

Local Market Update for June 2023

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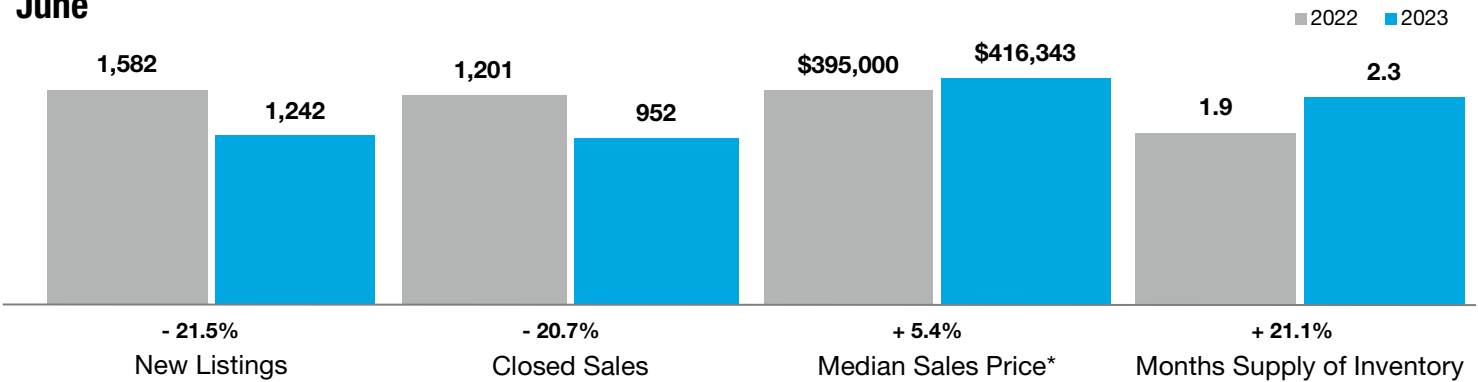
Asheville Region

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

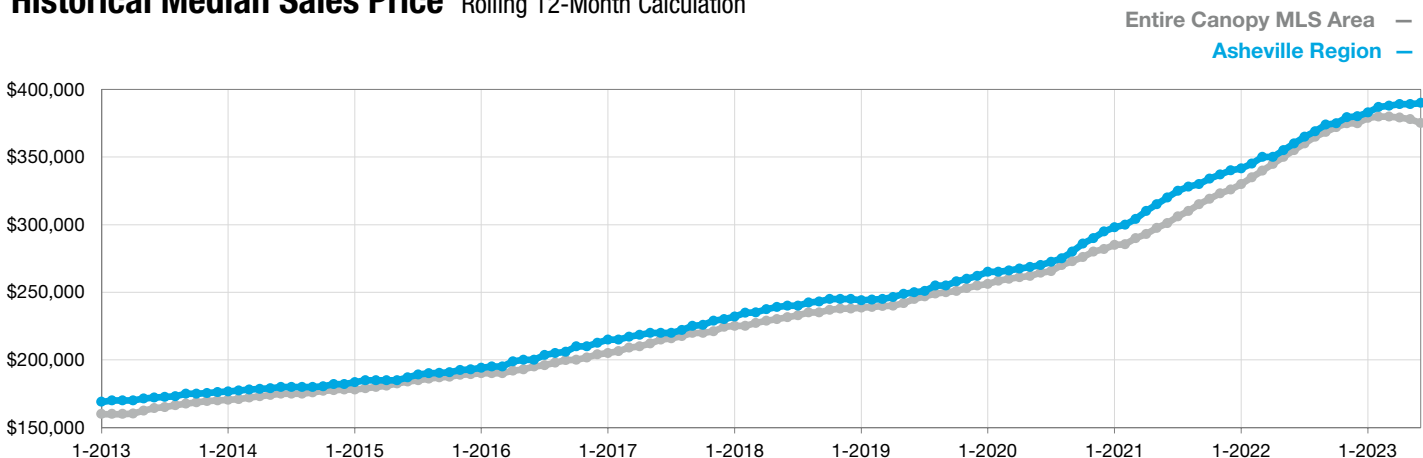
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	1,582	1,242	- 21.5%	7,559	6,288	- 16.8%
Pending Sales	1,038	988	- 4.8%	6,199	5,312	- 14.3%
Closed Sales	1,201	952	- 20.7%	6,116	4,792	- 21.6%
Median Sales Price*	\$395,000	\$416,343	+ 5.4%	\$375,000	\$390,000	+ 4.0%
Average Sales Price*	\$496,418	\$496,348	- 0.0%	\$457,882	\$471,445	+ 3.0%
Percent of Original List Price Received*	100.4%	97.7%	- 2.7%	99.6%	96.1%	- 3.5%
List to Close	75	83	+ 10.7%	84	95	+ 13.1%
Days on Market Until Sale	21	33	+ 57.1%	30	43	+ 43.3%
Cumulative Days on Market Until Sale	21	38	+ 81.0%	31	47	+ 51.6%
Average List Price	\$522,366	\$600,668	+ 15.0%	\$503,128	\$568,116	+ 12.9%
Inventory of Homes for Sale	2,092	2,001	- 4.3%	--	--	--
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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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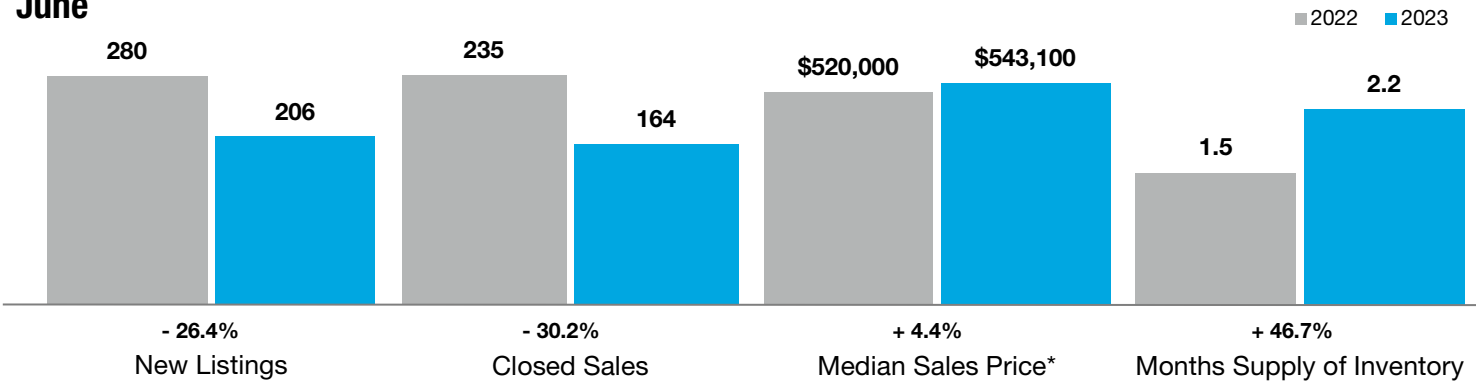
City of Asheville

North Carolina

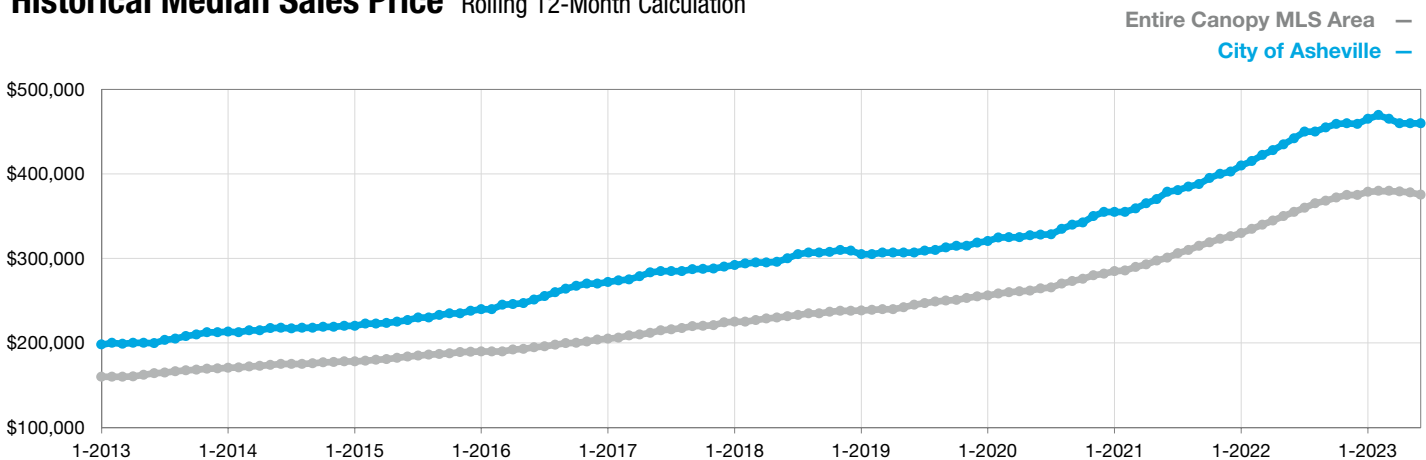
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	280	206	- 26.4%	1,316	1,097	- 16.6%
Pending Sales	179	167	- 6.7%	1,114	909	- 18.4%
Closed Sales	235	164	- 30.2%	1,094	824	- 24.7%
Median Sales Price*	\$520,000	\$543,100	+ 4.4%	\$473,150	\$479,250	+ 1.3%
Average Sales Price*	\$648,777	\$643,751	- 0.8%	\$599,340	\$595,774	- 0.6%
Percent of Original List Price Received*	101.7%	98.6%	- 3.0%	101.1%	97.3%	- 3.8%
List to Close	64	68	+ 6.3%	79	88	+ 11.4%
Days on Market Until Sale	15	25	+ 66.7%	28	44	+ 57.1%
Cumulative Days on Market Until Sale	16	28	+ 75.0%	29	38	+ 31.0%
Average List Price	\$645,983	\$727,060	+ 12.6%	\$638,737	\$717,849	+ 12.4%
Inventory of Homes for Sale	294	331	+ 12.6%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

