

# Local Market Update for February 2022

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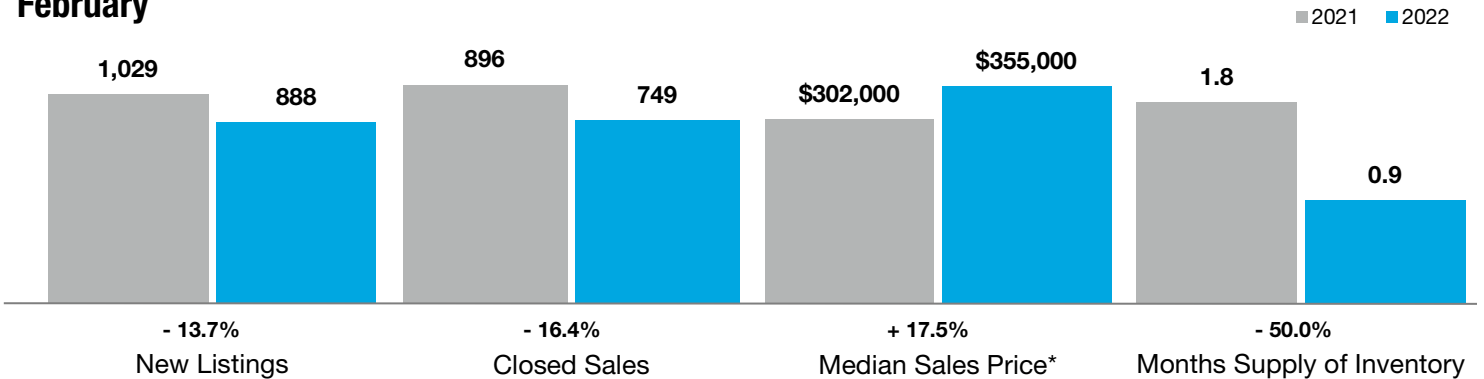
## Asheville Region

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

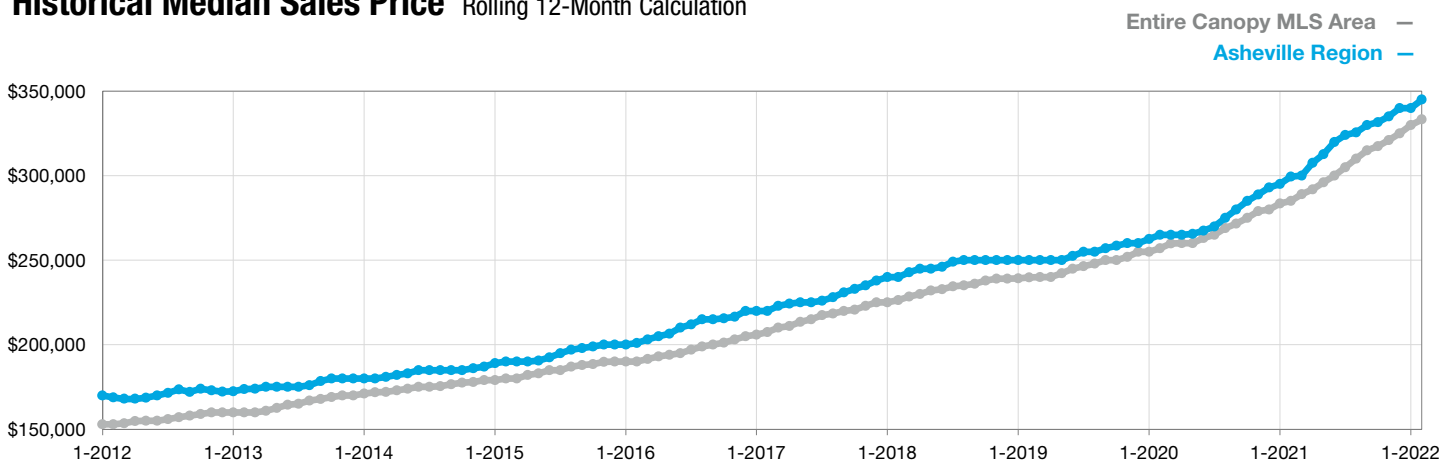
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1,029	888	- 13.7%	1,939	1,650	- 14.9%
Pending Sales	1,046	1,003	- 4.1%	2,137	1,903	- 10.9%
Closed Sales	896	749	- 16.4%	1,780	1,676	- 5.8%
Median Sales Price*	\$302,000	\$355,000	+ 17.5%	\$310,000	\$344,750	+ 11.2%
Average Sales Price*	\$368,029	\$431,676	+ 17.3%	\$369,543	\$422,416	+ 14.3%
Percent of Original List Price Received*	96.1%	97.2%	+ 1.1%	96.0%	97.0%	+ 1.0%
List to Close	108	96	- 11.1%	112	95	- 15.2%
Days on Market Until Sale	56	38	- 32.1%	56	37	- 33.9%
Cumulative Days on Market Until Sale	62	39	- 37.1%	63	39	- 38.1%
Average List Price	\$405,978	\$469,468	+ 15.6%	\$399,663	\$458,227	+ 14.7%
Inventory of Homes for Sale	2,012	1,077	- 46.5%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

\* 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.

### February



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



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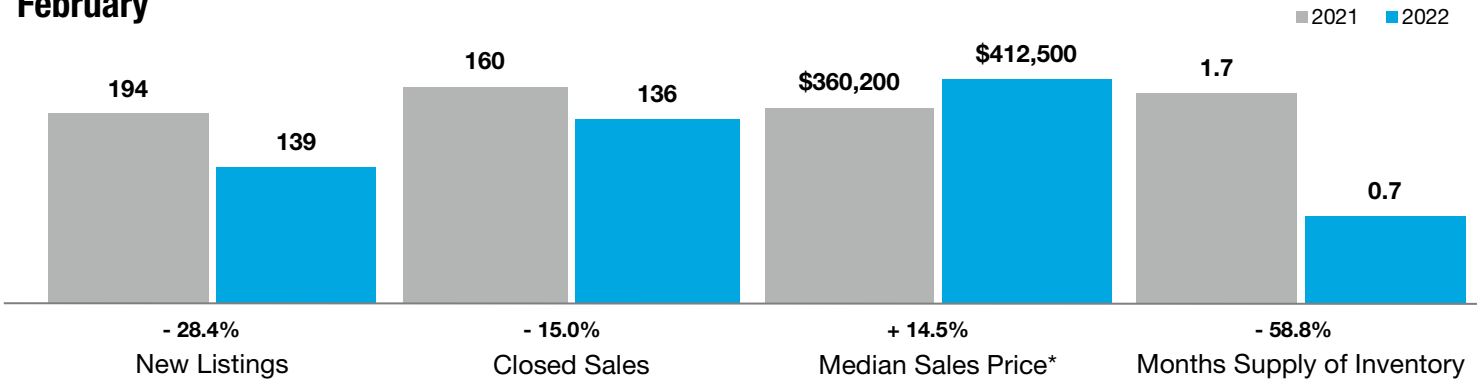
## City of Asheville

North Carolina

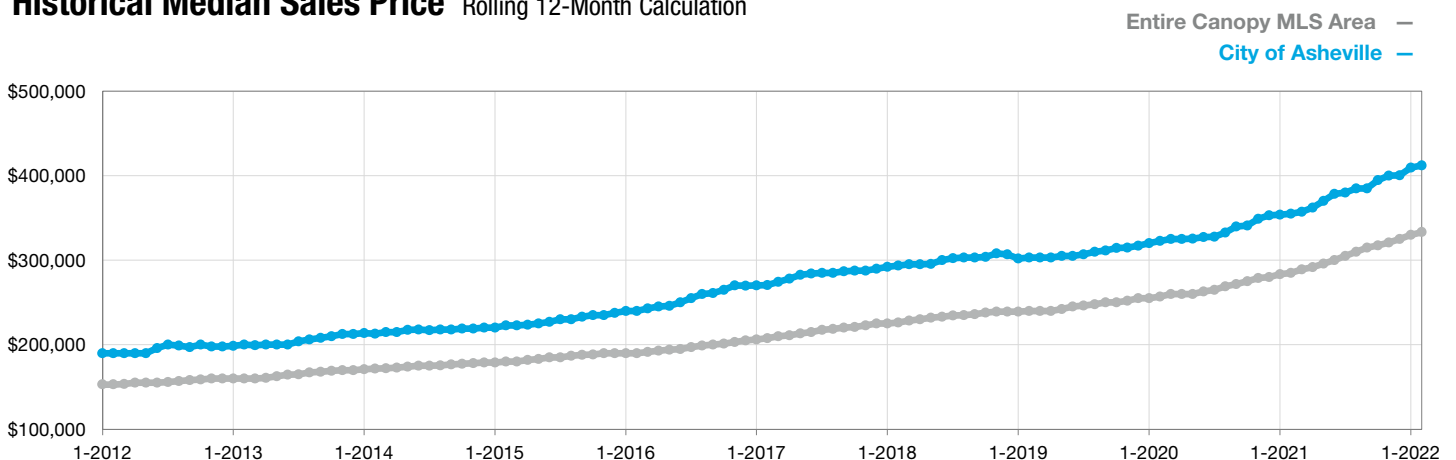
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	194	139	- 28.4%	352	263	- 25.3%
Pending Sales	210	161	- 23.3%	416	305	- 26.7%
Closed Sales	160	136	- 15.0%	344	299	- 13.1%
Median Sales Price*	\$360,200	\$412,500	+ 14.5%	\$350,000	\$410,000	+ 17.1%
Average Sales Price*	\$467,981	\$504,798	+ 7.9%	\$432,386	\$520,501	+ 20.4%
Percent of Original List Price Received*	97.0%	99.2%	+ 2.3%	97.0%	98.1%	+ 1.1%
List to Close	117	92	- 21.4%	108	87	- 19.4%
Days on Market Until Sale	57	37	- 35.1%	50	35	- 30.0%
Cumulative Days on Market Until Sale	63	36	- 42.9%	54	35	- 35.2%
Average List Price	\$538,040	\$627,707	+ 16.7%	\$539,189	\$596,391	+ 10.6%
Inventory of Homes for Sale	341	151	- 55.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

