending Sales	24	19	- 20.8%	24	19	- 20.8%
Closed Sales	15	22	+ 46.7%	15	22	+ 46.7%
Median Sales Price*	\$341,000	\$435,000	+ 27.6%	\$341,000	\$435,000	+ 27.6%
Average Sales Price*	\$481,633	\$435,148	- 9.7%	\$481,633	\$435,148	- 9.7%
Percent of Original List Price Received*	93.7%	91.5%	- 2.3%	93.7%	91.5%	- 2.3%
List to Close	107	110	+ 2.8%	107	110	+ 2.8%
Days on Market Until Sale	44	65	+ 47.7%	44	65	+ 47.7%
Cumulative Days on Market Until Sale	44	67	+ 52.3%	44	67	+ 52.3%
Average List Price	\$394,179	\$785,300	+ 99.2%	\$394,179	\$785,300	+ 99.2%
Inventory of Homes for Sale	66	84	+ 27.3%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--

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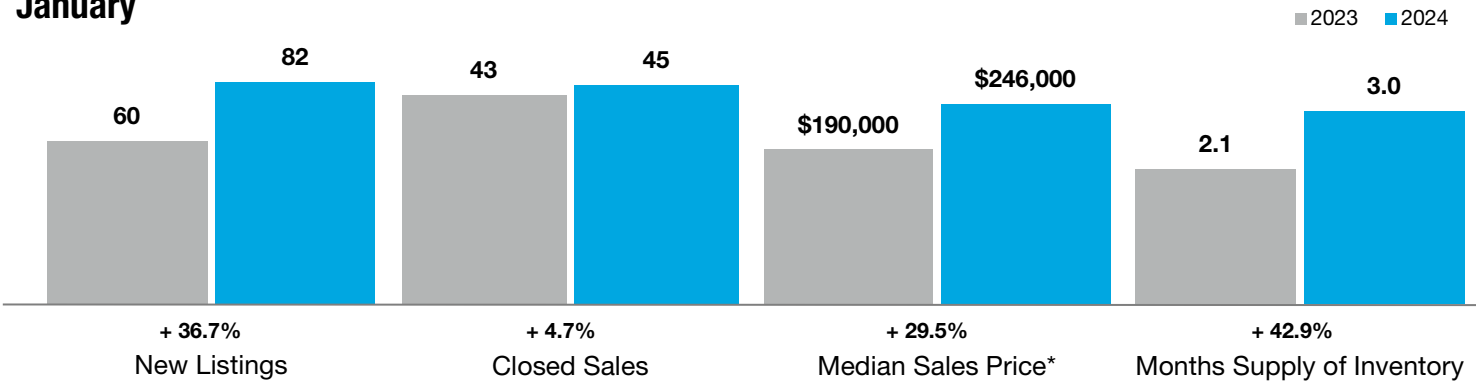
Rutherford County

North Carolina

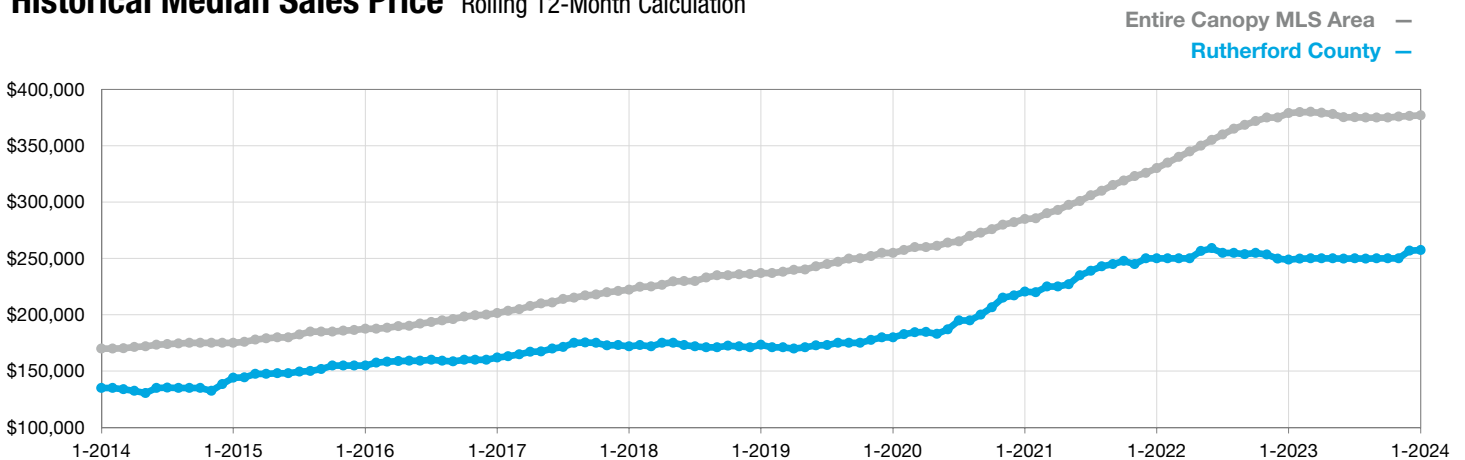
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	60	82	+ 36.7%	60	82	+ 36.7%
Pending Sales	56	59	+ 5.4%	56	59	+ 5.4%
Closed Sales	43	45	+ 4.7%	43	45	+ 4.7%
Median Sales Price*	\$190,000	\$246,000	+ 29.5%	\$190,000	\$246,000	+ 29.5%
Average Sales Price*	\$241,857	\$399,865	+ 65.3%	\$241,857	\$399,865	+ 65.3%
Percent of Original List Price Received*	91.9%	91.7%	- 0.2%	91.9%	91.7%	- 0.2%
List to Close	87	106	+ 21.8%	87	106	+ 21.8%
Days on Market Until Sale	49	60	+ 22.4%	49	60	+ 22.4%
Cumulative Days on Market Until Sale	49	62	+ 26.5%	49	62	+ 26.5%
Average List Price	\$295,737	\$366,979	+ 24.1%	\$295,737	\$366,979	+ 24.1%
Inventory of Homes for Sale	151	186	+ 23.2%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