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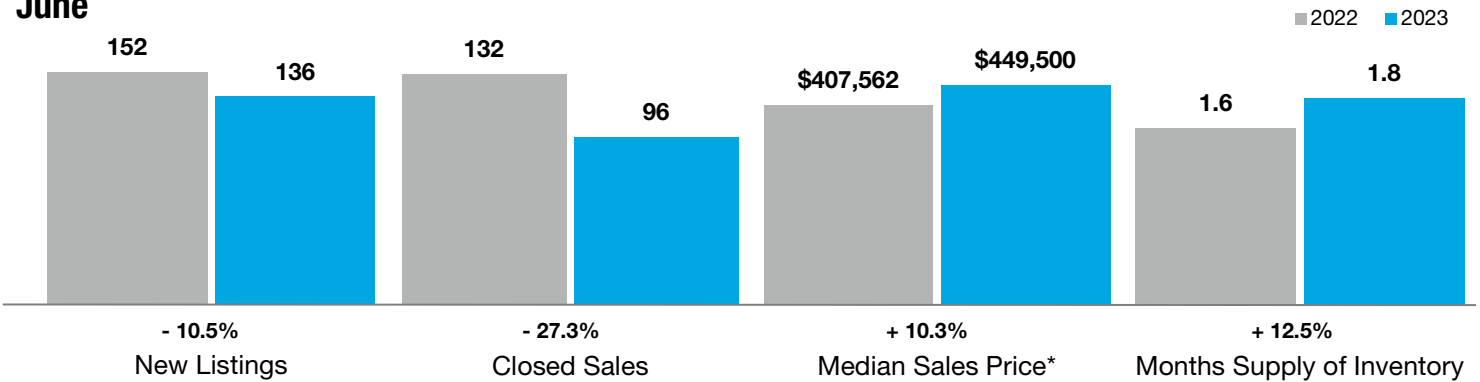
City of Hendersonville

North Carolina

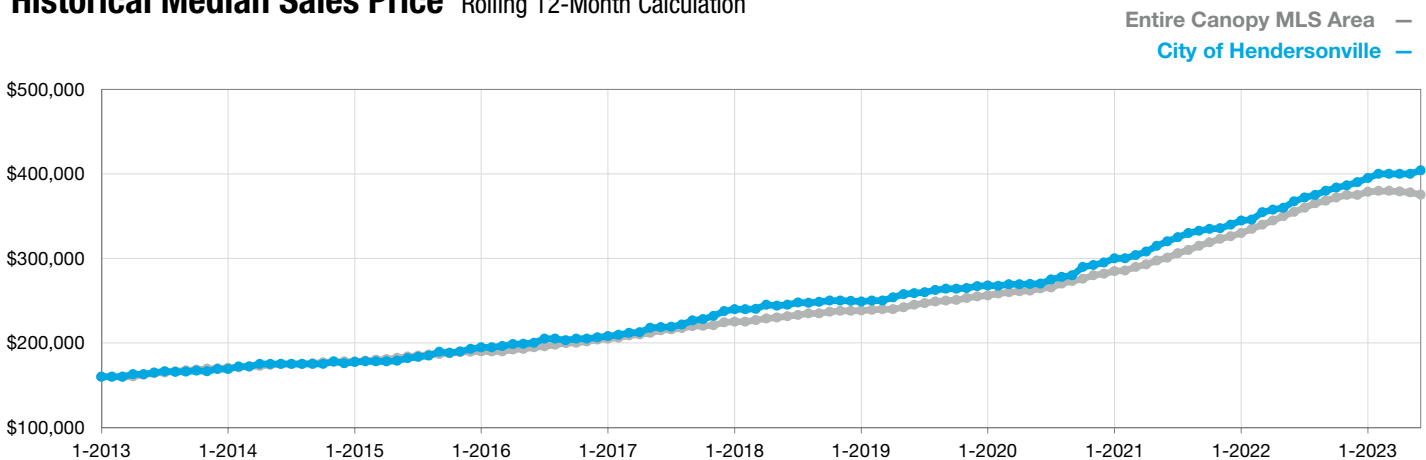
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	152	136	- 10.5%	732	646	- 11.7%
Pending Sales	101	107	+ 5.9%	617	572	- 7.3%
Closed Sales	132	96	- 27.3%	640	513	- 19.8%
Median Sales Price*	\$407,562	\$449,500	+ 10.3%	\$385,000	\$417,092	+ 8.3%
Average Sales Price*	\$458,752	\$481,257	+ 4.9%	\$439,776	\$458,872	+ 4.3%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	101.4%	98.0%	- 3.4%
List to Close	64	95	+ 48.4%	78	96	+ 23.1%
Days on Market Until Sale	15	30	+ 100.0%	21	39	+ 85.7%
Cumulative Days on Market Until Sale	16	39	+ 143.8%	24	44	+ 83.3%
Average List Price	\$436,702	\$622,106	+ 42.5%	\$466,467	\$533,428	+ 14.4%
Inventory of Homes for Sale	178	167	- 6.2%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

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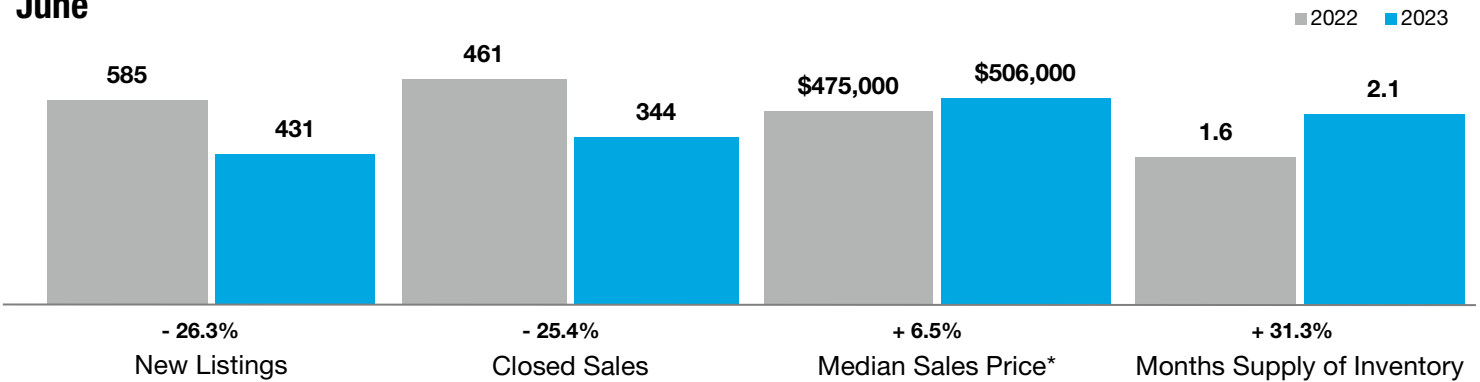
Buncombe County

North Carolina

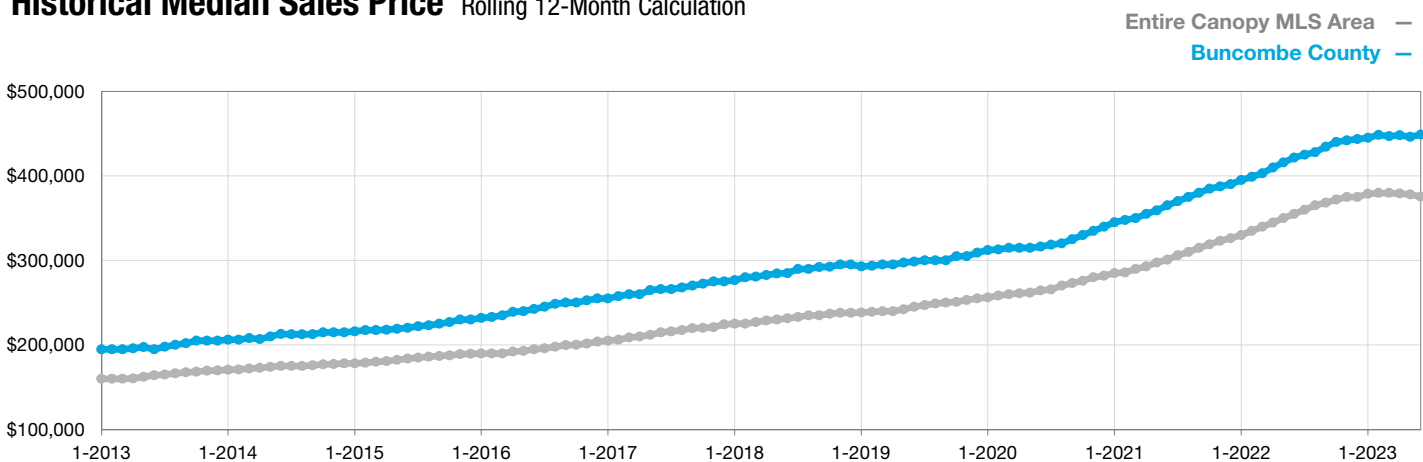
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	585	431	- 26.3%	2,743	2,201	- 19.8%
Pending Sales	395	334	- 15.4%	2,304	1,868	- 18.9%
Closed Sales	461	344	- 25.4%	2,228	1,712	- 23.2%
Median Sales Price*	\$475,000	\$506,000	+ 6.5%	\$440,000	\$456,500	+ 3.8%
Average Sales Price*	\$589,874	\$599,957	+ 1.7%	\$556,003	\$569,839	+ 2.5%
Percent of Original List Price Received*	102.0%	98.4%	- 3.5%	100.7%	97.2%	- 3.5%
List to Close	76	83	+ 9.2%	85	99	+ 16.5%
Days on Market Until Sale	16	28	+ 75.0%	28	41	+ 46.4%
Cumulative Days on Market Until Sale	17	33	+ 94.1%	28	41	+ 46.4%
Average List Price	\$594,675	\$705,804	+ 18.7%	\$594,620	\$663,824	+ 11.6%
Inventory of Homes for Sale	662	650	- 1.8%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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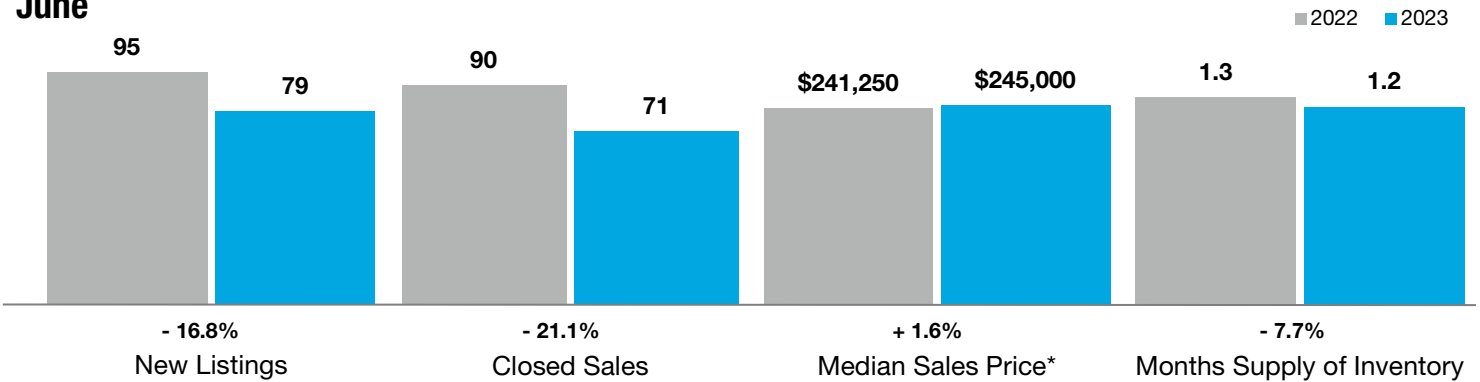
Burke County