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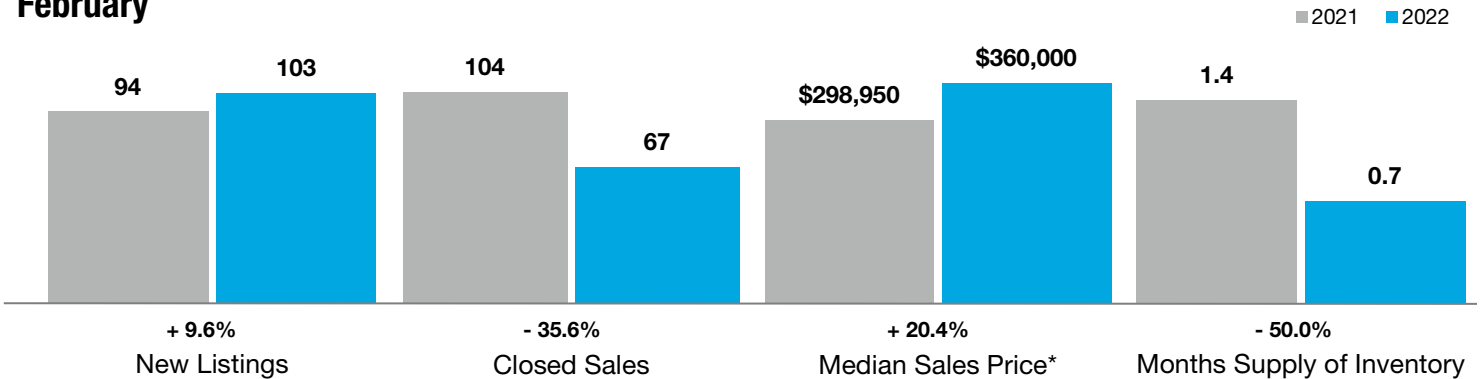
## City of Hendersonville

North Carolina

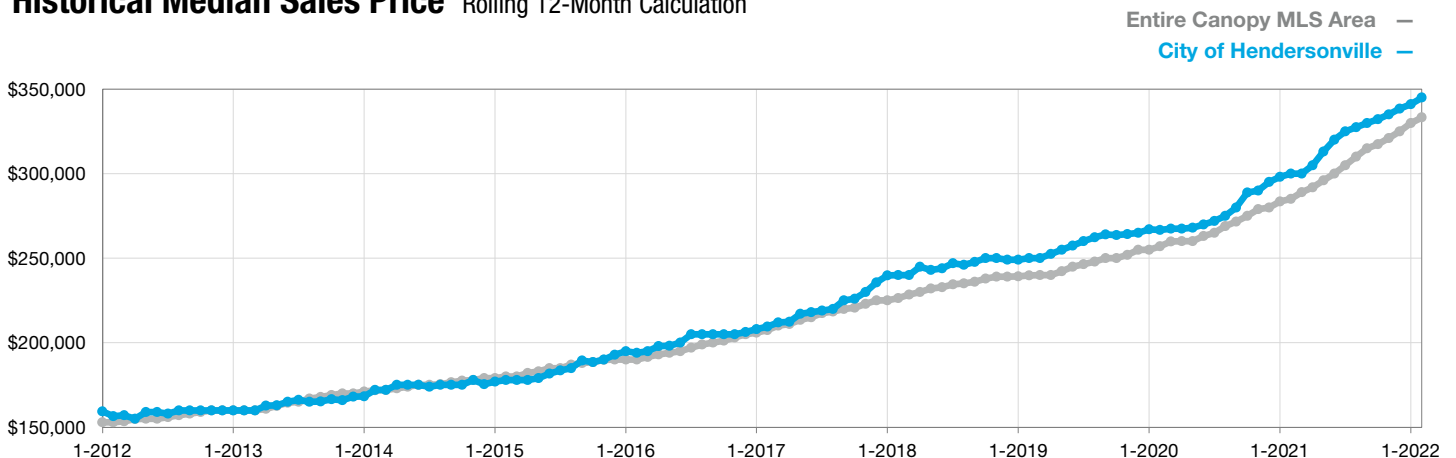
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	94	103	+ 9.6%	217	178	- 18.0%
Pending Sales	103	115	+ 11.7%	234	190	- 18.8%
Closed Sales	104	67	- 35.6%	177	176	- 0.6%
Median Sales Price*	\$298,950	\$360,000	+ 20.4%	\$315,000	\$355,000	+ 12.7%
Average Sales Price*	\$338,742	\$454,659	+ 34.2%	\$357,257	\$427,028	+ 19.5%
Percent of Original List Price Received*	97.7%	100.2%	+ 2.6%	96.9%	99.6%	+ 2.8%
List to Close	86	86	0.0%	98	83	- 15.3%
Days on Market Until Sale	35	32	- 8.6%	48	28	- 41.7%
Cumulative Days on Market Until Sale	42	38	- 9.5%	58	32	- 44.8%
Average List Price	\$363,689	\$429,779	+ 18.2%	\$350,297	\$417,921	+ 19.3%
Inventory of Homes for Sale	171	91	- 46.8%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

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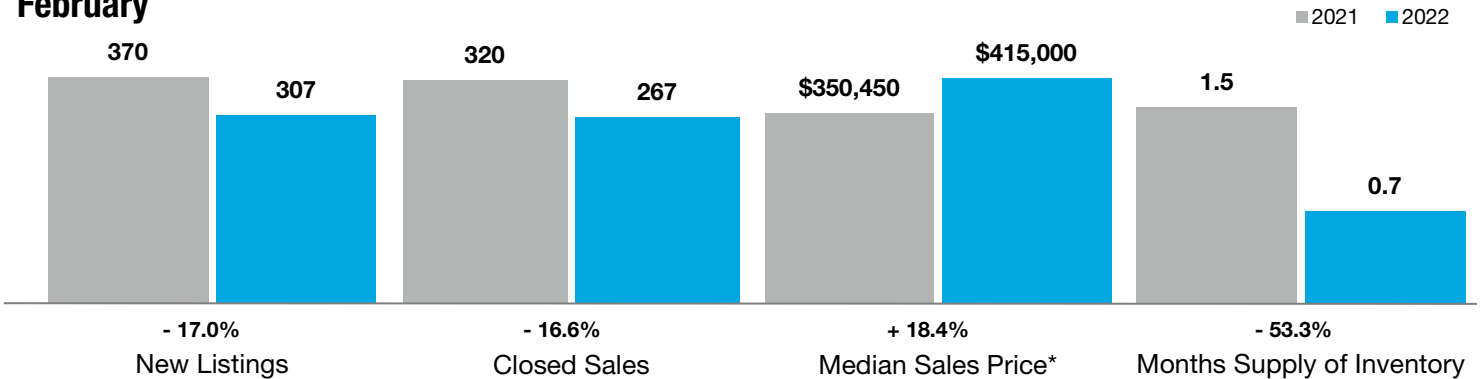
## Buncombe County

North Carolina

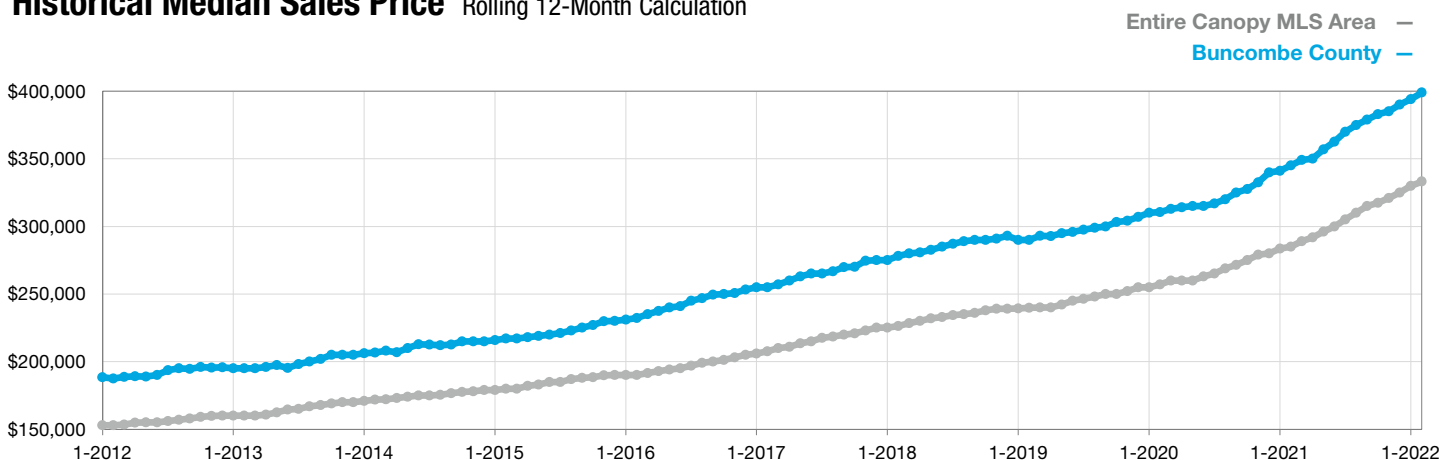
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	370	307	- 17.0%	676	580	- 14.2%
Pending Sales	396	363	- 8.3%	787	698	- 11.3%
Closed Sales	320	267	- 16.6%	663	601	- 9.4%
Median Sales Price*	\$350,450	\$415,000	+ 18.4%	\$350,000	\$400,000	+ 14.3%
Average Sales Price*	\$433,395	\$515,221	+ 18.9%	\$426,824	\$500,988	+ 17.4%
Percent of Original List Price Received*	97.2%	98.4%	+ 1.2%	97.0%	97.5%	+ 0.5%
List to Close	111	98	- 11.7%	109	96	- 11.9%
Days on Market Until Sale	52	36	- 30.8%	50	35	- 30.0%
Cumulative Days on Market Until Sale	57	36	- 36.8%	55	36	- 34.5%
Average List Price	\$478,420	\$613,095	+ 28.1%	\$496,609	\$563,544	+ 13.5%
Inventory of Homes for Sale	636	317	- 50.2%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