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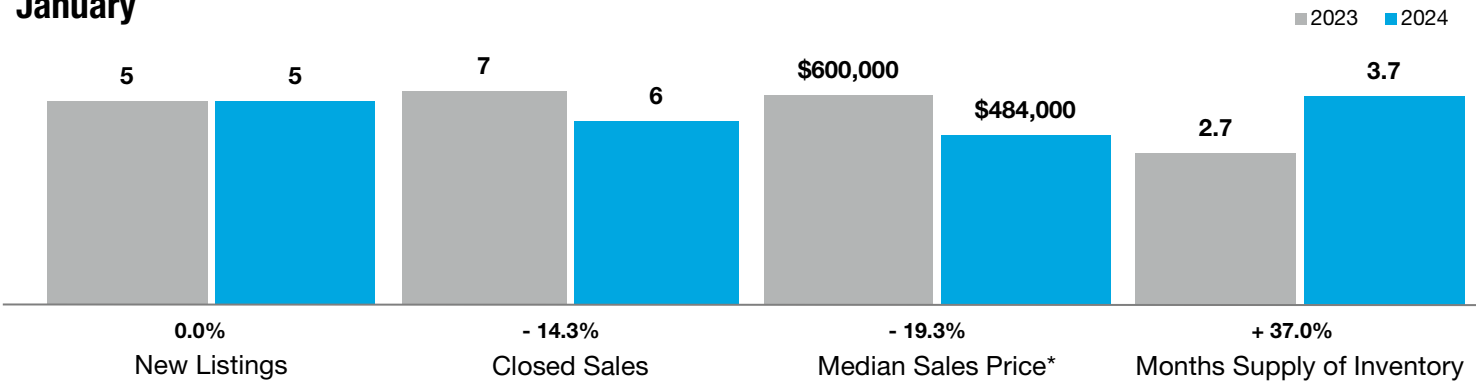
Swain County

North Carolina

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	5	5	0.0%	5	5	0.0%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$600,000	\$484,000	- 19.3%	\$600,000	\$484,000	- 19.3%
Average Sales Price*	\$613,286	\$686,000	+ 11.9%	\$613,286	\$686,000	+ 11.9%
Percent of Original List Price Received*	88.7%	92.8%	+ 4.6%	88.7%	92.8%	+ 4.6%
List to Close	156	174	+ 11.5%	156	174	+ 11.5%
Days on Market Until Sale	119	106	- 10.9%	119	106	- 10.9%
Cumulative Days on Market Until Sale	143	130	- 9.1%	143	130	- 9.1%
Average List Price	\$1,623,250	\$852,000	- 47.5%	\$1,623,250	\$852,000	- 47.5%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

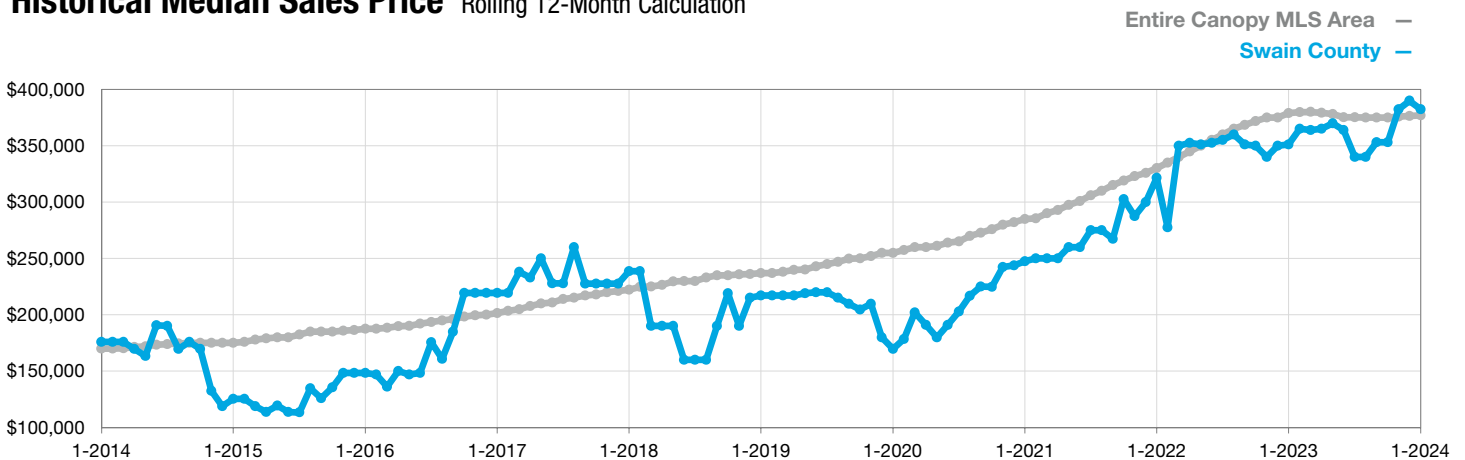
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January



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for January 2024

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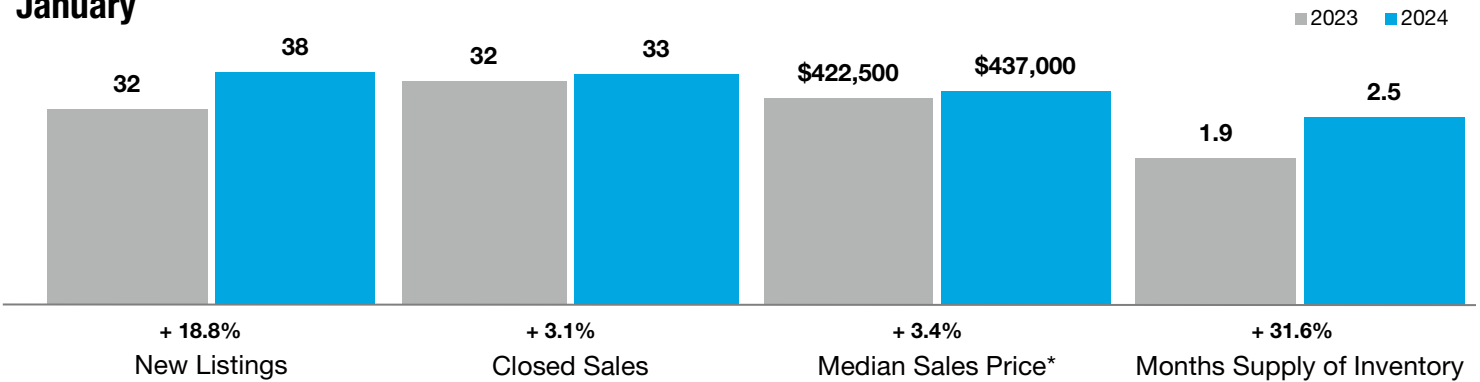
Transylvania County