North Carolina

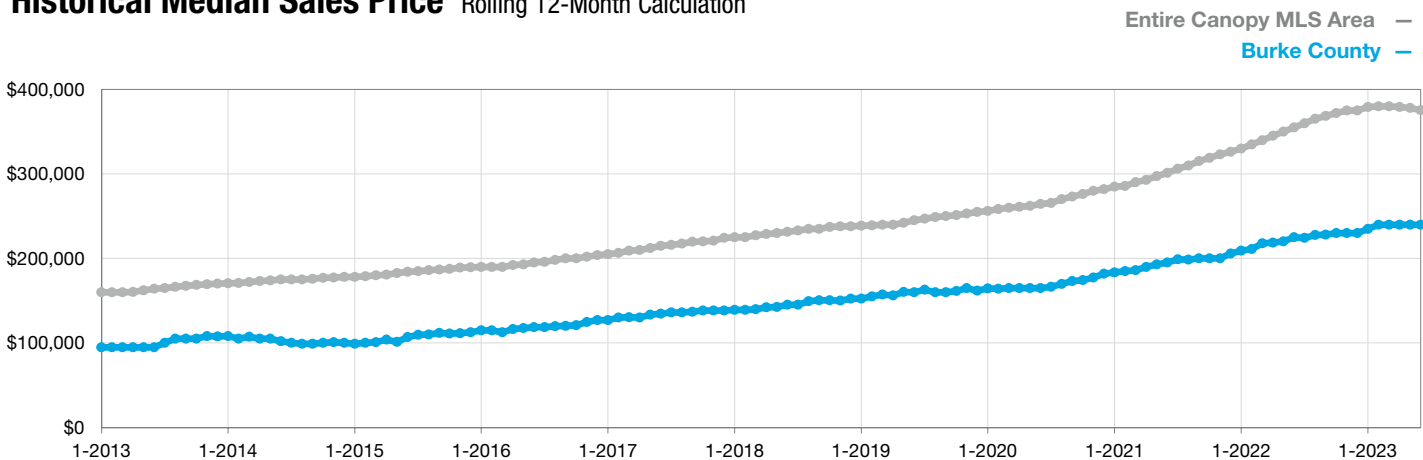
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	95	79	- 16.8%	517	452	- 12.6%
Pending Sales	68	82	+ 20.6%	468	440	- 6.0%
Closed Sales	90	71	- 21.1%	479	398	- 16.9%
Median Sales Price*	\$241,250	\$245,000	+ 1.6%	\$229,000	\$243,700	+ 6.4%
Average Sales Price*	\$295,316	\$294,693	- 0.2%	\$272,203	\$296,392	+ 8.9%
Percent of Original List Price Received*	100.3%	97.2%	- 3.1%	98.9%	96.1%	- 2.8%
List to Close	74	75	+ 1.4%	79	80	+ 1.3%
Days on Market Until Sale	24	28	+ 16.7%	28	35	+ 25.0%
Cumulative Days on Market Until Sale	23	30	+ 30.4%	26	40	+ 53.8%
Average List Price	\$333,409	\$325,164	- 2.5%	\$301,085	\$331,206	+ 10.0%
Inventory of Homes for Sale	102	83	- 18.6%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

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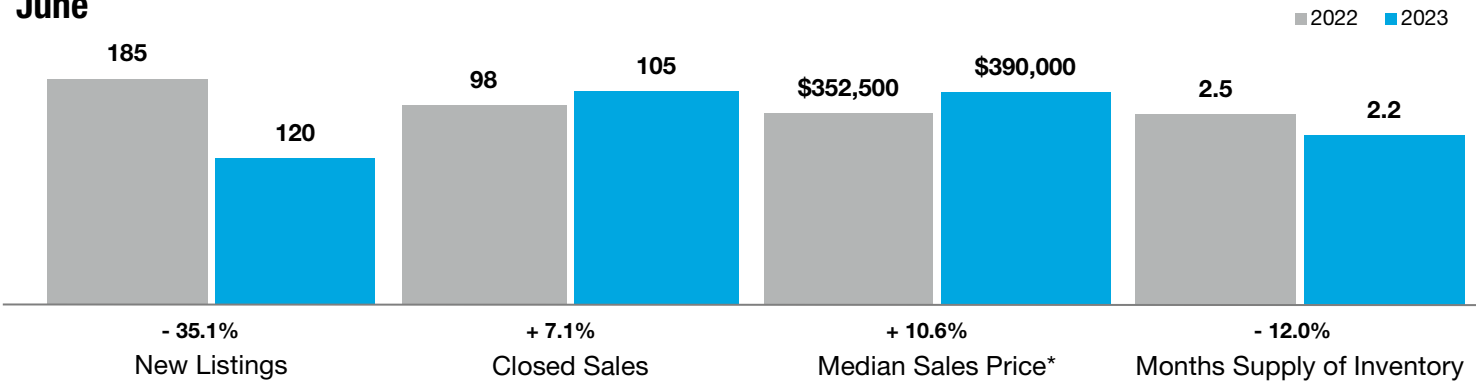
Haywood County

North Carolina

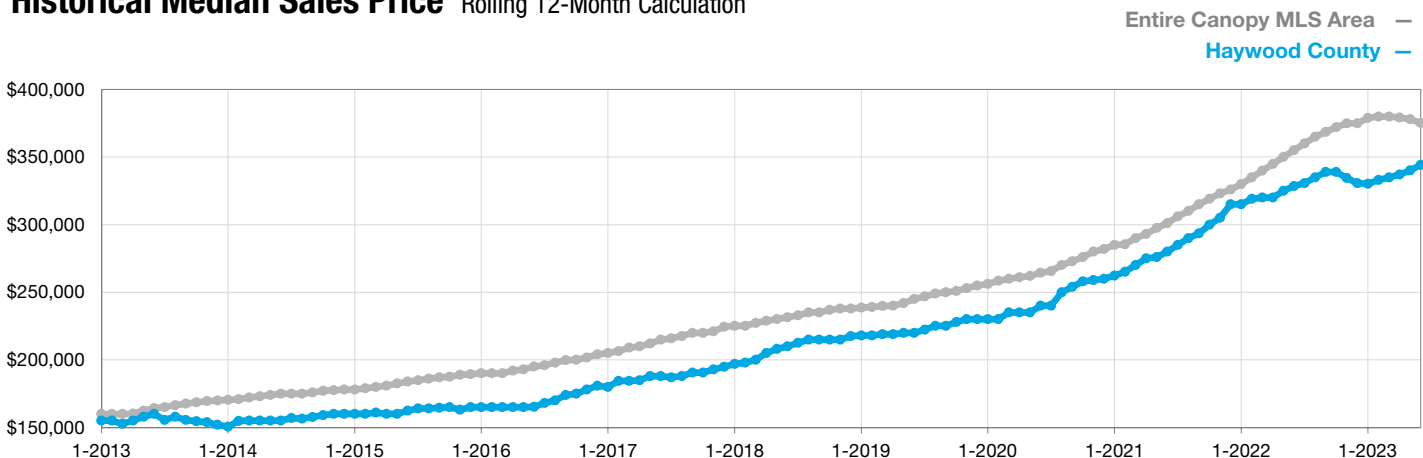
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	185	120	- 35.1%	753	658	- 12.6%
Pending Sales	106	98	- 7.5%	567	561	- 1.1%
Closed Sales	98	105	+ 7.1%	553	501	- 9.4%
Median Sales Price*	\$352,500	\$390,000	+ 10.6%	\$330,000	\$350,000	+ 6.1%
Average Sales Price*	\$393,407	\$479,707	+ 21.9%	\$369,460	\$409,583	+ 10.9%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	97.9%	94.7%	- 3.3%
List to Close	71	79	+ 11.3%	84	91	+ 8.3%
Days on Market Until Sale	21	37	+ 76.2%	32	47	+ 46.9%
Cumulative Days on Market Until Sale	26	39	+ 50.0%	36	51	+ 41.7%
Average List Price	\$451,569	\$479,190	+ 6.1%	\$423,580	\$477,244	+ 12.7%
Inventory of Homes for Sale	265	209	- 21.1%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

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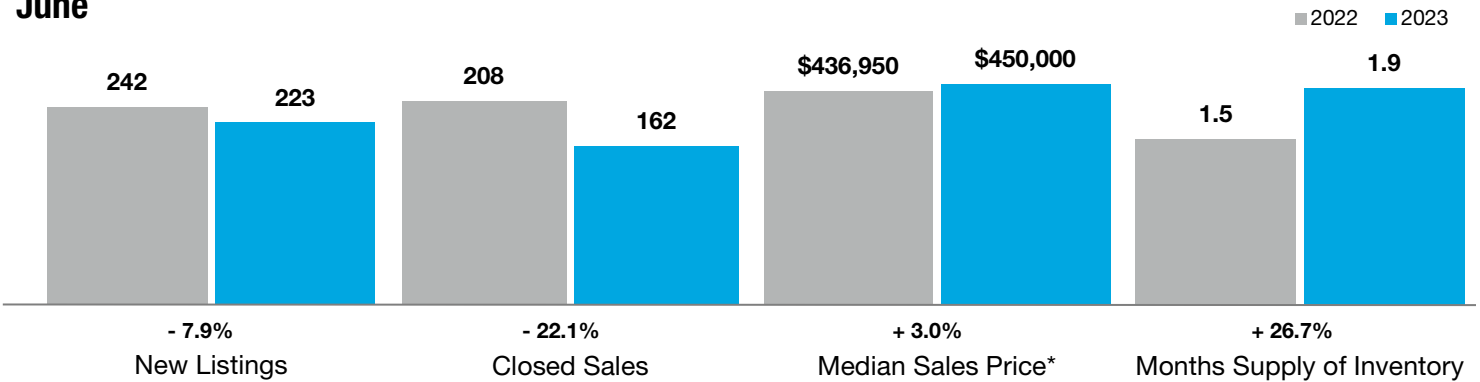
Henderson County