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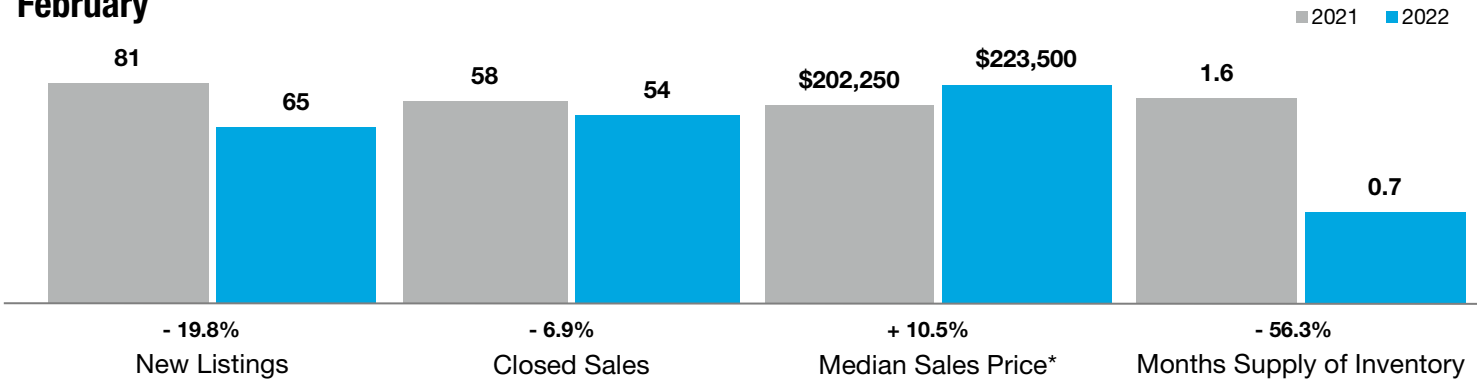
## Burke County

North Carolina

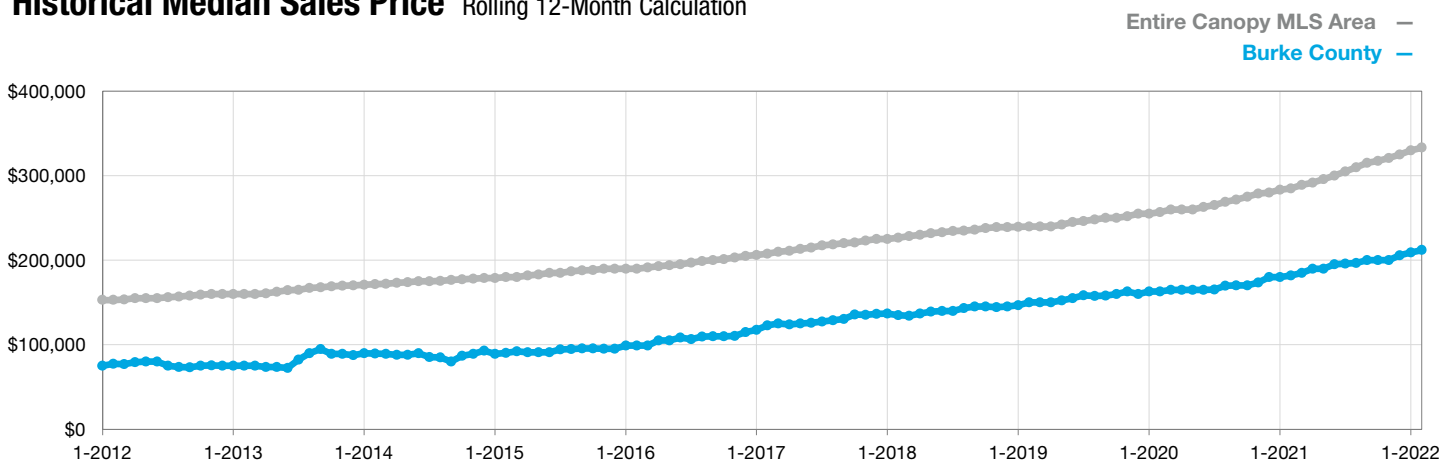
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	81	65	- 19.8%	152	129	- 15.1%
Pending Sales	84	77	- 8.3%	155	154	- 0.6%
Closed Sales	58	54	- 6.9%	116	132	+ 13.8%
Median Sales Price*	\$202,250	<b>\$223,500</b>	+ 10.5%	\$191,000	<b>\$220,000</b>	+ 15.2%
Average Sales Price*	\$241,616	<b>\$269,754</b>	+ 11.6%	\$223,113	<b>\$251,405</b>	+ 12.7%
Percent of Original List Price Received*	99.5%	<b>95.7%</b>	- 3.8%	98.6%	<b>95.6%</b>	- 3.0%
List to Close	67	<b>81</b>	+ 20.9%	79	<b>90</b>	+ 13.9%
Days on Market Until Sale	22	<b>32</b>	+ 45.5%	26	<b>35</b>	+ 34.6%
Cumulative Days on Market Until Sale	23	<b>35</b>	+ 52.2%	32	<b>36</b>	+ 12.5%
Average List Price	\$225,327	<b>\$230,949</b>	+ 2.5%	\$231,863	<b>\$271,339</b>	+ 17.0%
Inventory of Homes for Sale	115	<b>60</b>	- 47.8%	--	--	--
Months Supply of Inventory	1.6	<b>0.7</b>	- 56.3%	--	--	--

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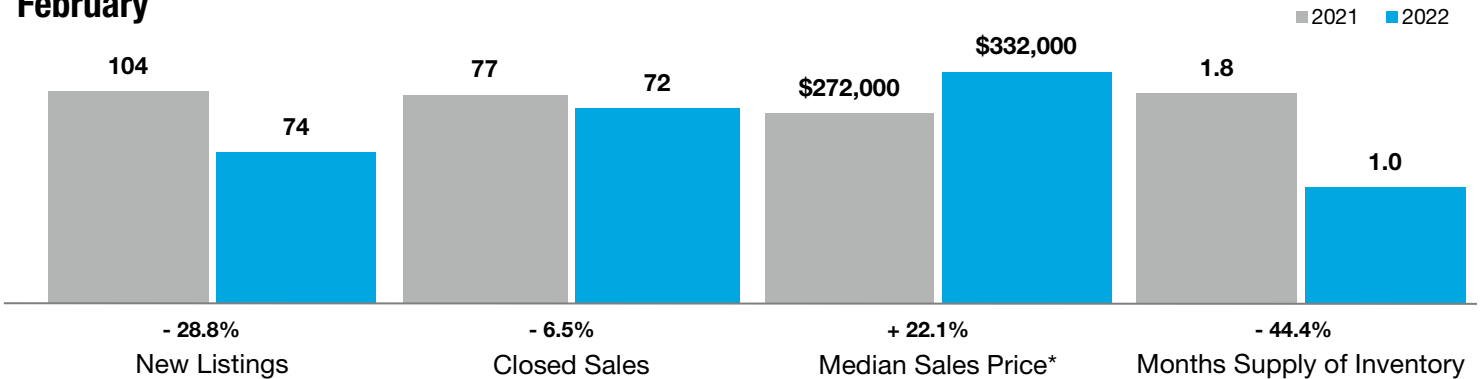
## Haywood County

North Carolina

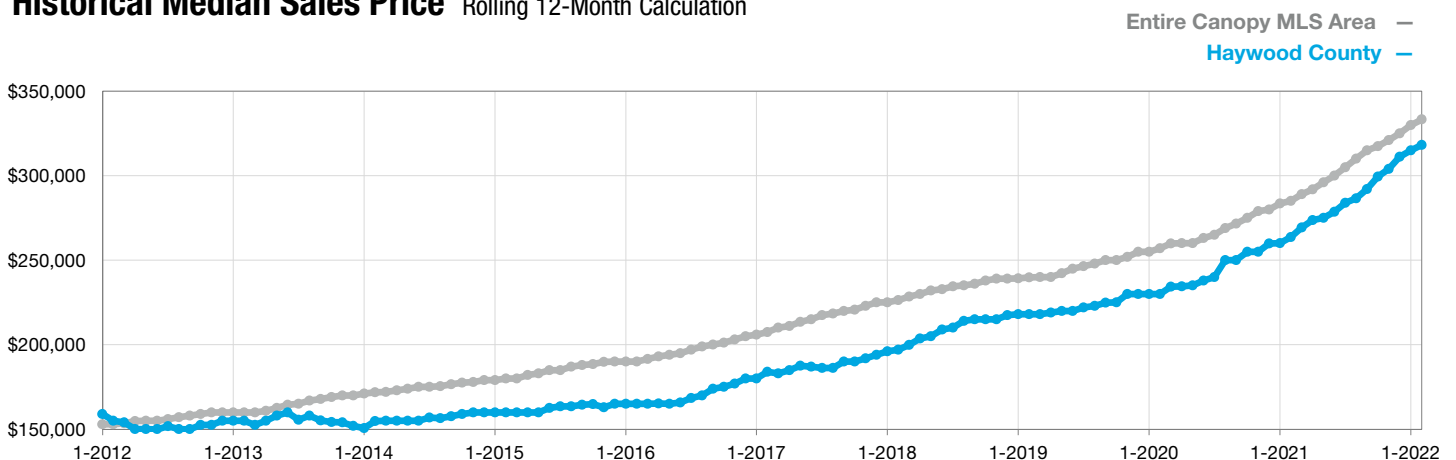
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	104	74	- 28.8%	189	149	- 21.2%
Pending Sales	88	76	- 13.6%	195	172	- 11.8%
Closed Sales	77	72	- 6.5%	159	161	+ 1.3%
Median Sales Price*	\$272,000	\$332,000	+ 22.1%	\$270,000	\$330,000	+ 22.2%
Average Sales Price*	\$293,216	\$362,079	+ 23.5%	\$324,629	\$373,260	+ 15.0%
Percent of Original List Price Received*	94.0%	96.7%	+ 2.9%	93.8%	97.4%	+ 3.8%
List to Close	107	86	- 19.6%	105	94	- 10.5%
Days on Market Until Sale	51	32	- 37.3%	47	36	- 23.4%
Cumulative Days on Market Until Sale	54	42	- 22.2%	49	41	- 16.3%
Average List Price	\$351,940	\$360,678	+ 2.5%	\$335,187	\$354,248	+ 5.7%
Inventory of Homes for Sale	211	120	- 43.1%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