North Carolina

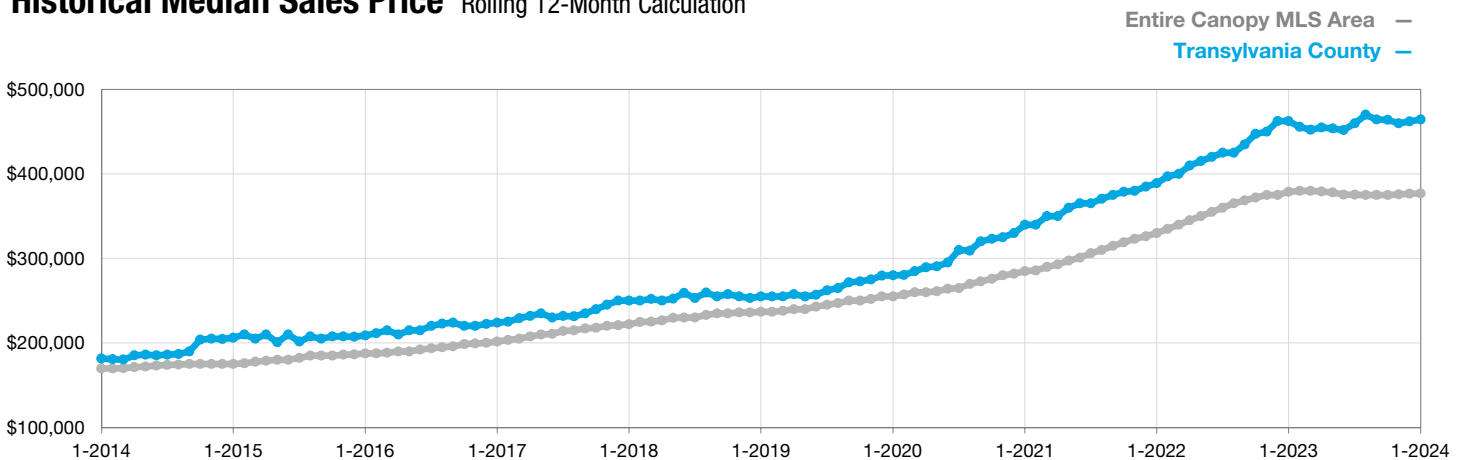
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	32	38	+ 18.8%	32	38	+ 18.8%
Pending Sales	27	42	+ 55.6%	27	42	+ 55.6%
Closed Sales	32	33	+ 3.1%	32	33	+ 3.1%
Median Sales Price*	\$422,500	\$437,000	+ 3.4%	\$422,500	\$437,000	+ 3.4%
Average Sales Price*	\$694,229	\$778,405	+ 12.1%	\$694,229	\$778,405	+ 12.1%
Percent of Original List Price Received*	92.7%	89.9%	- 3.0%	92.7%	89.9%	- 3.0%
List to Close	120	107	- 10.8%	120	107	- 10.8%
Days on Market Until Sale	49	56	+ 14.3%	49	56	+ 14.3%
Cumulative Days on Market Until Sale	48	57	+ 18.8%	48	57	+ 18.8%
Average List Price	\$492,749	\$612,797	+ 24.4%	\$492,749	\$612,797	+ 24.4%
Inventory of Homes for Sale	95	103	+ 8.4%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Historical Median Sales Price Rolling 12-Month Calculation



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

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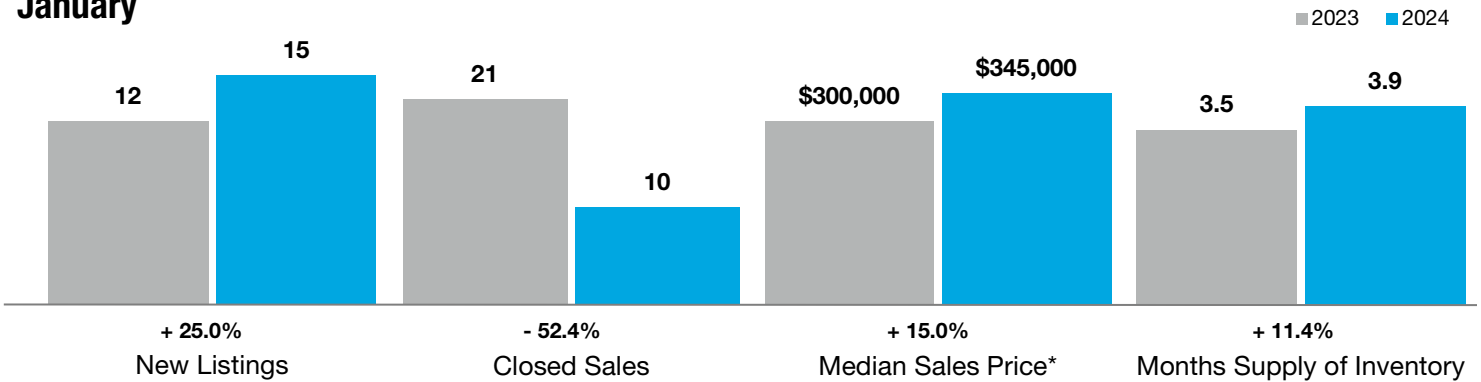
Yancey County

North Carolina

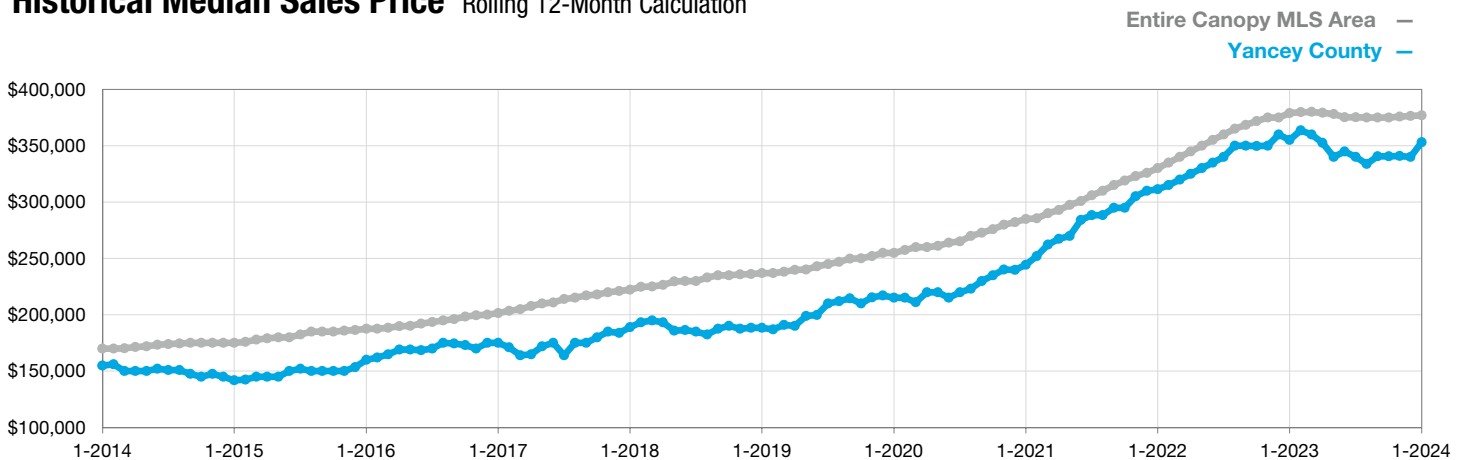
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	12	15	+ 25.0%	12	15	+ 25.0%
Pending Sales	16	14	- 12.5%	16	14	- 12.5%
Closed Sales	21	10	- 52.4%	21	10	- 52.4%
Median Sales Price*	\$300,000	\$345,000	+ 15.0%	\$300,000	\$345,000	+ 15.0%
Average Sales Price*	\$346,651	\$402,570	+ 16.1%	\$346,651	\$402,570	+ 16.1%
Percent of Original List Price Received*	89.8%	90.3%	+ 0.6%	89.8%	90.3%	+ 0.6%
List to Close	107	130	+ 21.5%	107	130	+ 21.5%
Days on Market Until Sale	53	61	+ 15.1%	53	61	+ 15.1%
Cumulative Days on Market Until Sale	75	62	- 17.3%	75	62	- 17.3%
Average List Price	\$355,808	\$364,167	+ 2.3%	\$355,808	\$364,167	+ 2.3%
Inventory of Homes for Sale	77	70	- 9.1%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