North Carolina

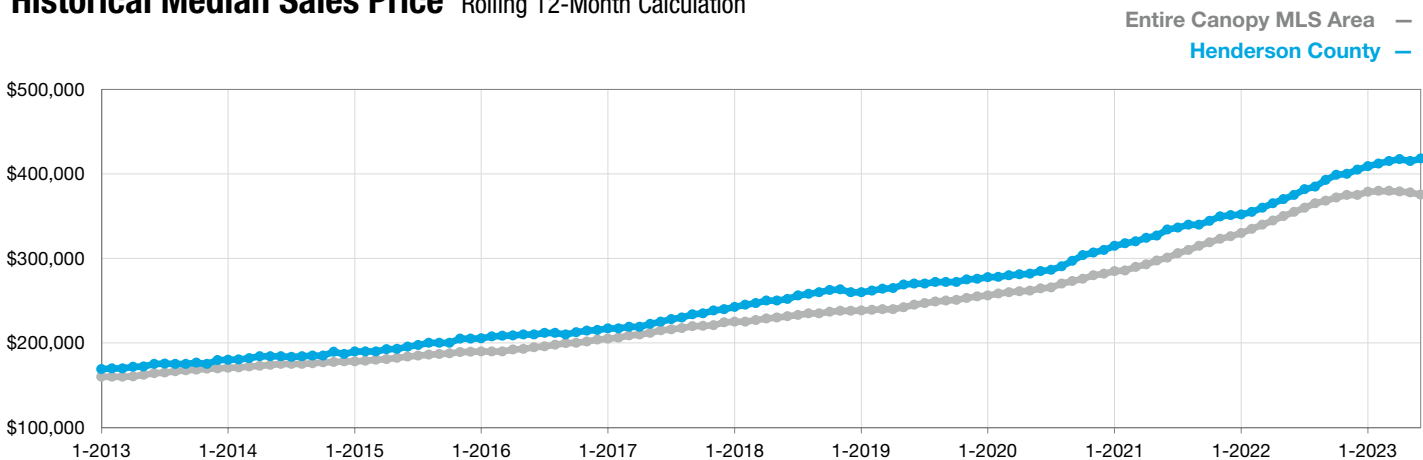
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	242	223	- 7.9%	1,224	1,099	- 10.2%
Pending Sales	172	189	+ 9.9%	1,045	963	- 7.8%
Closed Sales	208	162	- 22.1%	1,067	839	- 21.4%
Median Sales Price*	\$436,950	\$450,000	+ 3.0%	\$400,000	\$420,000	+ 5.0%
Average Sales Price*	\$508,416	\$500,994	- 1.5%	\$452,933	\$481,726	+ 6.4%
Percent of Original List Price Received*	101.7%	98.5%	- 3.1%	101.4%	97.6%	- 3.7%
List to Close	66	84	+ 27.3%	79	91	+ 15.2%
Days on Market Until Sale	15	29	+ 93.3%	23	39	+ 69.6%
Cumulative Days on Market Until Sale	16	36	+ 125.0%	25	43	+ 72.0%
Average List Price	\$484,065	\$597,054	+ 23.3%	\$500,569	\$562,305	+ 12.3%
Inventory of Homes for Sale	280	289	+ 3.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

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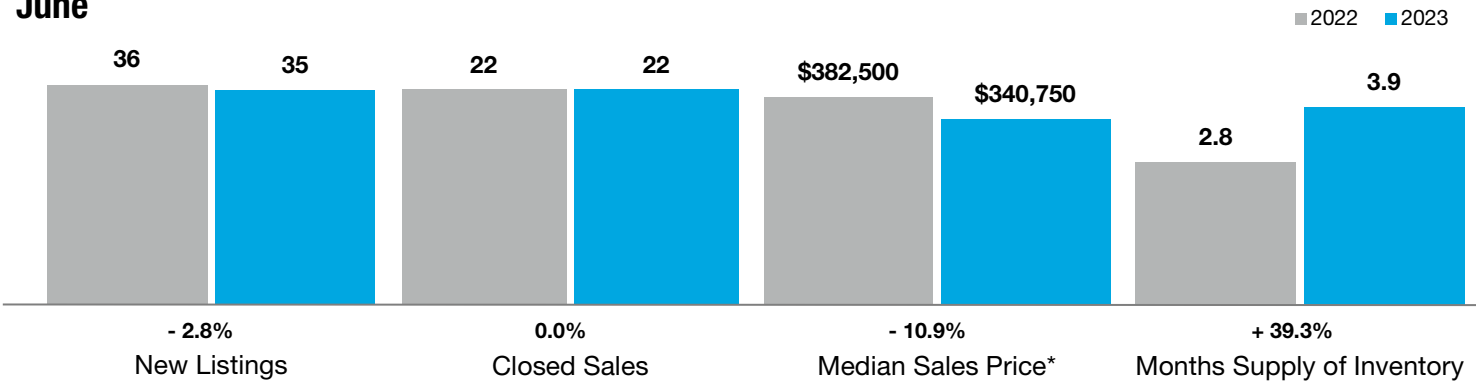
Jackson County

North Carolina

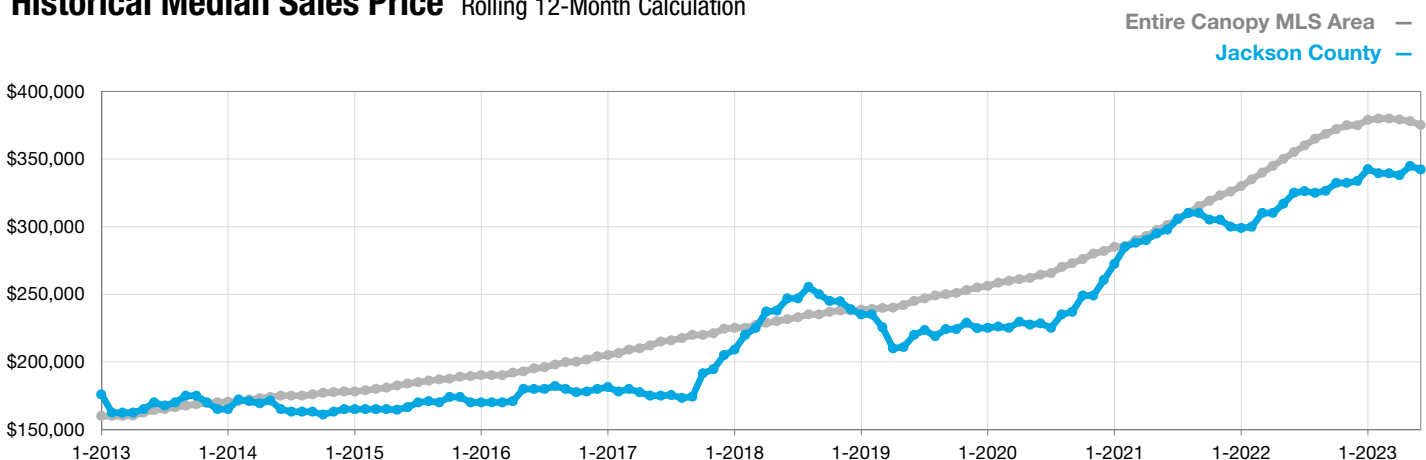
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	36	35	- 2.8%	181	173	- 4.4%
Pending Sales	22	28	+ 27.3%	140	124	- 11.4%
Closed Sales	22	22	0.0%	134	108	- 19.4%
Median Sales Price*	\$382,500	\$340,750	- 10.9%	\$343,950	\$350,573	+ 1.9%
Average Sales Price*	\$543,550	\$351,681	- 35.3%	\$461,054	\$482,548	+ 4.7%
Percent of Original List Price Received*	96.2%	91.7%	- 4.7%	96.9%	94.6%	- 2.4%
List to Close	101	85	- 15.8%	92	108	+ 17.4%
Days on Market Until Sale	58	48	- 17.2%	46	57	+ 23.9%
Cumulative Days on Market Until Sale	59	51	- 13.6%	47	67	+ 42.6%
Average List Price	\$708,206	\$956,712	+ 35.1%	\$594,998	\$745,927	+ 25.4%
Inventory of Homes for Sale	67	80	+ 19.4%	--	--	--
Months Supply of Inventory	2.8	3.9	+ 39.3%	--	--	--

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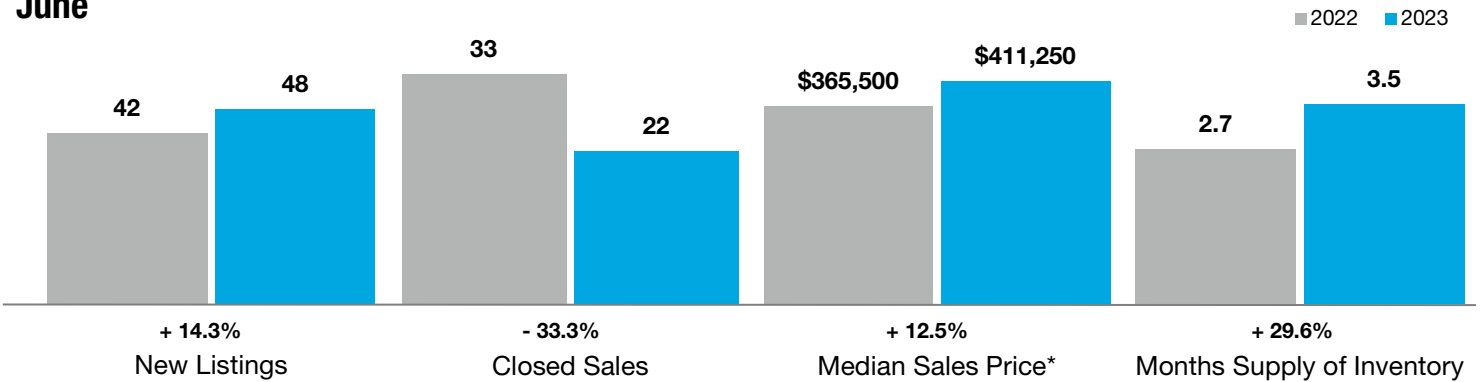
Madison County