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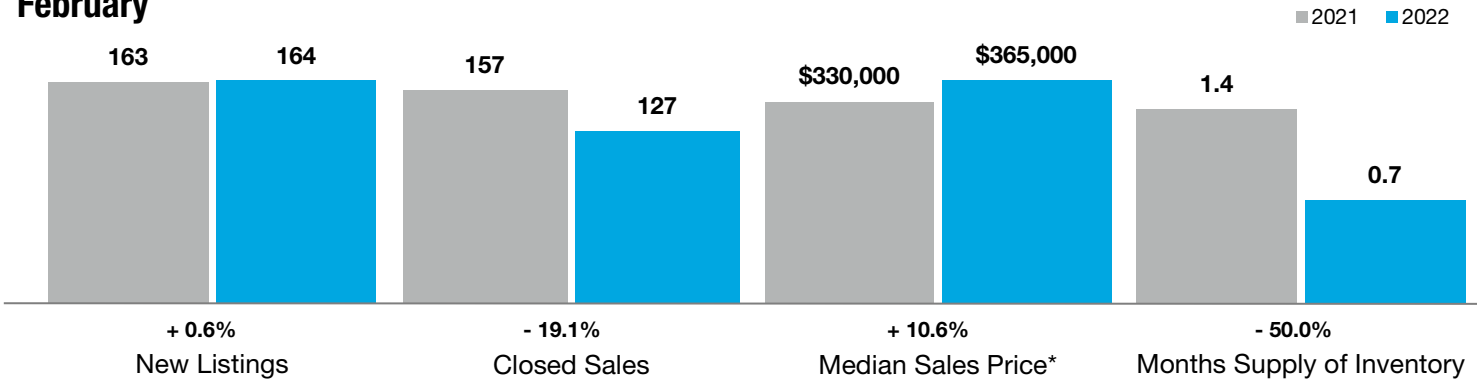
## Henderson County

North Carolina

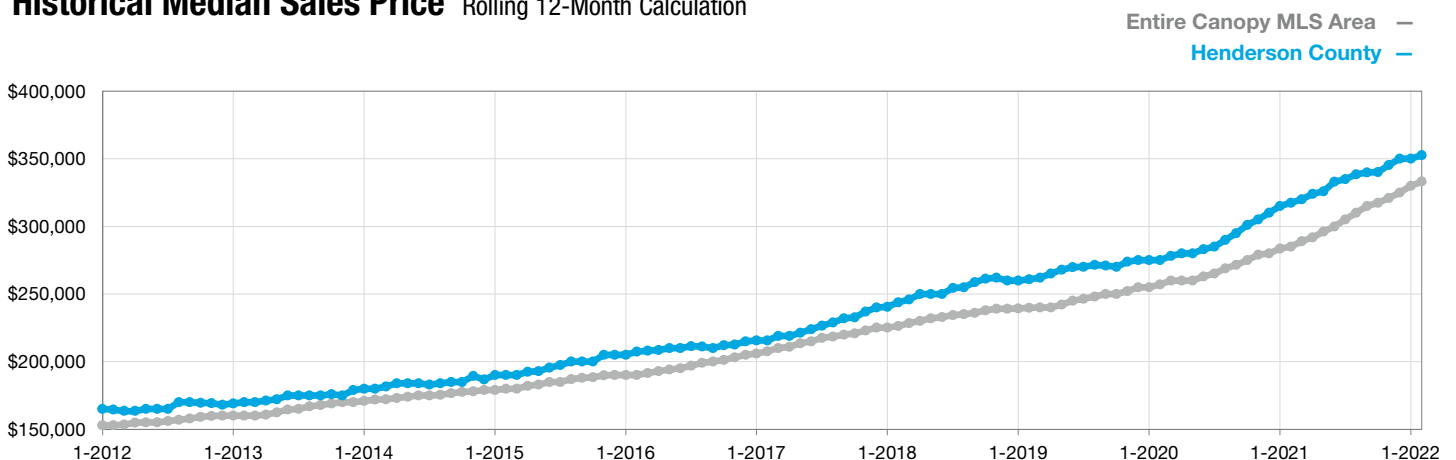
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	163	164	+ 0.6%	357	287	- 19.6%
Pending Sales	181	181	0.0%	384	317	- 17.4%
Closed Sales	157	127	- 19.1%	278	299	+ 7.6%
Median Sales Price*	\$330,000	\$365,000	+ 10.6%	\$327,450	\$355,000	+ 8.4%
Average Sales Price*	\$376,090	\$433,516	+ 15.3%	\$378,718	\$410,471	+ 8.4%
Percent of Original List Price Received*	98.1%	99.8%	+ 1.7%	97.2%	99.4%	+ 2.3%
List to Close	91	86	- 5.5%	97	85	- 12.4%
Days on Market Until Sale	44	31	- 29.5%	47	29	- 38.3%
Cumulative Days on Market Until Sale	49	34	- 30.6%	55	32	- 41.8%
Average List Price	\$388,577	\$437,420	+ 12.6%	\$373,916	\$425,777	+ 13.9%
Inventory of Homes for Sale	276	153	- 44.6%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

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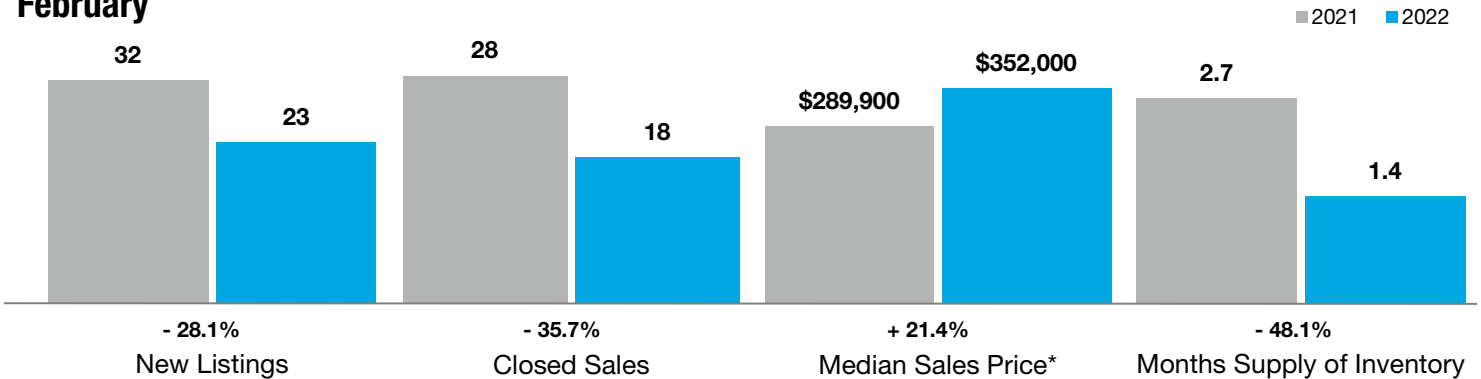
## Jackson County

North Carolina

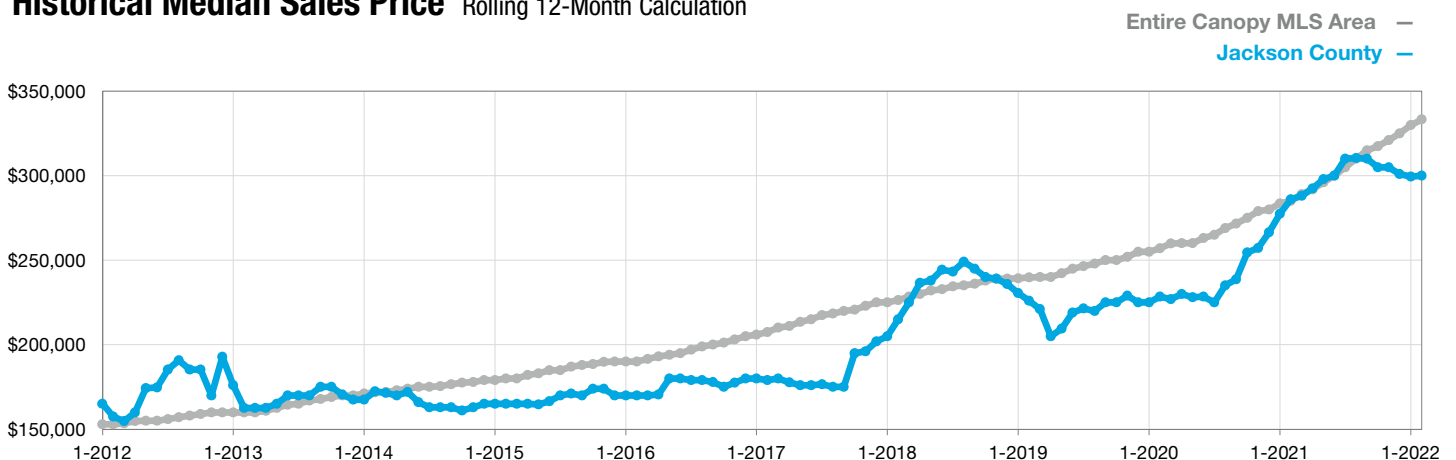
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	32	23	- 28.1%	51	43	- 15.7%
Pending Sales	31	29	- 6.5%	58	46	- 20.7%
Closed Sales	28	18	- 35.7%	61	35	- 42.6%
Median Sales Price*	\$289,900	\$352,000	+ 21.4%	\$309,625	\$305,000	- 1.5%
Average Sales Price*	\$290,431	\$400,881	+ 38.0%	\$360,642	\$344,692	- 4.4%
Percent of Original List Price Received*	94.9%	96.5%	+ 1.7%	95.1%	95.1%	0.0%
List to Close	148	98	- 33.8%	162	121	- 25.3%
Days on Market Until Sale	98	38	- 61.2%	101	59	- 41.6%
Cumulative Days on Market Until Sale	127	38	- 70.1%	104	42	- 59.6%
Average List Price	\$265,850	\$555,591	+ 109.0%	\$300,516	\$549,988	+ 83.0%
Inventory of Homes for Sale	81	39	- 51.9%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--

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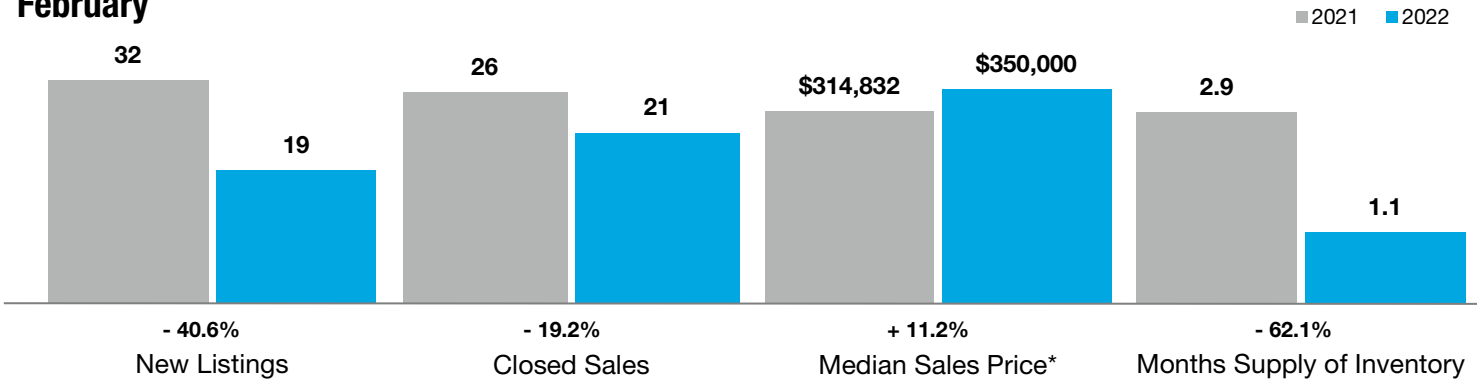
## Madison County