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January



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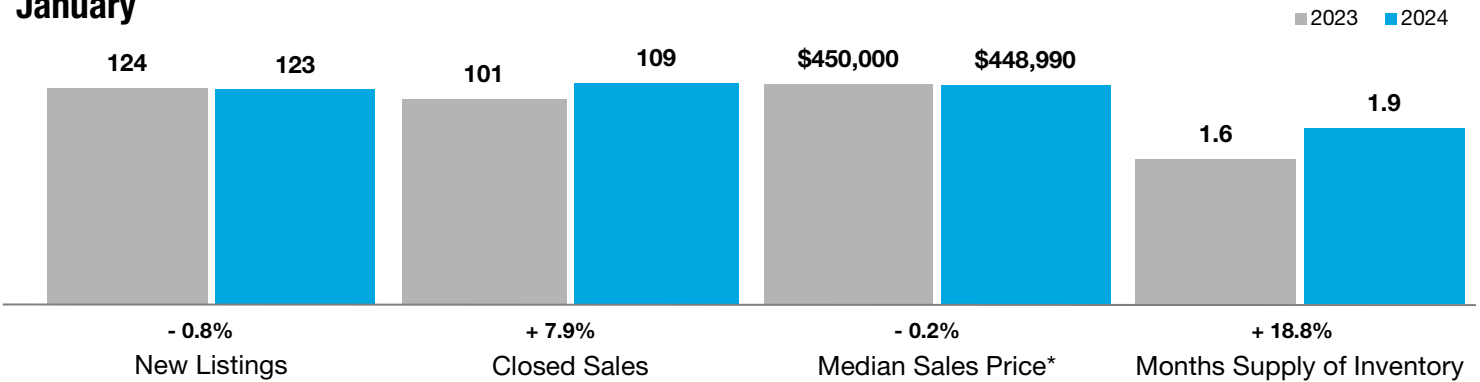
City of Asheville

North Carolina

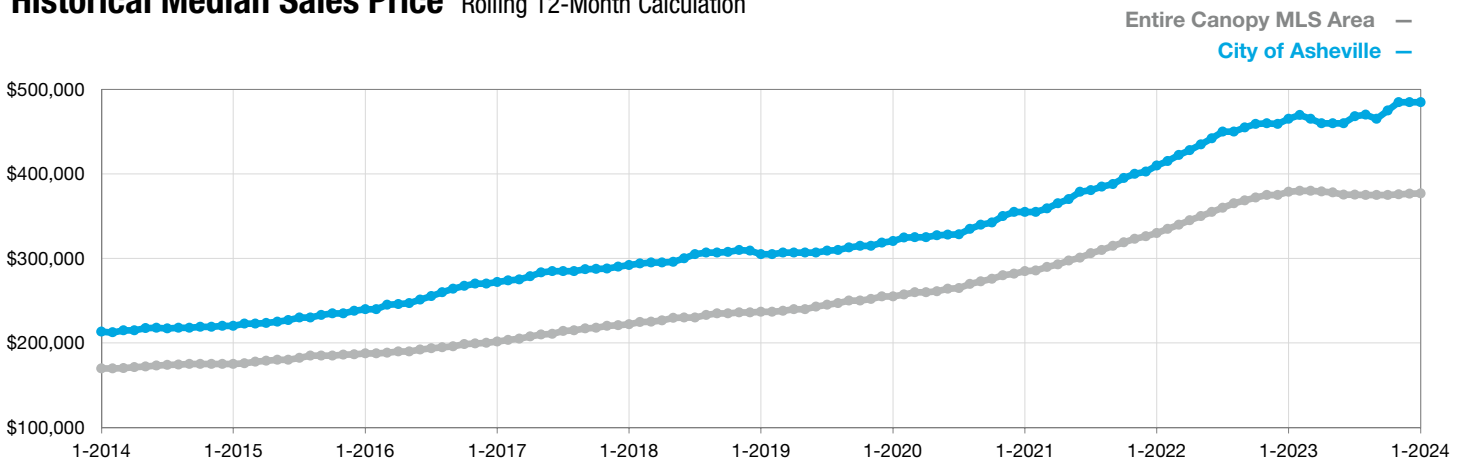
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	124	123	- 0.8%	124	123	- 0.8%
Pending Sales	124	145	+ 16.9%	124	145	+ 16.9%
Closed Sales	101	109	+ 7.9%	101	109	+ 7.9%
Median Sales Price*	\$450,000	\$448,990	- 0.2%	\$450,000	\$448,990	- 0.2%
Average Sales Price*	\$561,909	\$619,433	+ 10.2%	\$561,909	\$619,433	+ 10.2%
Percent of Original List Price Received*	94.0%	93.4%	- 0.6%	94.0%	93.4%	- 0.6%
List to Close	109	121	+ 11.0%	109	121	+ 11.0%
Days on Market Until Sale	58	49	- 15.5%	58	49	- 15.5%
Cumulative Days on Market Until Sale	39	49	+ 25.6%	39	49	+ 25.6%
Average List Price	\$688,116	\$770,693	+ 12.0%	\$688,116	\$770,693	+ 12.0%
Inventory of Homes for Sale	270	292	+ 8.1%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