North Carolina

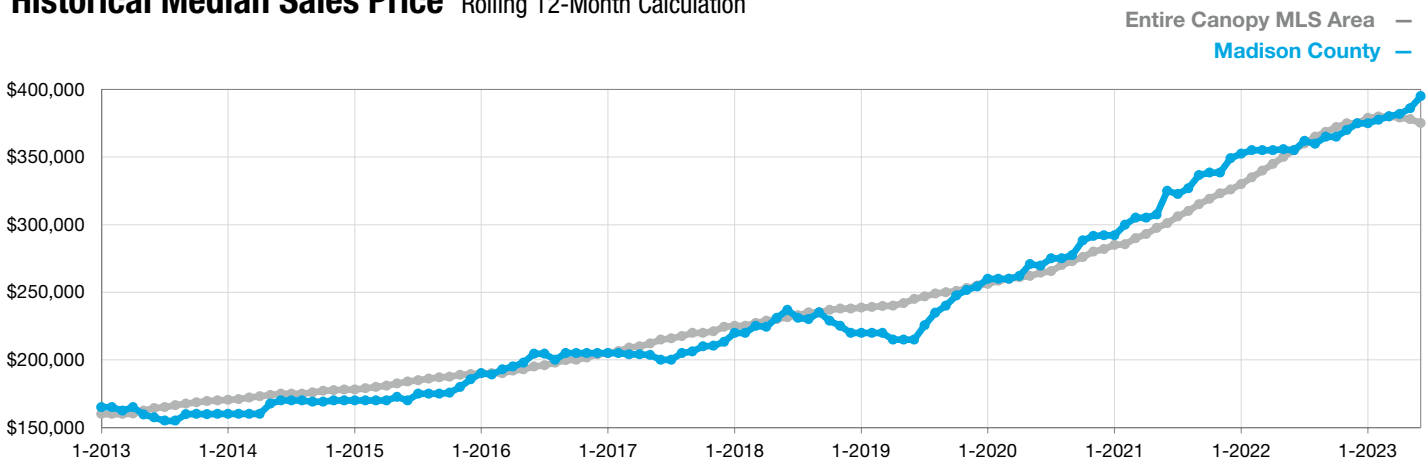
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	42	48	+ 14.3%	210	205	- 2.4%
Pending Sales	24	31	+ 29.2%	156	168	+ 7.7%
Closed Sales	33	22	- 33.3%	164	130	- 20.7%
Median Sales Price*	\$365,500	\$411,250	+ 12.5%	\$355,000	\$362,000	+ 2.0%
Average Sales Price*	\$491,567	\$463,247	- 5.8%	\$433,092	\$450,129	+ 3.9%
Percent of Original List Price Received*	99.1%	101.4%	+ 2.3%	98.6%	93.5%	- 5.2%
List to Close	82	78	- 4.9%	100	121	+ 21.0%
Days on Market Until Sale	19	28	+ 47.4%	40	63	+ 57.5%
Cumulative Days on Market Until Sale	19	32	+ 68.4%	41	75	+ 82.9%
Average List Price	\$707,827	\$553,081	- 21.9%	\$509,922	\$557,735	+ 9.4%
Inventory of Homes for Sale	77	86	+ 11.7%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

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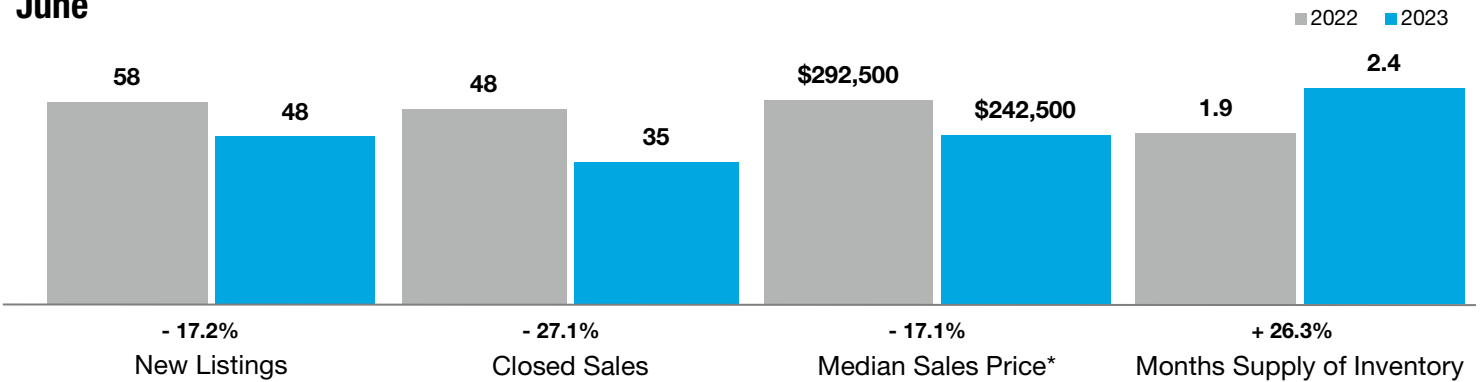
McDowell County

North Carolina

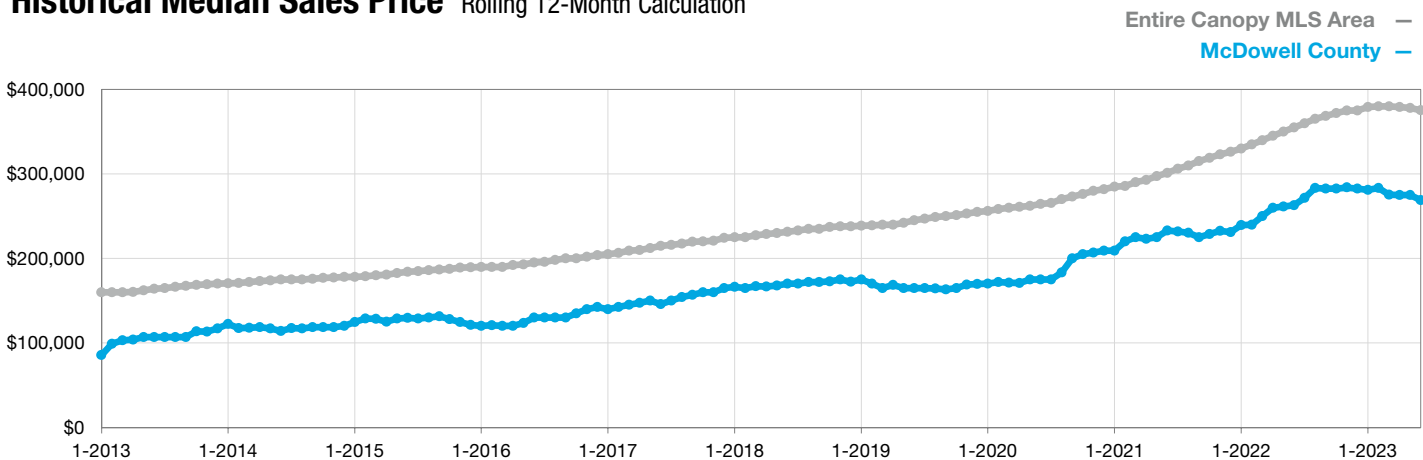
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	58	48	- 17.2%	280	241	- 13.9%
Pending Sales	33	37	+ 12.1%	248	200	- 19.4%
Closed Sales	48	35	- 27.1%	250	185	- 26.0%
Median Sales Price*	\$292,500	\$242,500	- 17.1%	\$291,500	\$265,000	- 9.1%
Average Sales Price*	\$364,235	\$329,101	- 9.6%	\$383,196	\$324,106	- 15.4%
Percent of Original List Price Received*	98.8%	99.2%	+ 0.4%	98.1%	95.5%	- 2.7%
List to Close	68	66	- 2.9%	94	84	- 10.6%
Days on Market Until Sale	20	24	+ 20.0%	40	36	- 10.0%
Cumulative Days on Market Until Sale	19	34	+ 78.9%	44	42	- 4.5%
Average List Price	\$417,952	\$413,531	- 1.1%	\$395,121	\$440,490	+ 11.5%
Inventory of Homes for Sale	77	80	+ 3.9%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

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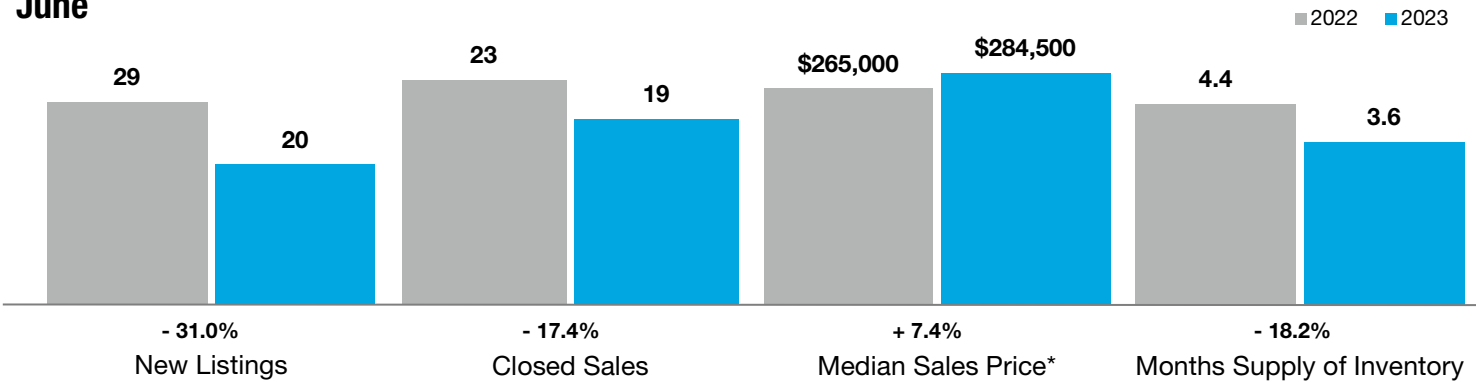
Mitchell County