North Carolina

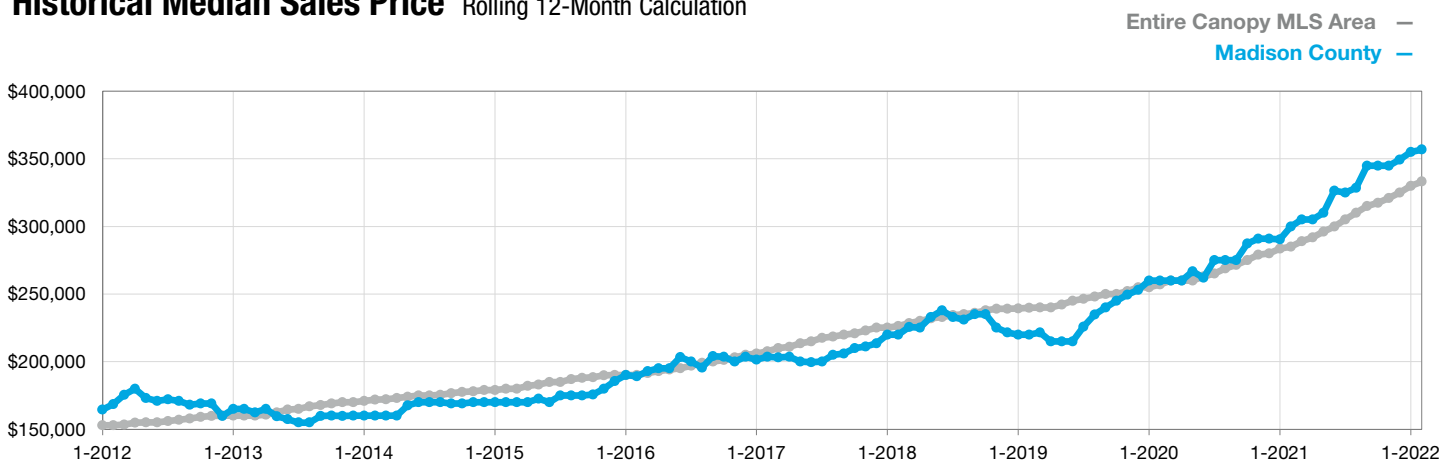
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	32	19	- 40.6%	53	33	- 37.7%
Pending Sales	23	20	- 13.0%	46	49	+ 6.5%
Closed Sales	26	21	- 19.2%	50	50	0.0%
Median Sales Price*	\$314,832	\$350,000	+ 11.2%	\$312,332	\$355,000	+ 13.7%
Average Sales Price*	\$392,750	\$402,333	+ 2.4%	\$354,073	\$432,900	+ 22.3%
Percent of Original List Price Received*	94.9%	94.7%	- 0.2%	95.6%	95.0%	- 0.6%
List to Close	116	126	+ 8.6%	142	122	- 14.1%
Days on Market Until Sale	80	53	- 33.8%	89	55	- 38.2%
Cumulative Days on Market Until Sale	84	53	- 36.9%	91	56	- 38.5%
Average List Price	\$411,756	\$343,618	- 16.5%	\$396,466	\$365,308	- 7.9%
Inventory of Homes for Sale	74	30	- 59.5%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--

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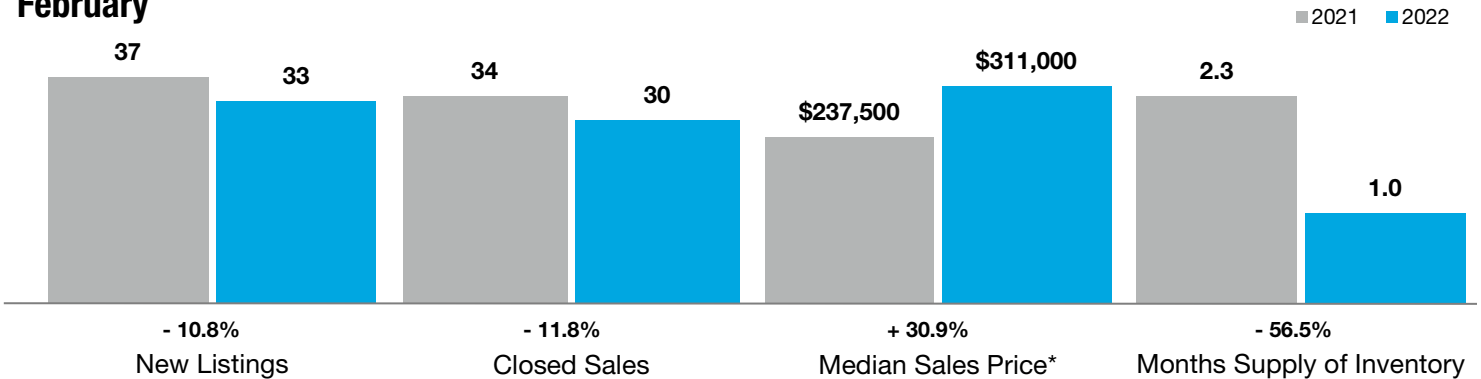
## McDowell County

North Carolina

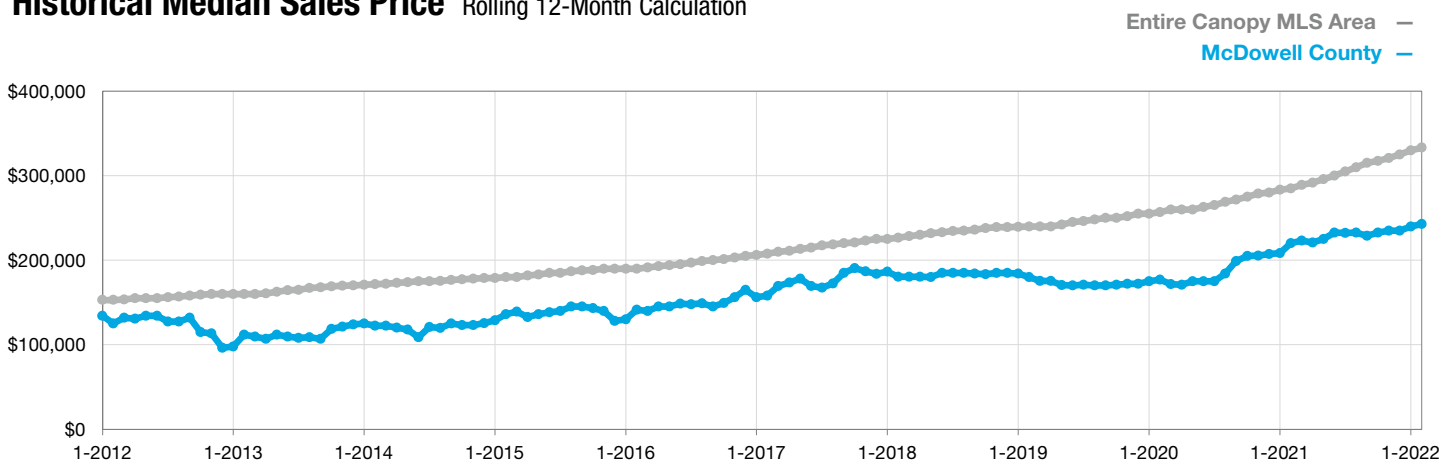
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	37	33	- 10.8%	70	56	- 20.0%
Pending Sales	28	40	+ 42.9%	74	79	+ 6.8%
Closed Sales	34	30	- 11.8%	67	63	- 6.0%
Median Sales Price*	\$237,500	\$311,000	+ 30.9%	\$225,000	\$292,500	+ 30.0%
Average Sales Price*	\$269,034	\$528,731	+ 96.5%	\$275,429	\$443,259	+ 60.9%
Percent of Original List Price Received*	92.9%	95.0%	+ 2.3%	94.4%	94.9%	+ 0.5%
List to Close	122	108	- 11.5%	115	109	- 5.2%
Days on Market Until Sale	74	47	- 36.5%	59	49	- 16.9%
Cumulative Days on Market Until Sale	74	50	- 32.4%	72	50	- 30.6%
Average List Price	\$294,481	\$360,409	+ 22.4%	\$255,434	\$365,050	+ 42.9%
Inventory of Homes for Sale	91	43	- 52.7%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

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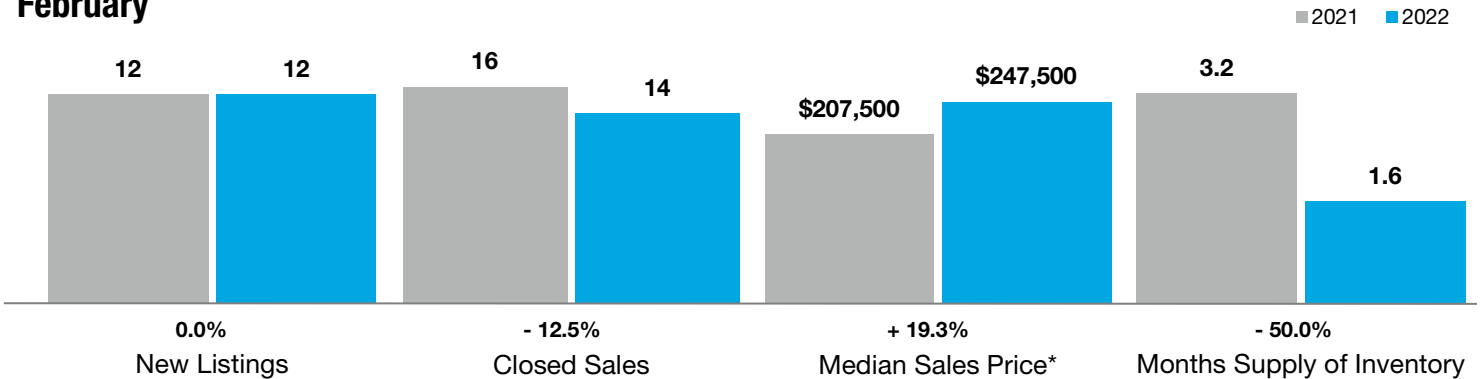
## Mitchell County