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January



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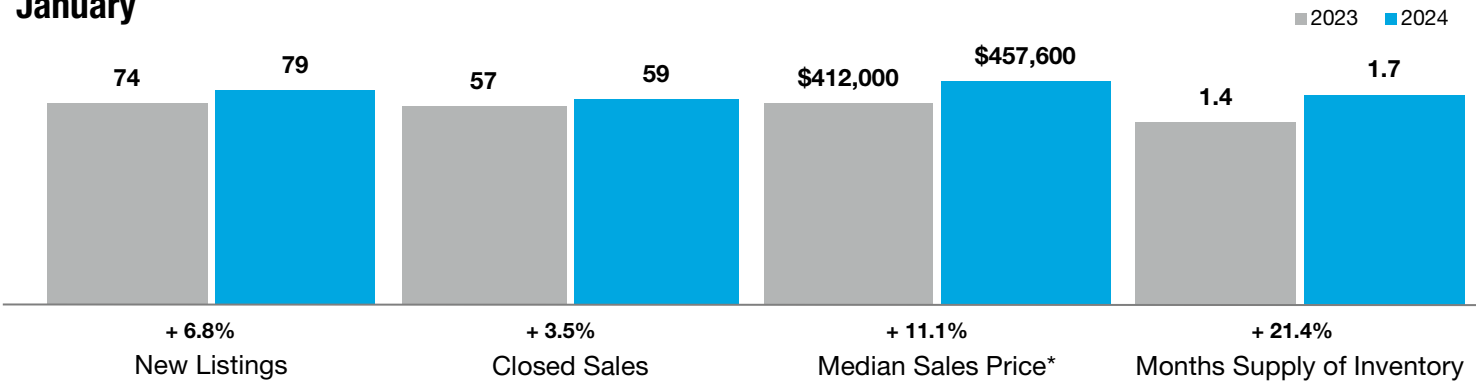
City of Hendersonville

North Carolina

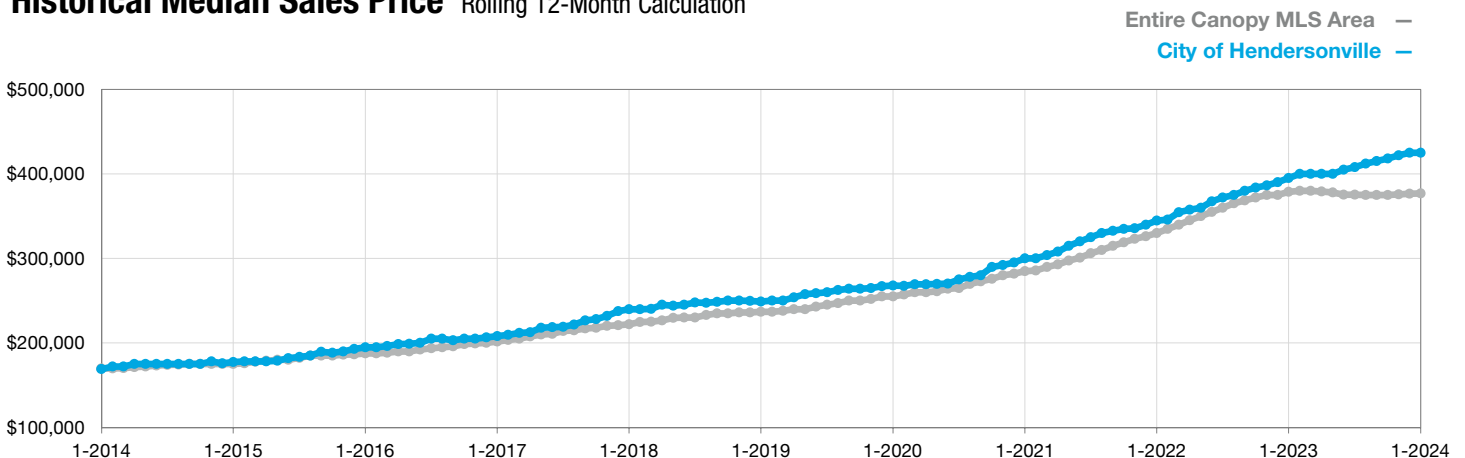
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	74	79	+ 6.8%	74	79	+ 6.8%
Pending Sales	92	107	+ 16.3%	92	107	+ 16.3%
Closed Sales	57	59	+ 3.5%	57	59	+ 3.5%
Median Sales Price*	\$412,000	\$457,600	+ 11.1%	\$412,000	\$457,600	+ 11.1%
Average Sales Price*	\$431,290	\$464,224	+ 7.6%	\$431,290	\$464,224	+ 7.6%
Percent of Original List Price Received*	95.4%	96.9%	+ 1.6%	95.4%	96.9%	+ 1.6%
List to Close	112	131	+ 17.0%	112	131	+ 17.0%
Days on Market Until Sale	44	42	- 4.5%	44	42	- 4.5%
Cumulative Days on Market Until Sale	45	56	+ 24.4%	45	56	+ 24.4%
Average List Price	\$434,376	\$529,873	+ 22.0%	\$434,376	\$529,873	+ 22.0%
Inventory of Homes for Sale	141	149	+ 5.7%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

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January



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for January 2024

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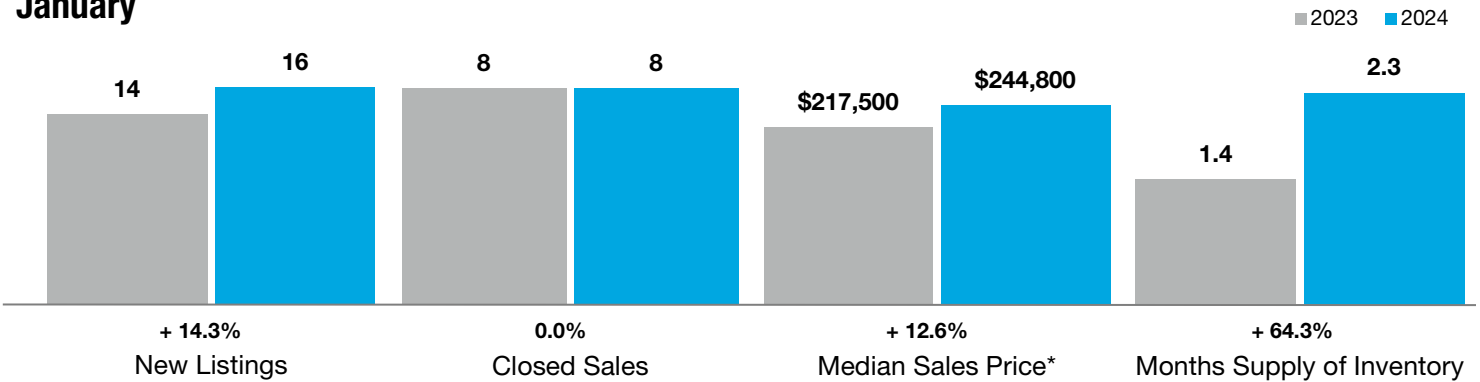
Forest City