North Carolina

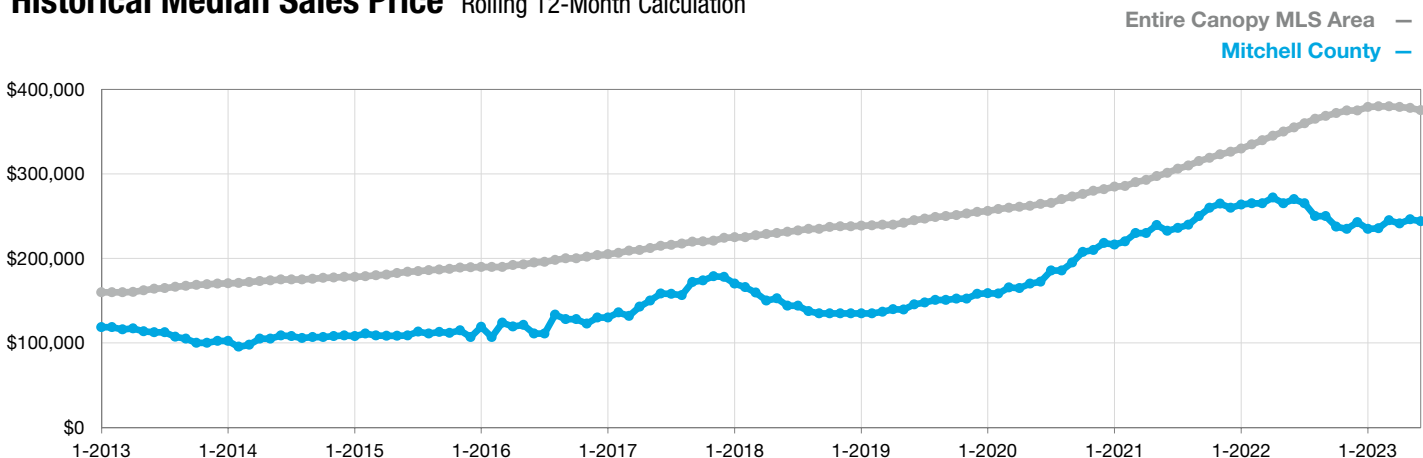
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	29	20	- 31.0%	149	111	- 25.5%
Pending Sales	18	15	- 16.7%	93	88	- 5.4%
Closed Sales	23	19	- 17.4%	93	79	- 15.1%
Median Sales Price*	\$265,000	\$284,500	+ 7.4%	\$255,000	\$250,000	- 2.0%
Average Sales Price*	\$289,773	\$332,329	+ 14.7%	\$297,064	\$299,115	+ 0.7%
Percent of Original List Price Received*	97.3%	96.9%	- 0.4%	96.0%	90.9%	- 5.3%
List to Close	58	123	+ 112.1%	108	119	+ 10.2%
Days on Market Until Sale	17	61	+ 258.8%	52	69	+ 32.7%
Cumulative Days on Market Until Sale	16	86	+ 437.5%	55	85	+ 54.5%
Average List Price	\$283,659	\$419,305	+ 47.8%	\$326,061	\$441,755	+ 35.5%
Inventory of Homes for Sale	74	55	- 25.7%	--	--	--
Months Supply of Inventory	4.4	3.6	- 18.2%	--	--	--

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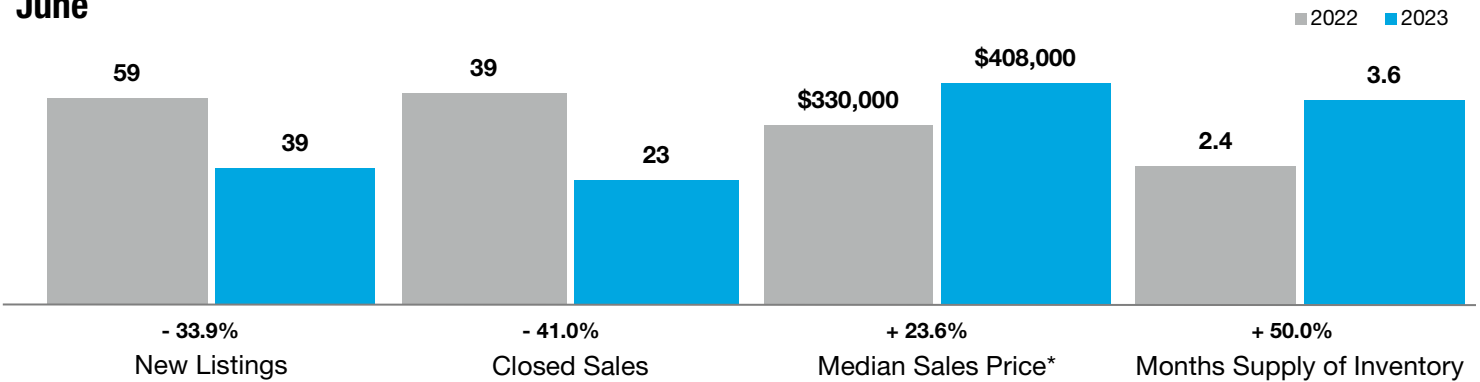
Polk County

North Carolina

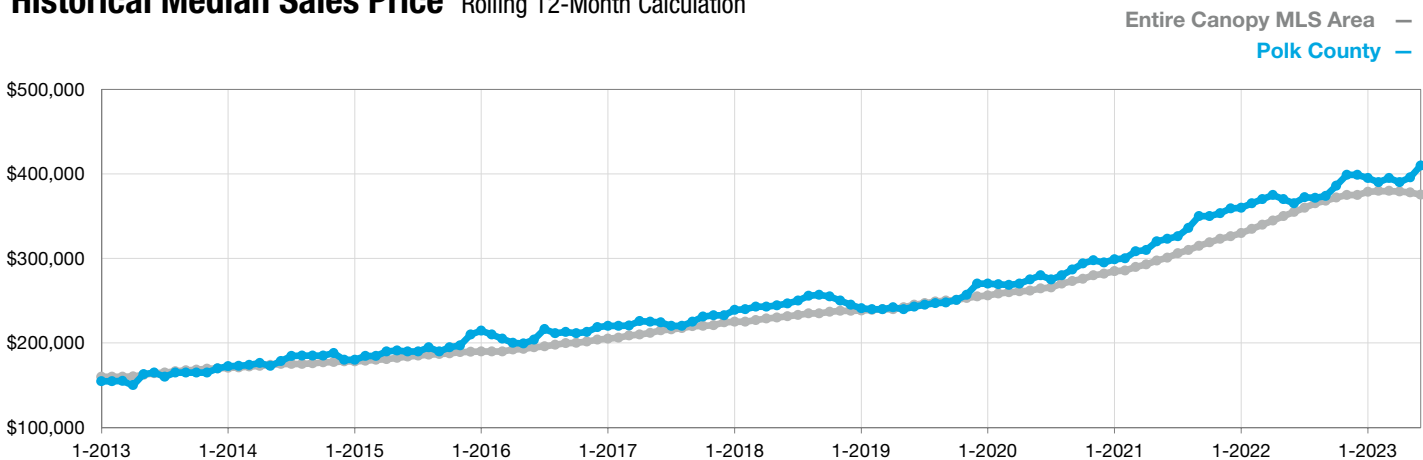
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	59	39	- 33.9%	247	196	- 20.6%
Pending Sales	41	26	- 36.6%	189	149	- 21.2%
Closed Sales	39	23	- 41.0%	171	137	- 19.9%
Median Sales Price*	\$330,000	\$408,000	+ 23.6%	\$370,000	\$405,000	+ 9.5%
Average Sales Price*	\$450,781	\$534,887	+ 18.7%	\$502,811	\$493,579	- 1.8%
Percent of Original List Price Received*	101.1%	97.1%	- 4.0%	97.0%	94.7%	- 2.4%
List to Close	78	80	+ 2.6%	91	91	0.0%
Days on Market Until Sale	28	35	+ 25.0%	42	45	+ 7.1%
Cumulative Days on Market Until Sale	27	36	+ 33.3%	46	57	+ 23.9%
Average List Price	\$574,849	\$701,268	+ 22.0%	\$587,786	\$628,451	+ 6.9%
Inventory of Homes for Sale	85	86	+ 1.2%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 50.0%	--	--	--

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Local Market Update for June 2023

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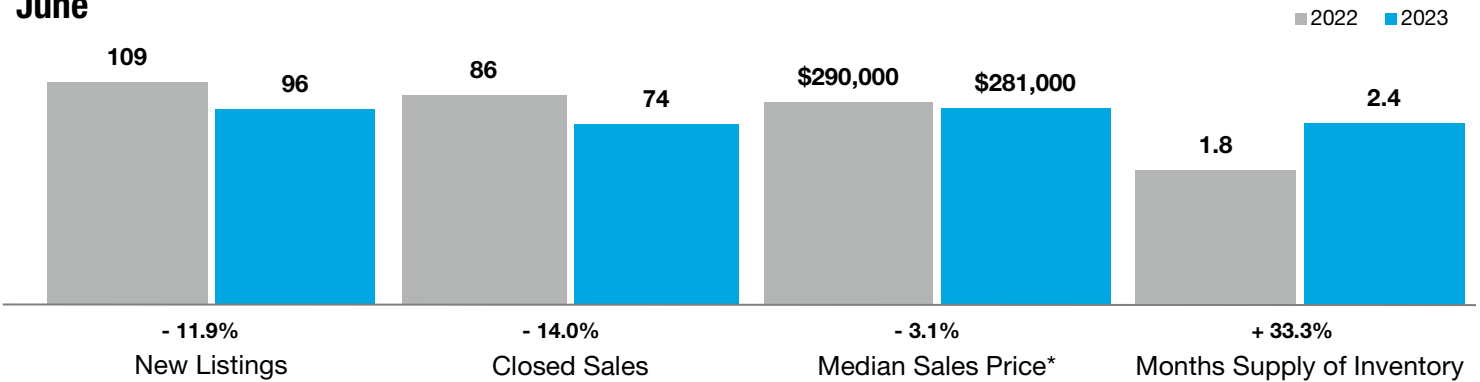
Rutherford County