North Carolina

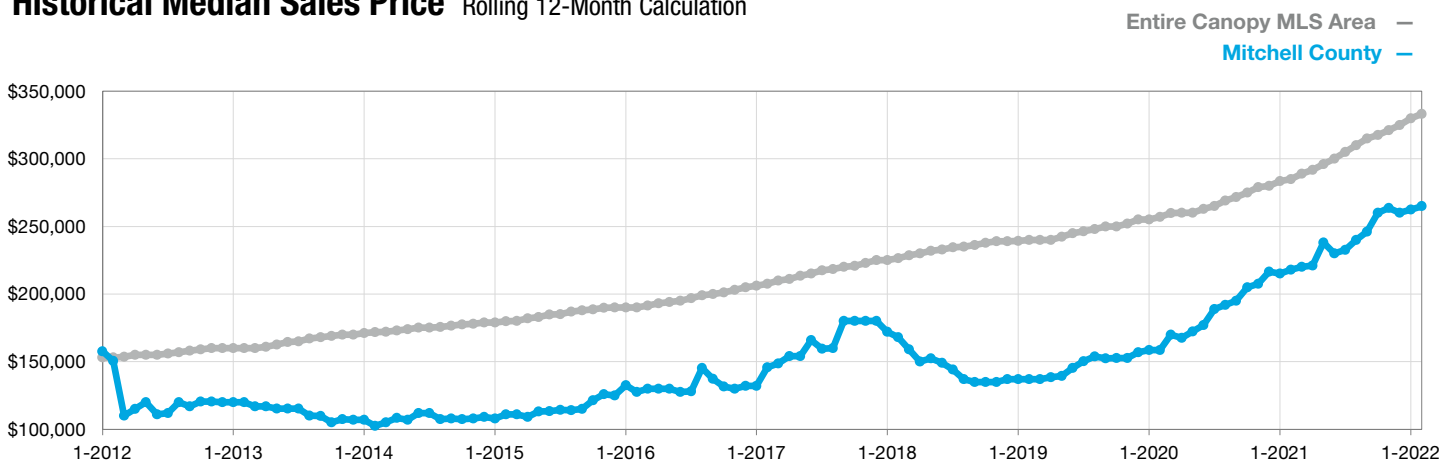
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	12	12	0.0%	20	23	+ 15.0%
Pending Sales	16	13	- 18.8%	28	23	- 17.9%
Closed Sales	16	14	- 12.5%	31	27	- 12.9%
Median Sales Price*	\$207,500	\$247,500	+ 19.3%	\$200,000	\$275,000	+ 37.5%
Average Sales Price*	\$235,438	\$278,648	+ 18.4%	\$248,516	\$310,188	+ 24.8%
Percent of Original List Price Received*	90.2%	93.7%	+ 3.9%	90.9%	93.1%	+ 2.4%
List to Close	213	198	- 7.0%	191	162	- 15.2%
Days on Market Until Sale	171	109	- 36.3%	122	86	- 29.5%
Cumulative Days on Market Until Sale	183	114	- 37.7%	150	88	- 41.3%
Average List Price	\$463,991	\$249,234	- 46.3%	\$393,668	\$306,440	- 22.2%
Inventory of Homes for Sale	58	28	- 51.7%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--

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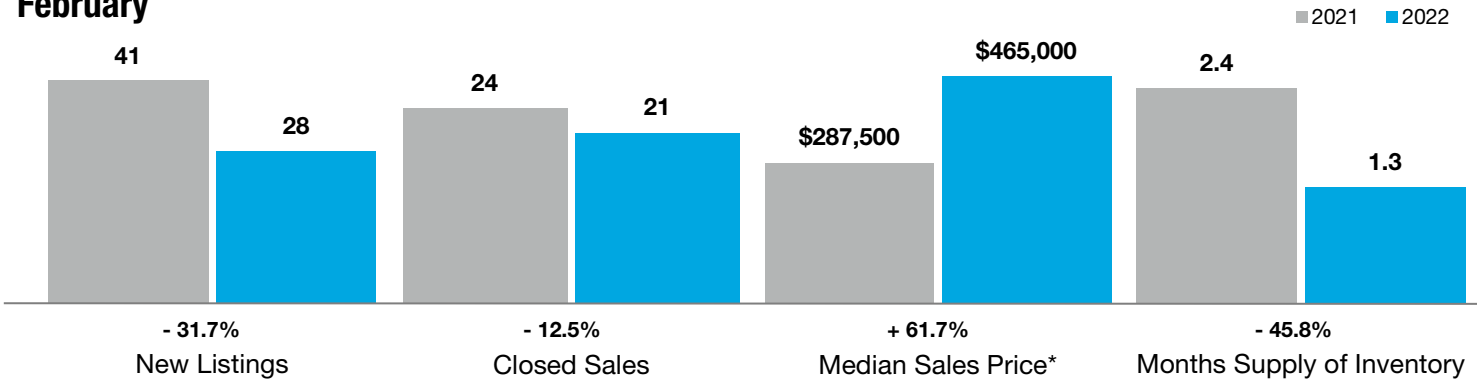
## Polk County

North Carolina

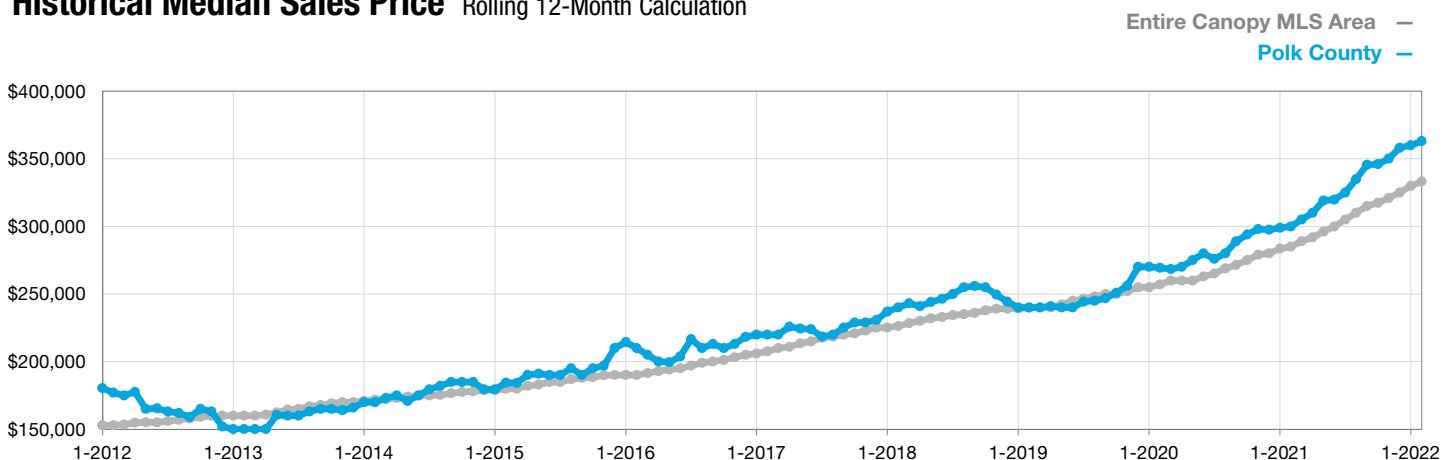
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	41	28	- 31.7%	67	53	- 20.9%
Pending Sales	33	33	0.0%	58	53	- 8.6%
Closed Sales	24	21	- 12.5%	47	42	- 10.6%
Median Sales Price*	\$287,500	\$465,000	+ 61.7%	\$290,000	\$403,000	+ 39.0%
Average Sales Price*	\$413,575	\$628,659	+ 52.0%	\$414,344	\$556,140	+ 34.2%
Percent of Original List Price Received*	94.6%	92.8%	- 1.9%	95.3%	93.1%	- 2.3%
List to Close	113	114	+ 0.9%	124	105	- 15.3%
Days on Market Until Sale	53	66	+ 24.5%	66	55	- 16.7%
Cumulative Days on Market Until Sale	53	67	+ 26.4%	51	55	+ 7.8%
Average List Price	\$566,315	\$493,432	- 12.9%	\$543,600	\$647,637	+ 19.1%
Inventory of Homes for Sale	87	47	- 46.0%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

\* 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.

### February



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



# Local Market Update for February 2022

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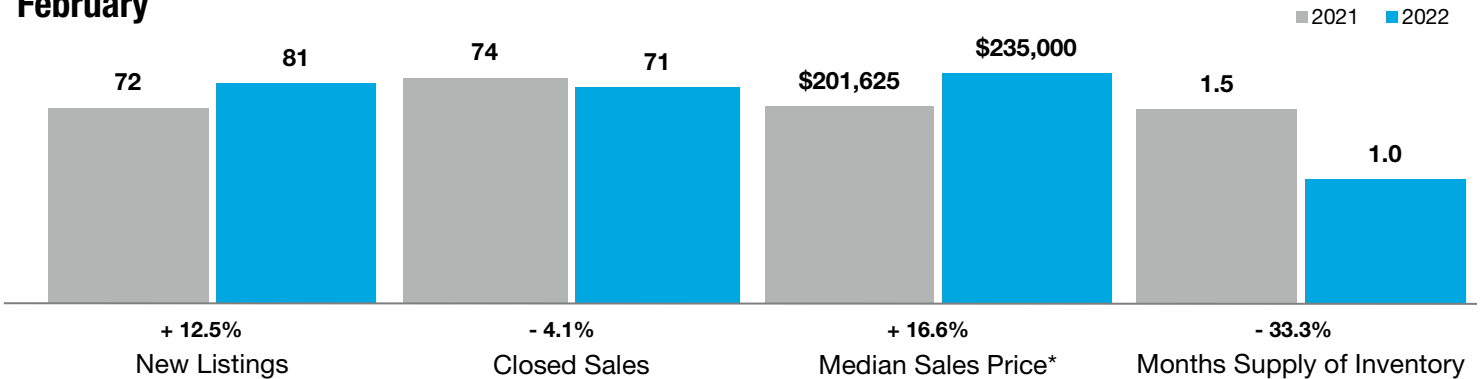
## Rutherford County