North Carolina

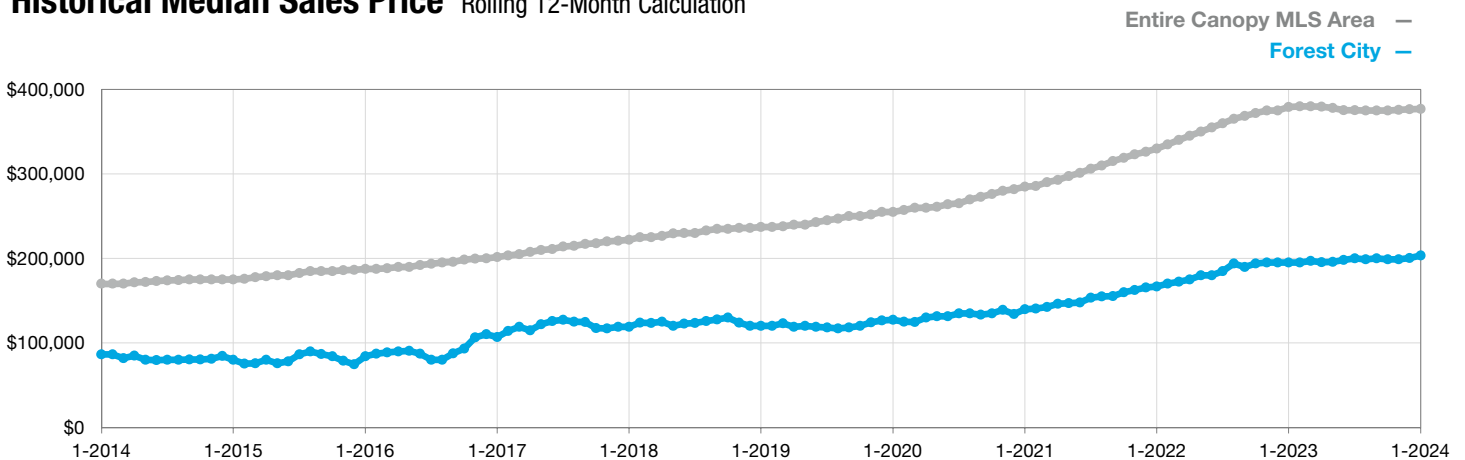
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	14	16	+ 14.3%	14	16	+ 14.3%
Pending Sales	11	11	0.0%	11	11	0.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Median Sales Price*	\$217,500	\$244,800	+ 12.6%	\$217,500	\$244,800	+ 12.6%
Average Sales Price*	\$251,800	\$275,375	+ 9.4%	\$251,800	\$275,375	+ 9.4%
Percent of Original List Price Received*	91.6%	94.9%	+ 3.6%	91.6%	94.9%	+ 3.6%
List to Close	104	67	- 35.6%	104	67	- 35.6%
Days on Market Until Sale	62	25	- 59.7%	62	25	- 59.7%
Cumulative Days on Market Until Sale	62	26	- 58.1%	62	26	- 58.1%
Average List Price	\$201,829	\$217,544	+ 7.8%	\$201,829	\$217,544	+ 7.8%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

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January



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Local Market Update for January 2024

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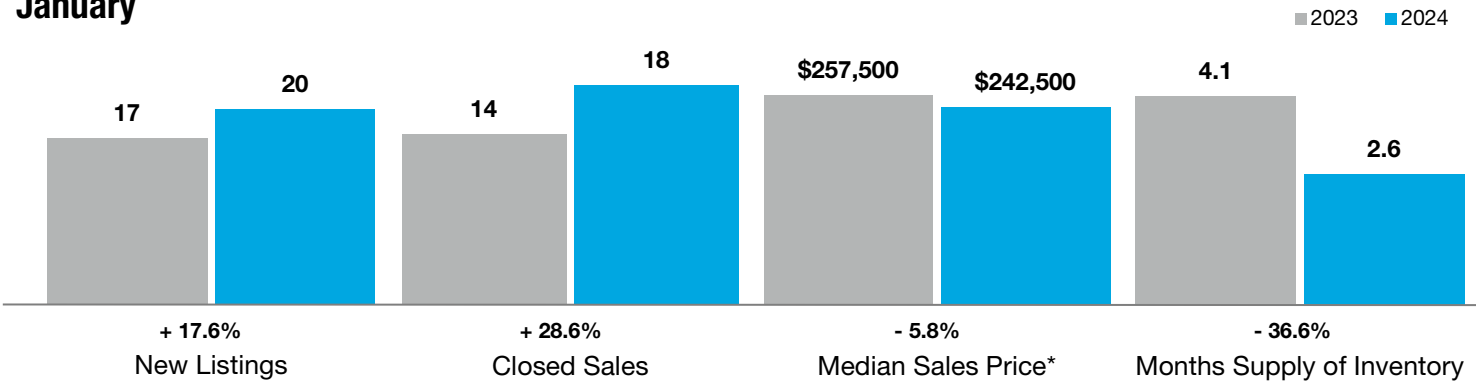
Marion

North Carolina

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	17	20	+ 17.6%	17	20	+ 17.6%
Pending Sales	17	23	+ 35.3%	17	23	+ 35.3%
Closed Sales	14	18	+ 28.6%	14	18	+ 28.6%
Median Sales Price*	\$257,500	\$242,500	- 5.8%	\$257,500	\$242,500	- 5.8%
Average Sales Price*	\$303,759	\$292,078	- 3.8%	\$303,759	\$292,078	- 3.8%
Percent of Original List Price Received*	97.5%	89.3%	- 8.4%	97.5%	89.3%	- 8.4%
List to Close	69	107	+ 55.1%	69	107	+ 55.1%
Days on Market Until Sale	26	58	+ 123.1%	26	58	+ 123.1%
Cumulative Days on Market Until Sale	26	59	+ 126.9%	26	59	+ 126.9%
Average List Price	\$194,406	\$270,285	+ 39.0%	\$194,406	\$270,285	+ 39.0%
Inventory of Homes for Sale	94	59	- 37.2%	--	--	--
Months Supply of Inventory	4.1	2.6	- 36.6%	--	--	--

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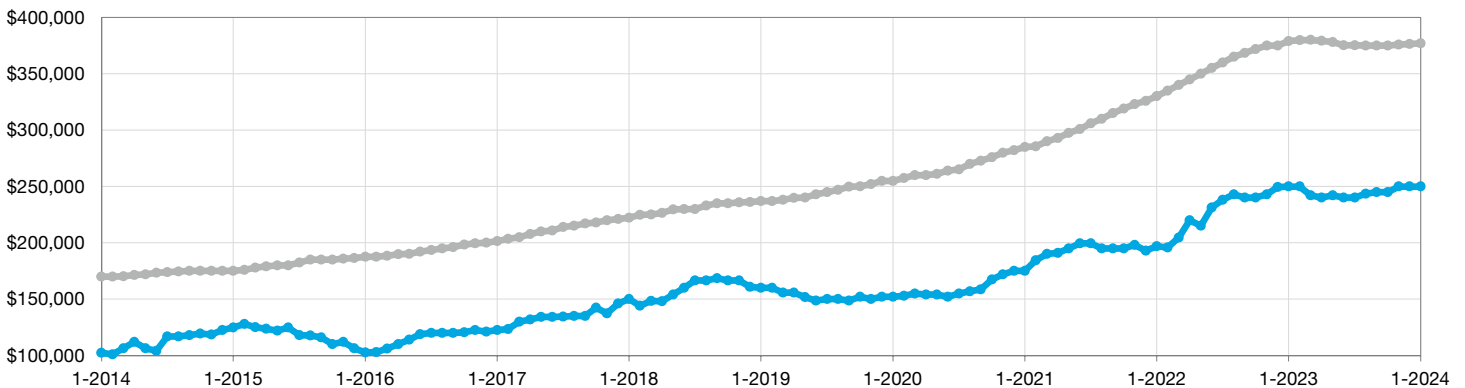
January