North Carolina

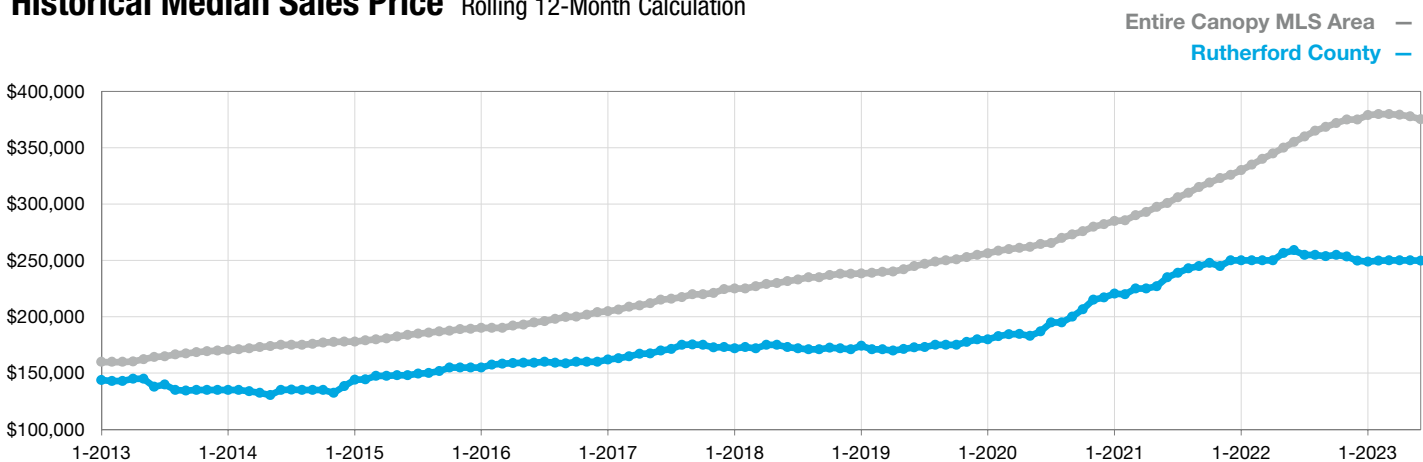
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	109	96	- 11.9%	598	474	- 20.7%
Pending Sales	75	68	- 9.3%	495	388	- 21.6%
Closed Sales	86	74	- 14.0%	491	358	- 27.1%
Median Sales Price*	\$290,000	\$281,000	- 3.1%	\$255,000	\$250,000	- 2.0%
Average Sales Price*	\$377,948	\$338,485	- 10.4%	\$321,174	\$312,375	- 2.7%
Percent of Original List Price Received*	98.5%	97.2%	- 1.3%	98.1%	94.4%	- 3.8%
List to Close	71	73	+ 2.8%	73	89	+ 21.9%
Days on Market Until Sale	25	28	+ 12.0%	25	44	+ 76.0%
Cumulative Days on Market Until Sale	26	38	+ 46.2%	27	50	+ 85.2%
Average List Price	\$370,963	\$452,497	+ 22.0%	\$349,263	\$402,663	+ 15.3%
Inventory of Homes for Sale	150	156	+ 4.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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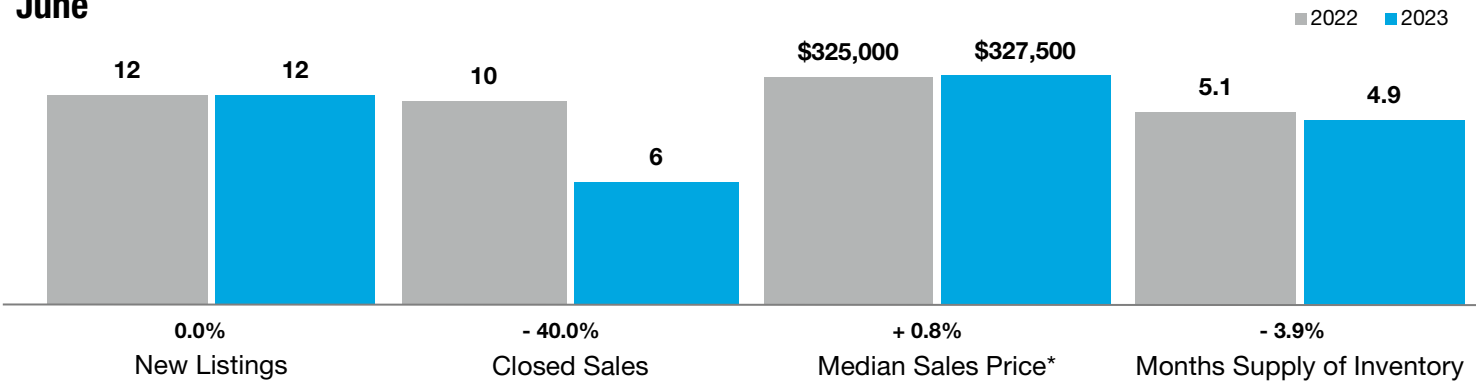
Swain County

North Carolina

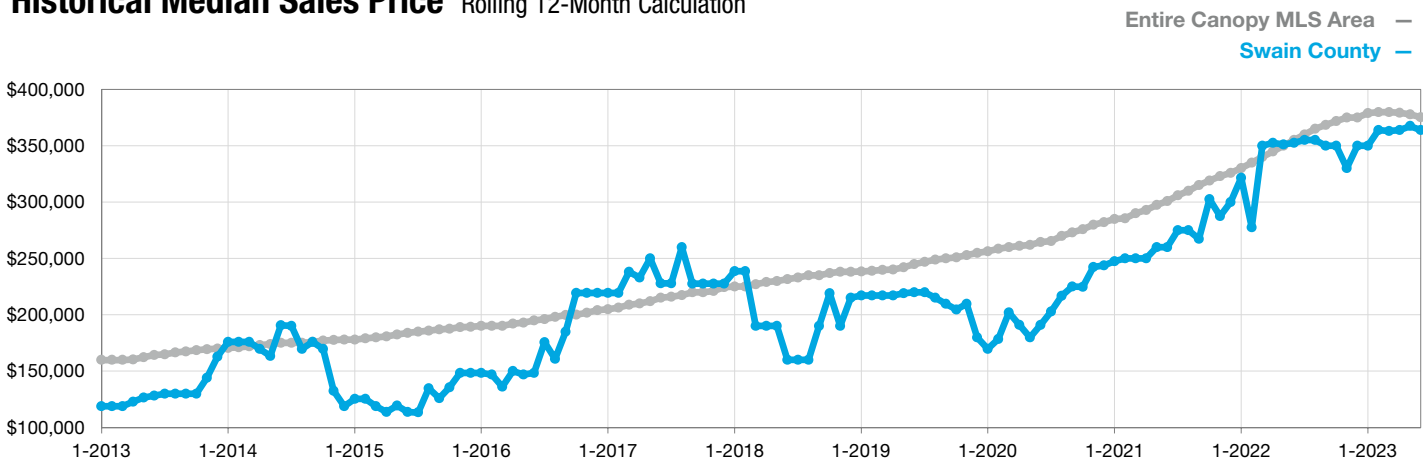
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	12	12	0.0%	64	47	- 26.6%
Pending Sales	3	13	+ 333.3%	43	29	- 32.6%
Closed Sales	10	6	- 40.0%	42	26	- 38.1%
Median Sales Price*	\$325,000	\$327,500	+ 0.8%	\$331,000	\$367,500	+ 11.0%
Average Sales Price*	\$377,830	\$340,817	- 9.8%	\$366,928	\$436,458	+ 18.9%
Percent of Original List Price Received*	95.6%	95.1%	- 0.5%	95.3%	93.2%	- 2.2%
List to Close	137	55	- 59.9%	94	109	+ 16.0%
Days on Market Until Sale	88	28	- 68.2%	49	57	+ 16.3%
Cumulative Days on Market Until Sale	95	27	- 71.6%	55	65	+ 18.2%
Average List Price	\$458,433	\$553,667	+ 20.8%	\$463,000	\$633,945	+ 36.9%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	5.1	4.9	- 3.9%	--	--	--

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June



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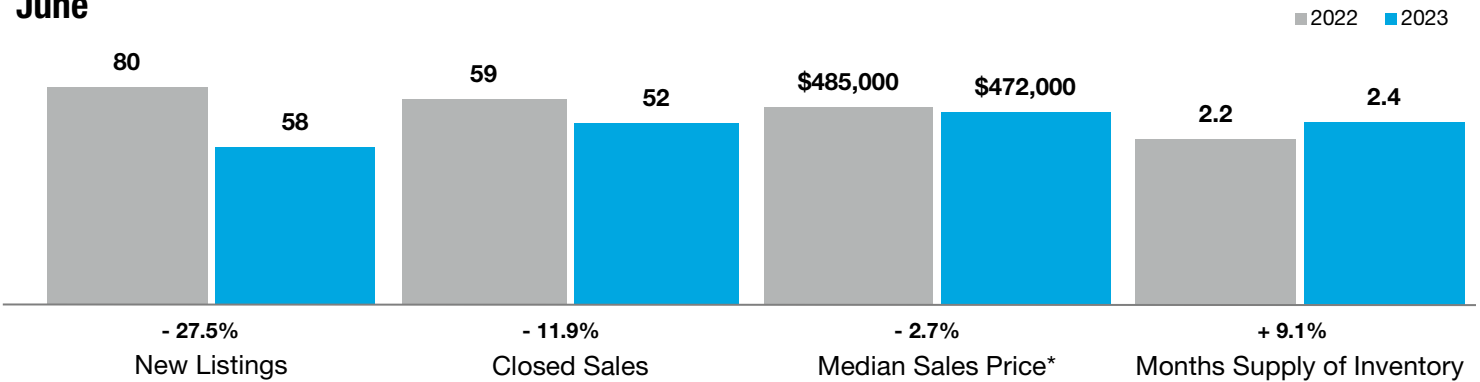
Transylvania County