North Carolina

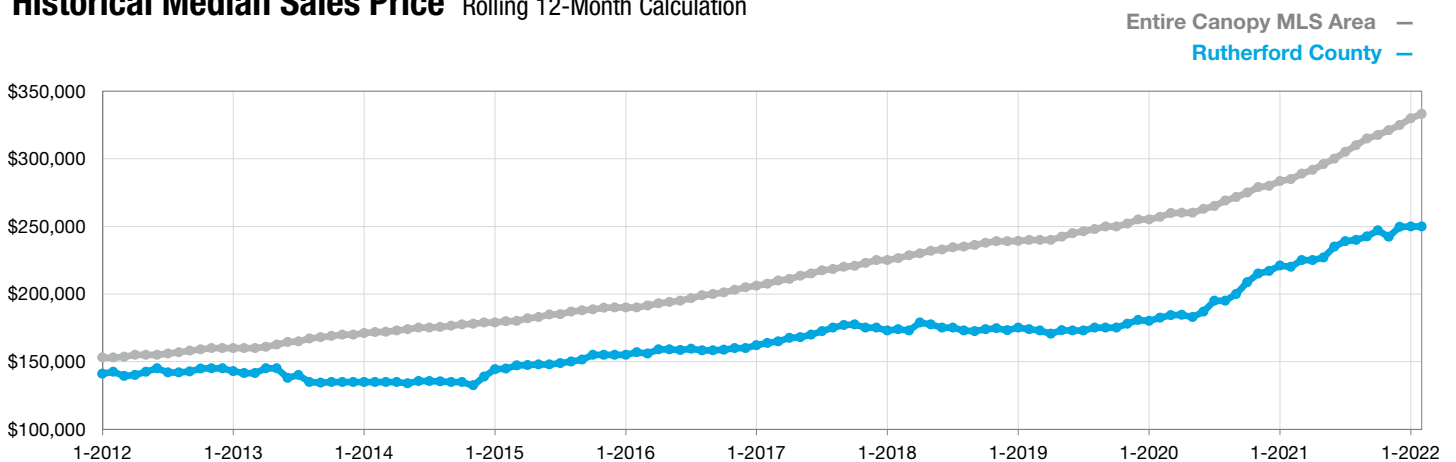
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	72	81	+ 12.5%	143	155	+ 8.4%
Pending Sales	77	85	+ 10.4%	155	161	+ 3.9%
Closed Sales	74	71	- 4.1%	138	145	+ 5.1%
Median Sales Price*	\$201,625	\$235,000	+ 16.6%	\$221,450	\$236,500	+ 6.8%
Average Sales Price*	\$282,867	\$266,174	- 5.9%	\$283,992	\$277,220	- 2.4%
Percent of Original List Price Received*	93.8%	95.8%	+ 2.1%	95.5%	95.7%	+ 0.2%
List to Close	90	83	- 7.8%	89	80	- 10.1%
Days on Market Until Sale	51	29	- 43.1%	44	28	- 36.4%
Cumulative Days on Market Until Sale	67	31	- 53.7%	60	30	- 50.0%
Average List Price	\$296,911	\$325,235	+ 9.5%	\$282,561	\$316,344	+ 12.0%
Inventory of Homes for Sale	123	86	- 30.1%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

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### February



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



# Local Market Update for February 2022

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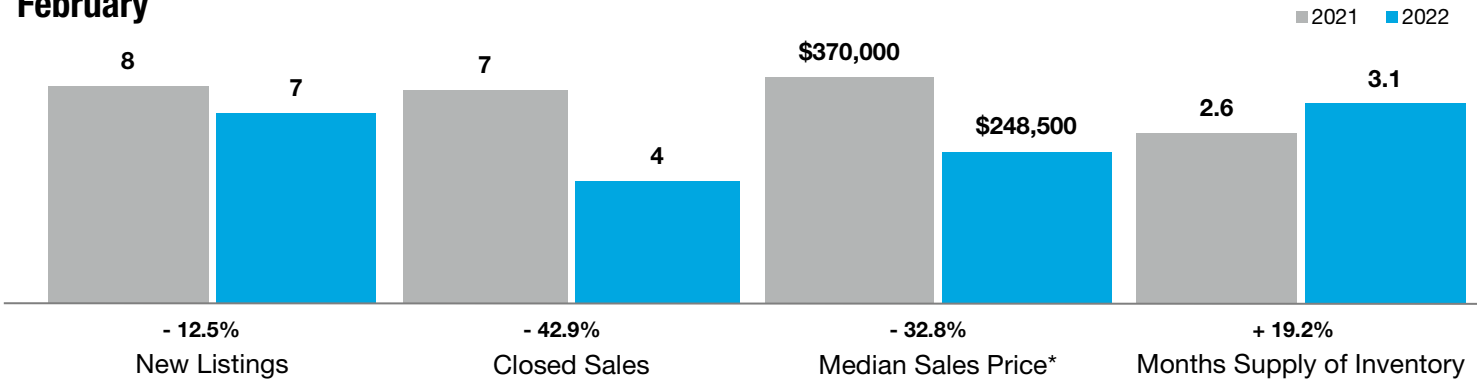
## Swain County

North Carolina

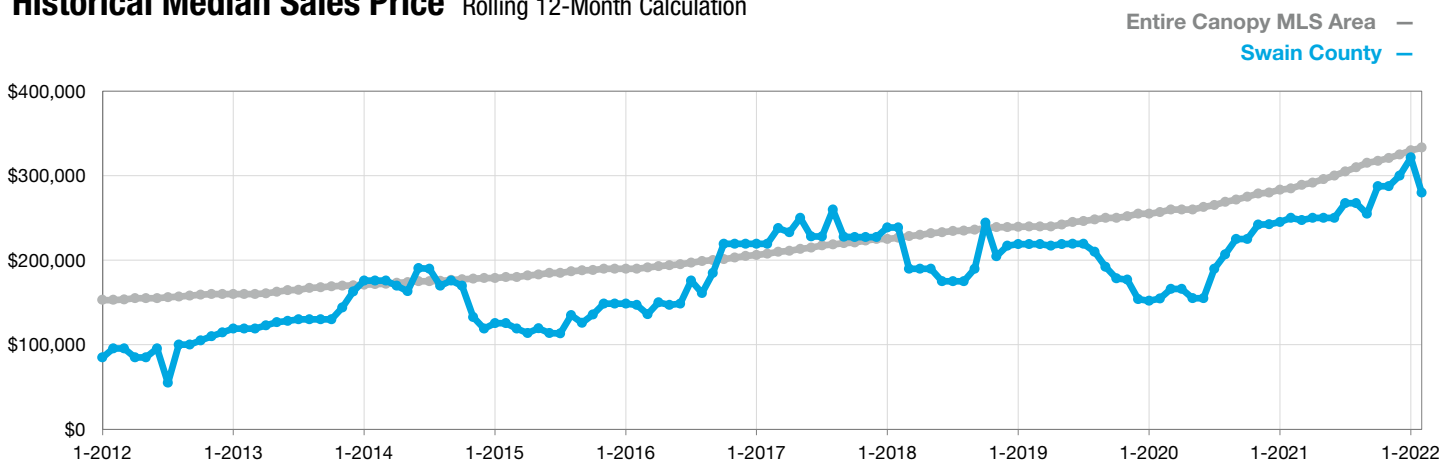
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	8	7	- 12.5%	13	16	+ 23.1%
Pending Sales	4	7	+ 75.0%	14	15	+ 7.1%
Closed Sales	7	4	- 42.9%	14	4	- 71.4%
Median Sales Price*	\$370,000	<b>\$248,500</b>	- 32.8%	\$282,450	<b>\$248,500</b>	- 12.0%
Average Sales Price*	\$418,571	<b>\$251,000</b>	- 40.0%	\$316,071	<b>\$251,000</b>	- 20.6%
Percent of Original List Price Received*	94.2%	<b>95.9%</b>	+ 1.8%	94.2%	<b>95.9%</b>	+ 1.8%
List to Close	120	<b>79</b>	- 34.2%	135	<b>79</b>	- 41.5%
Days on Market Until Sale	67	<b>57</b>	- 14.9%	70	<b>57</b>	- 18.6%
Cumulative Days on Market Until Sale	71	<b>44</b>	- 38.0%	79	<b>44</b>	- 44.3%
Average List Price	\$194,269	<b>\$411,700</b>	+ 111.9%	\$207,679	<b>\$486,027</b>	+ 134.0%
Inventory of Homes for Sale	19	<b>19</b>	0.0%	--	--	--
Months Supply of Inventory	2.6	<b>3.1</b>	+ 19.2%	--	--	--

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### February



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



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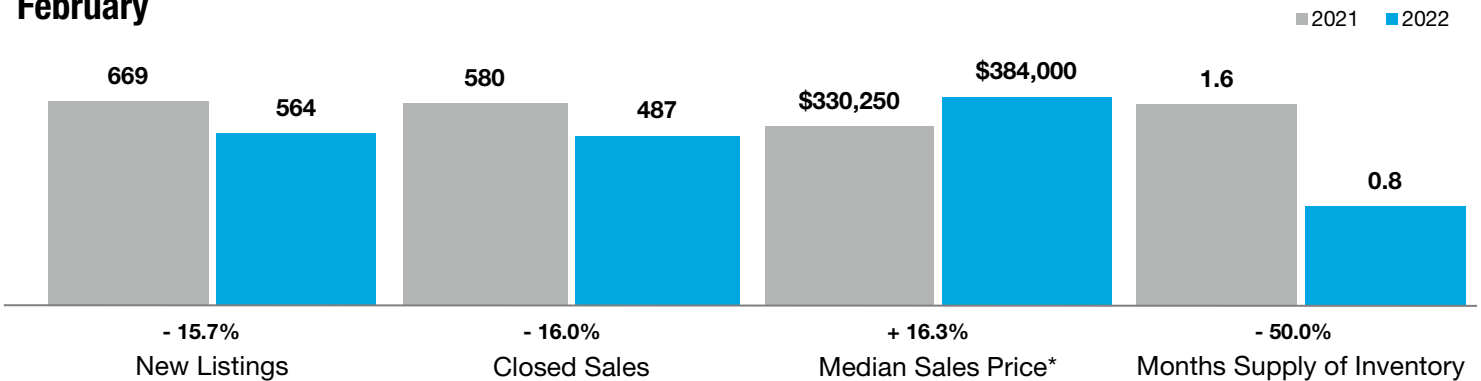
## Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