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Marion —



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Local Market Update for January 2024

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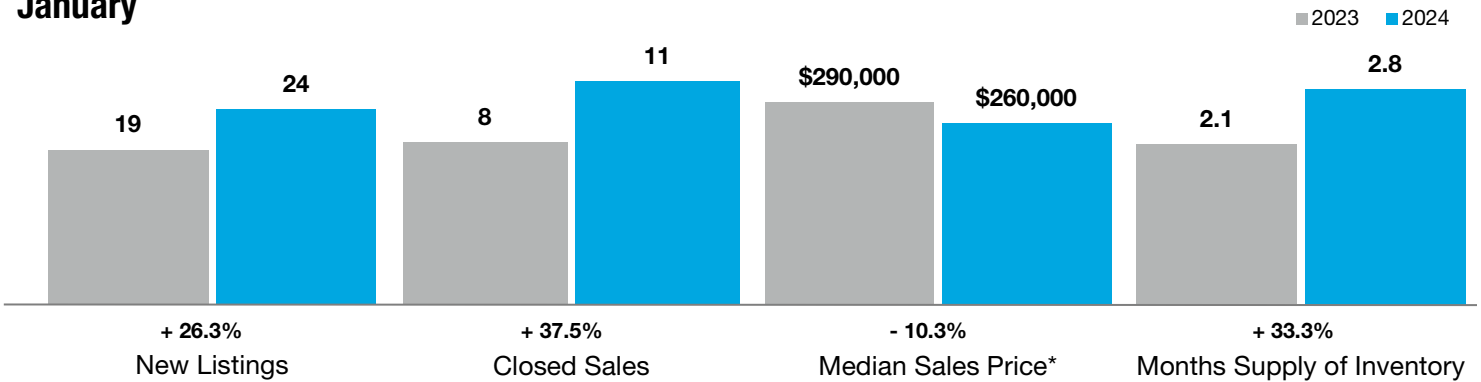
Rutherfordton

North Carolina

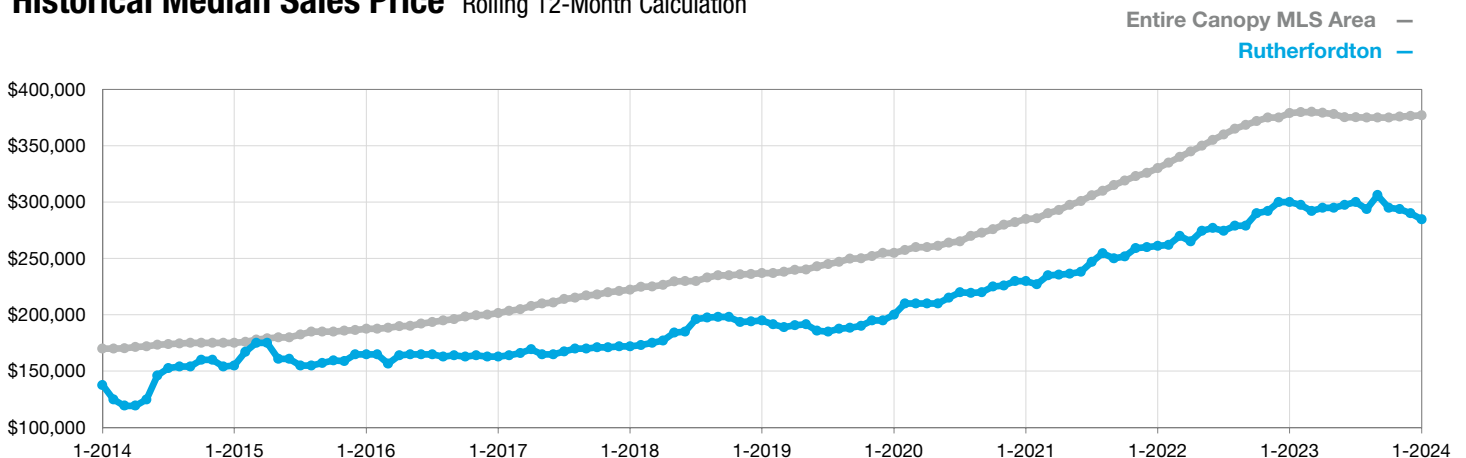
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	19	24	+ 26.3%	19	24	+ 26.3%
Pending Sales	15	13	- 13.3%	15	13	- 13.3%
Closed Sales	8	11	+ 37.5%	8	11	+ 37.5%
Median Sales Price*	\$290,000	\$260,000	- 10.3%	\$290,000	\$260,000	- 10.3%
Average Sales Price*	\$272,088	\$385,791	+ 41.8%	\$272,088	\$385,791	+ 41.8%
Percent of Original List Price Received*	90.3%	98.0%	+ 8.5%	90.3%	98.0%	+ 8.5%
List to Close	135	138	+ 2.2%	135	138	+ 2.2%
Days on Market Until Sale	90	86	- 4.4%	90	86	- 4.4%
Cumulative Days on Market Until Sale	90	86	- 4.4%	90	86	- 4.4%
Average List Price	\$314,058	\$460,310	+ 46.6%	\$314,058	\$460,310	+ 46.6%
Inventory of Homes for Sale	37	42	+ 13.5%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

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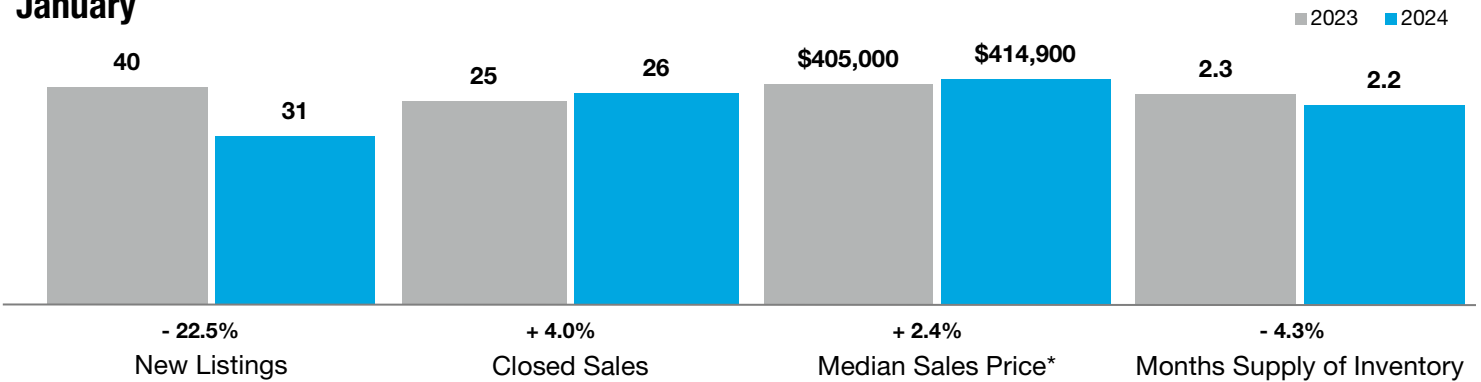
Waynesville

North Carolina

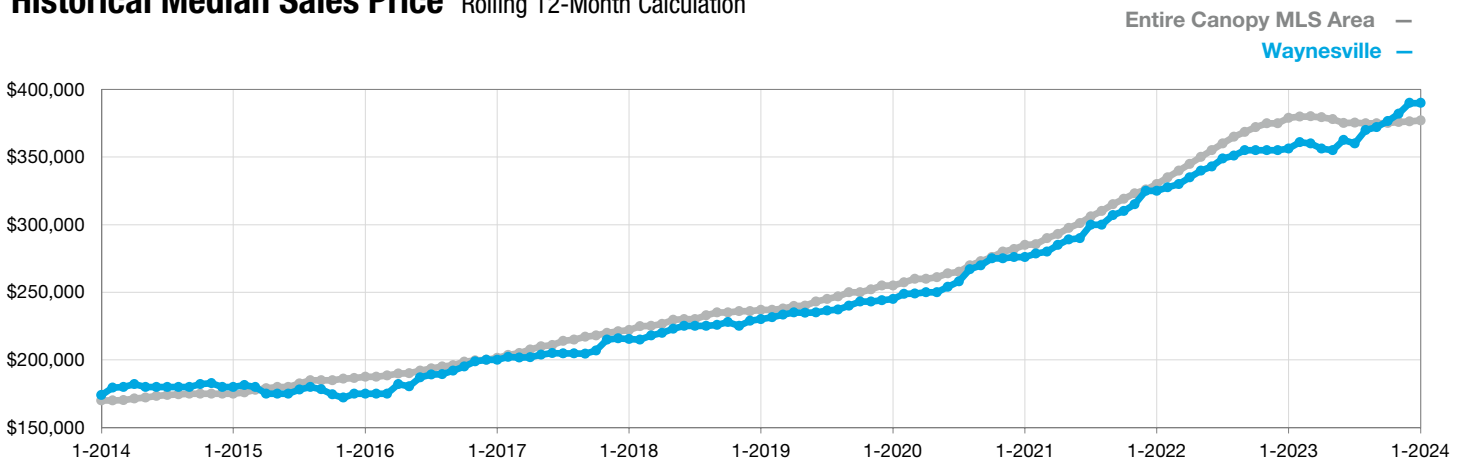
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	40	31	- 22.5%	40	31	- 22.5%
Pending Sales	43	29	- 32.6%	43	29	- 32.6%
Closed Sales	25	26	+ 4.0%	25	26	+ 4.0%
Median Sales Price*	\$405,000	\$414,900	+ 2.4%	\$405,000	\$414,900	+ 2.4%
Average Sales Price*	\$429,362	\$461,190	+ 7.4%	\$429,362	\$461,190	+ 7.4%
Percent of Original List Price Received*	92.0%	96.8%	+ 5.2%	92.0%	96.8%	+ 5.2%
List to Close	89	86	- 3.4%	89	86	- 3.4%
Days on Market Until Sale	41	42	+ 2.4%	41	42	+ 2.4%
Cumulative Days on Market Until Sale	41	46	+ 12.2%	41	46	+ 12.2%
Average List Price	\$394,017	\$518,068	+ 31.5%	\$394,017	\$518,068	+ 31.5%
Inventory of Homes for Sale	95	84	- 11.6%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

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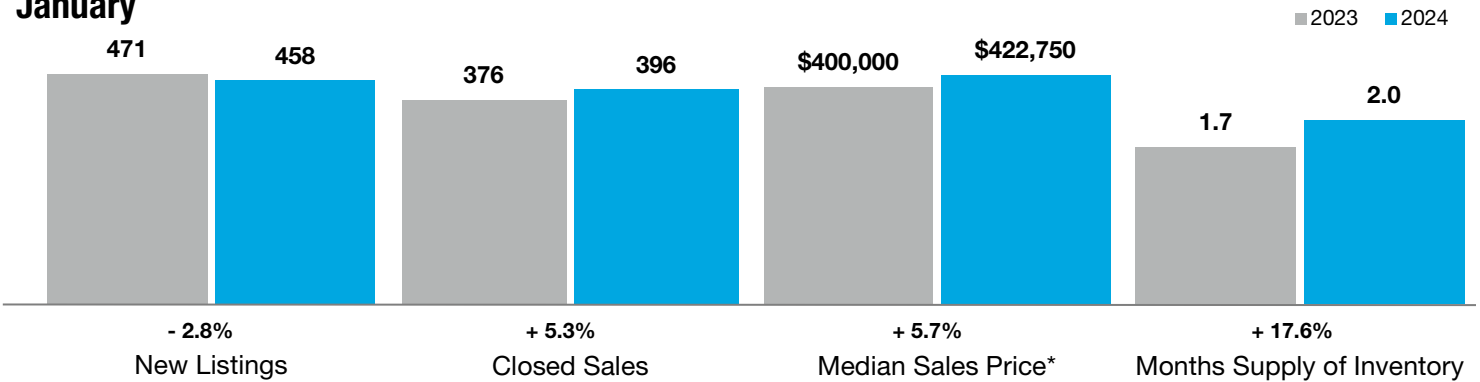
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	471	458	- 2.8%	471	458	- 2.8%
Pending Sales	486	532	+ 9.5%	486	532	+ 9.5%
Closed Sales	376	396	+ 5.3%	376	396	+ 5.3%
Median Sales Price*	\$400,000	\$422,750	+ 5.7%	\$400,000	\$422,750	+ 5.7%
Average Sales Price*	\$479,858	\$525,473	+ 9.5%	\$479,858	\$525,473	+ 9.5%
Percent of Original List Price Received*	94.3%	94.2%	- 0.1%	94.3%	94.2%	- 0.1%
List to Close	108	114	+ 5.6%	108	114	+ 5.6%
Days on Market Until Sale	47	50	+ 6.4%	47	50	+ 6.4%
Cumulative Days on Market Until Sale	41	56	+ 36.6%	41	56	+ 36.6%
Average List Price	\$553,586	\$630,381	+ 13.9%	\$553,586	\$630,381	+ 13.9%
Inventory of Homes for Sale	1,068	1,135	+ 6.3%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

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