North Carolina

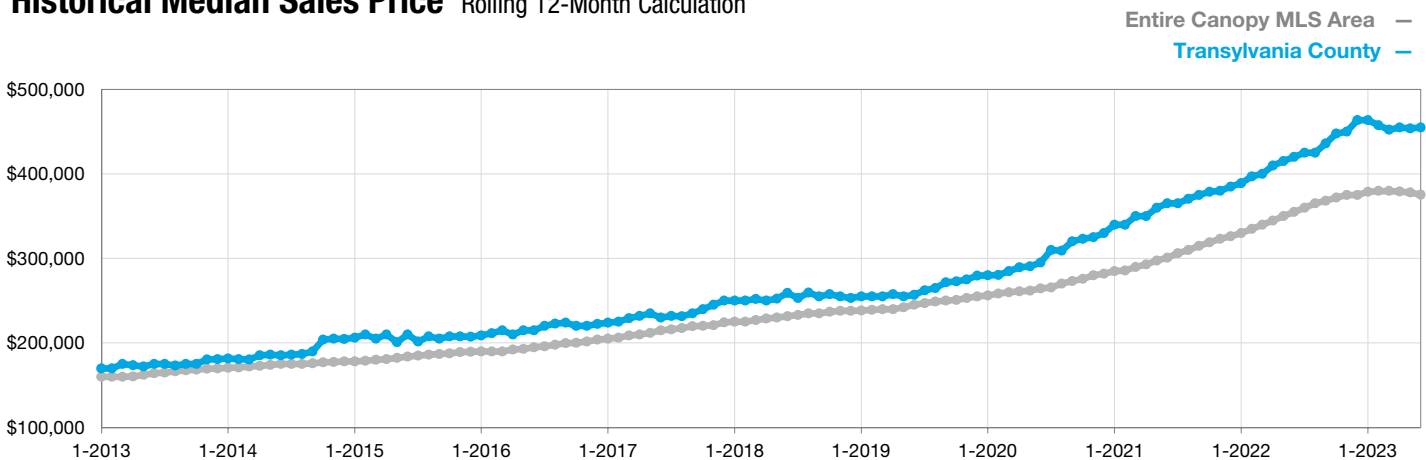
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	80	58	- 27.5%	389	297	- 23.7%
Pending Sales	53	43	- 18.9%	310	236	- 23.9%
Closed Sales	59	52	- 11.9%	296	226	- 23.6%
Median Sales Price*	\$485,000	\$472,000	- 2.7%	\$470,000	\$440,000	- 6.4%
Average Sales Price*	\$608,505	\$572,698	- 5.9%	\$559,471	\$588,853	+ 5.3%
Percent of Original List Price Received*	95.8%	95.3%	- 0.5%	97.8%	94.5%	- 3.4%
List to Close	90	99	+ 10.0%	89	95	+ 6.7%
Days on Market Until Sale	33	55	+ 66.7%	40	47	+ 17.5%
Cumulative Days on Market Until Sale	32	57	+ 78.1%	37	51	+ 37.8%
Average List Price	\$615,152	\$771,229	+ 25.4%	\$580,034	\$719,597	+ 24.1%
Inventory of Homes for Sale	121	104	- 14.0%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



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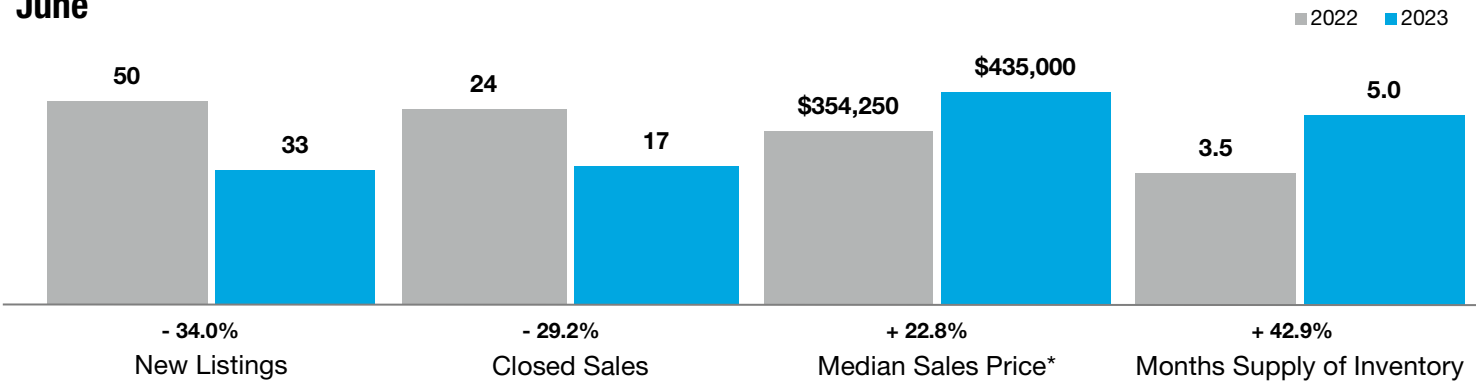
Yancey County

North Carolina

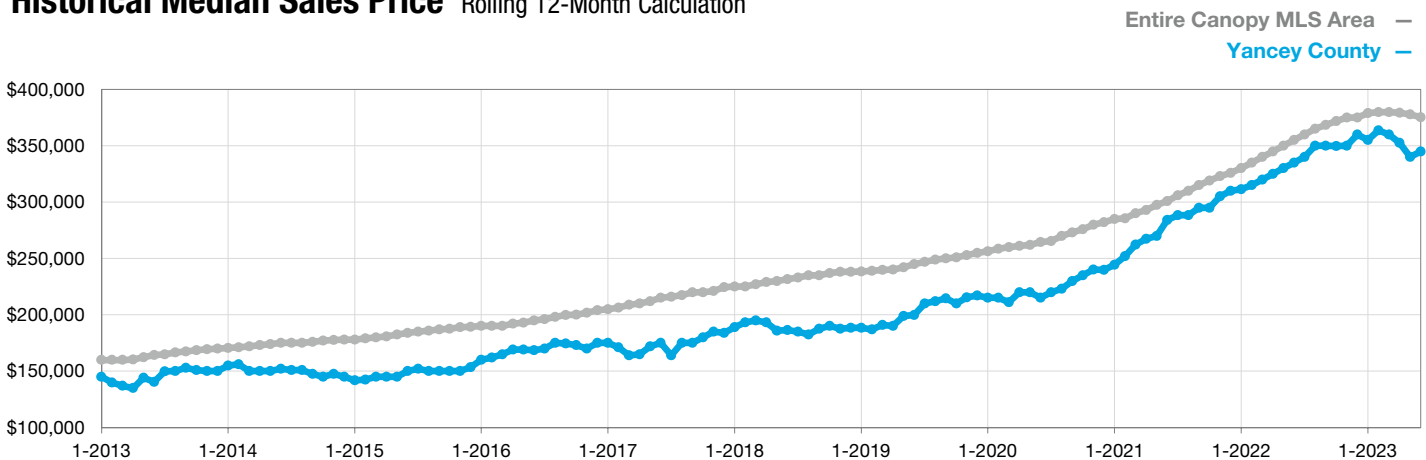
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	50	33	- 34.0%	204	134	- 34.3%
Pending Sales	28	24	- 14.3%	141	98	- 30.5%
Closed Sales	24	17	- 29.2%	148	93	- 37.2%
Median Sales Price*	\$354,250	\$435,000	+ 22.8%	\$349,250	\$323,177	- 7.5%
Average Sales Price*	\$470,451	\$495,441	+ 5.3%	\$424,548	\$401,937	- 5.3%
Percent of Original List Price Received*	94.7%	93.0%	- 1.8%	96.8%	91.1%	- 5.9%
List to Close	84	142	+ 69.0%	101	126	+ 24.8%
Days on Market Until Sale	40	93	+ 132.5%	45	77	+ 71.1%
Cumulative Days on Market Until Sale	40	93	+ 132.5%	49	88	+ 79.6%
Average List Price	\$577,310	\$457,415	- 20.8%	\$525,200	\$561,852	+ 7.0%
Inventory of Homes for Sale	101	95	- 5.9%	--	--	--
Months Supply of Inventory	3.5	5.0	+ 42.9%	--	--	--

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June



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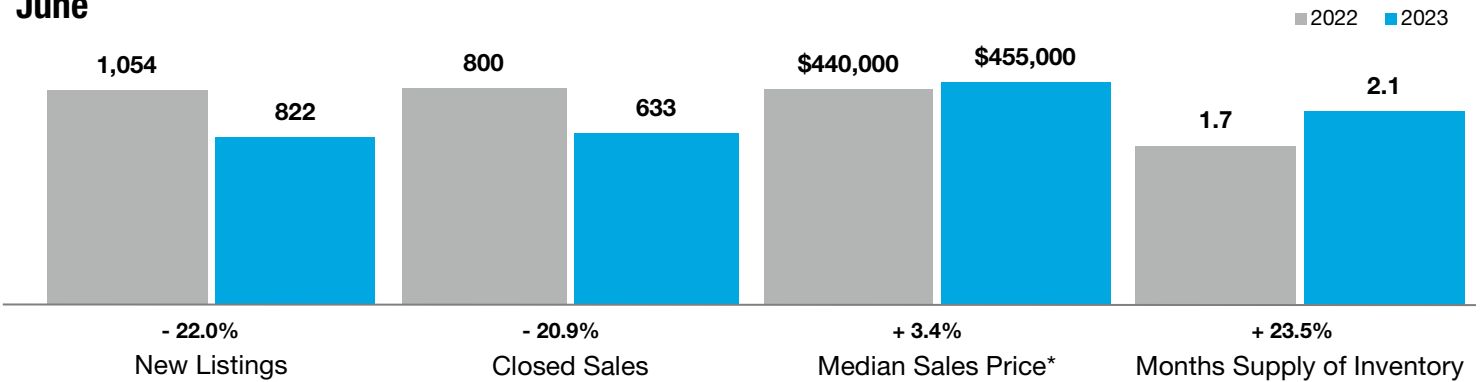
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	1,054	822	- 22.0%	4,930	4,163	- 15.6%
Pending Sales	697	652	- 6.5%	4,072	3,560	- 12.6%
Closed Sales	800	633	- 20.9%	4,012	3,182	- 20.7%
Median Sales Price*	\$440,000	\$455,000	+ 3.4%	\$409,575	\$425,000	+ 3.8%
Average Sales Price*	\$540,573	\$549,932	+ 1.7%	\$497,855	\$516,483	+ 3.7%
Percent of Original List Price Received*	101.4%	98.2%	- 3.2%	100.4%	96.8%	- 3.6%
List to Close	73	83	+ 13.7%	84	96	+ 14.3%
Days on Market Until Sale	17	30	+ 76.5%	27	42	+ 55.6%
Cumulative Days on Market Until Sale	18	34	+ 88.9%	29	44	+ 51.7%
Average List Price	\$548,744	\$634,400	+ 15.6%	\$540,968	\$602,476	+ 11.4%
Inventory of Homes for Sale	1,284	1,234	- 3.9%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation