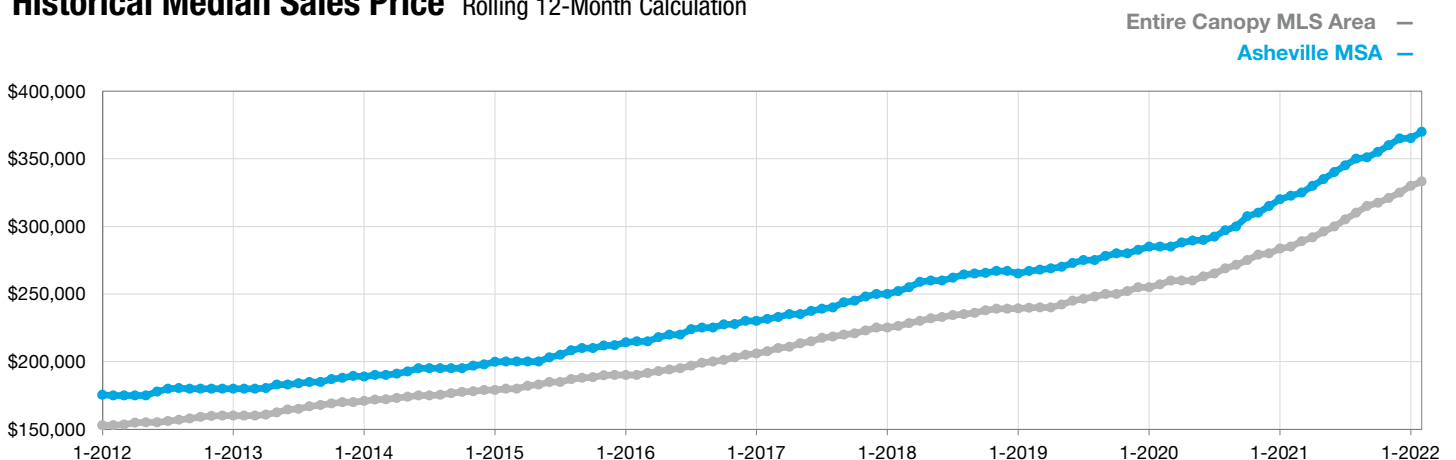
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	669	564	- 15.7%	1,275	1,049	- 17.7%
Pending Sales	688	640	- 7.0%	1,412	1,236	- 12.5%
Closed Sales	580	487	- 16.0%	1,150	1,111	- 3.4%
Median Sales Price*	\$330,250	\$384,000	+ 16.3%	\$330,000	\$374,000	+ 13.3%
Average Sales Price*	\$397,451	\$466,405	+ 17.3%	\$397,902	\$455,053	+ 14.4%
Percent of Original List Price Received*	96.9%	98.3%	+ 1.4%	96.6%	97.9%	+ 1.3%
List to Close	105	95	- 9.5%	107	94	- 12.1%
Days on Market Until Sale	51	35	- 31.4%	50	34	- 32.0%
Cumulative Days on Market Until Sale	56	37	- 33.9%	56	37	- 33.9%
Average List Price	\$433,244	\$519,816	+ 20.0%	\$433,827	\$490,006	+ 12.9%
Inventory of Homes for Sale	1,197	620	- 48.2%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

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### February



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



# Local Market Update for February 2022

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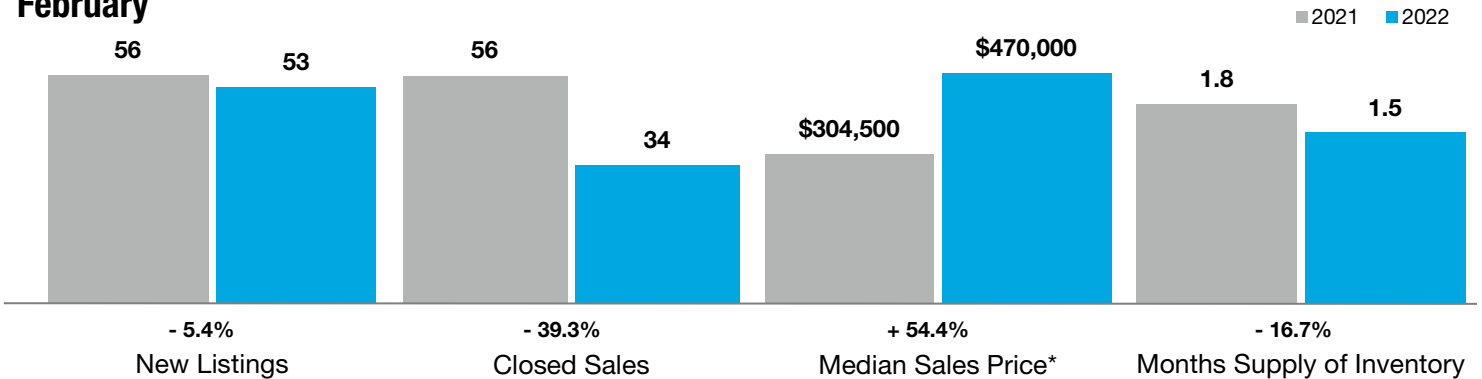
## Transylvania County

North Carolina

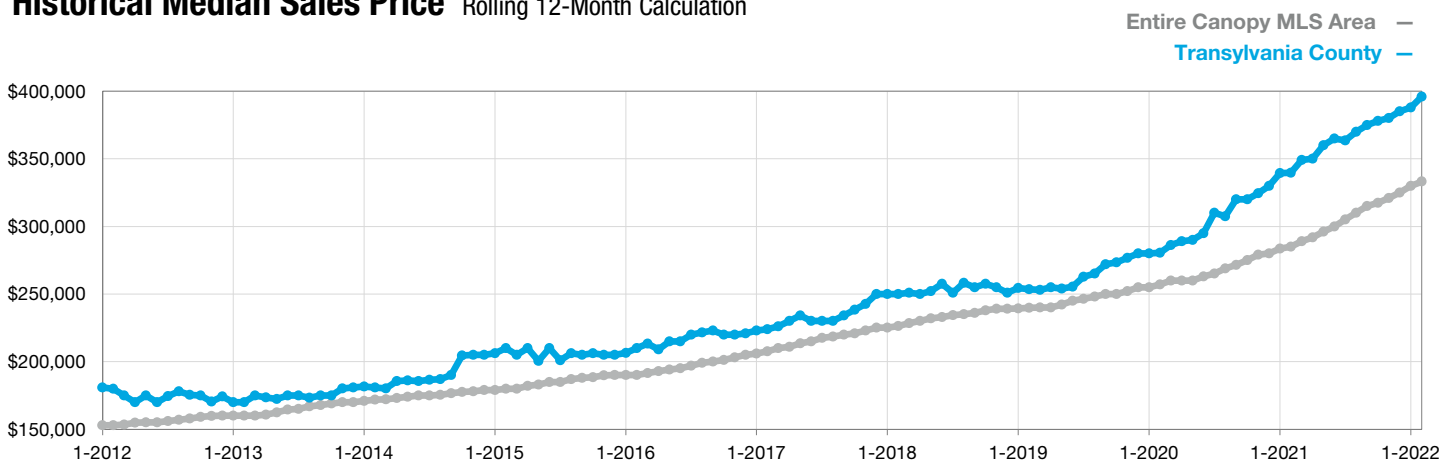
Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	56	53	- 5.4%	110	87	- 20.9%
Pending Sales	57	51	- 10.5%	128	87	- 32.0%
Closed Sales	56	34	- 39.3%	117	72	- 38.5%
Median Sales Price*	\$304,500	\$470,000	+ 54.4%	\$365,000	\$447,225	+ 22.5%
Average Sales Price*	\$434,901	\$473,284	+ 8.8%	\$425,166	\$536,970	+ 26.3%
Percent of Original List Price Received*	94.4%	94.8%	+ 0.4%	94.7%	93.7%	- 1.1%
List to Close	117	98	- 16.2%	124	99	- 20.2%
Days on Market Until Sale	63	54	- 14.3%	68	51	- 25.0%
Cumulative Days on Market Until Sale	68	40	- 41.2%	78	44	- 43.6%
Average List Price	\$569,342	\$531,014	- 6.7%	\$479,058	\$556,409	+ 16.1%
Inventory of Homes for Sale	127	89	- 29.9%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

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### February



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





# Local Market Update for February 2022

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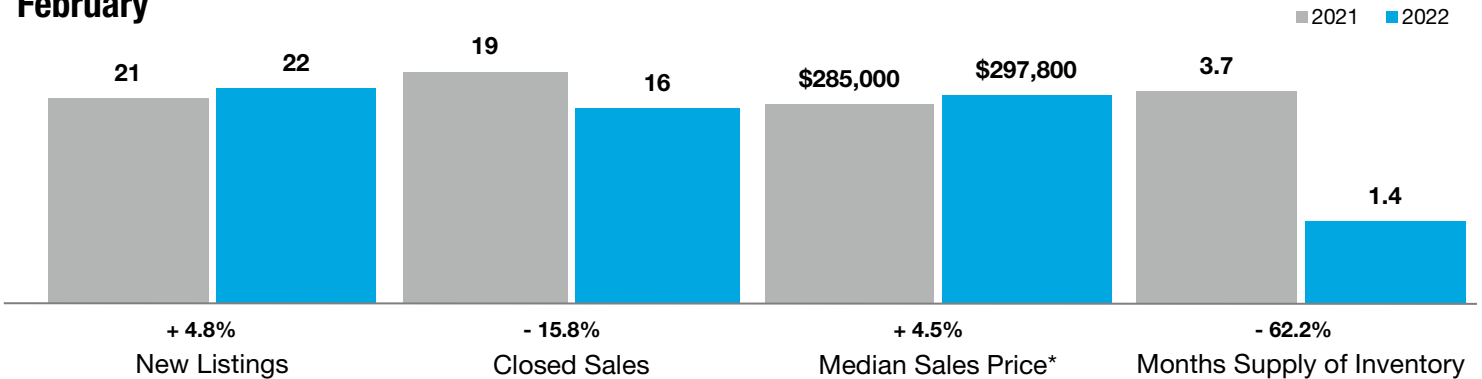
## Yancey County

North Carolina

Key Metrics	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	21	22	+ 4.8%	38	39	+ 2.6%
Pending Sales	28	28	0.0%	55	49	- 10.9%
Closed Sales	19	16	- 15.8%	39	45	+ 15.4%
Median Sales Price*	\$285,000	\$297,800	+ 4.5%	\$287,000	\$327,000	+ 13.9%
Average Sales Price*	\$313,303	\$340,319	+ 8.6%	\$341,481	\$391,867	+ 14.8%
Percent of Original List Price Received*	90.3%	93.1%	+ 3.1%	89.7%	96.3%	+ 7.4%
List to Close	169	93	- 45.0%	229	106	- 53.7%
Days on Market Until Sale	119	32	- 73.1%	170	45	- 73.5%
Cumulative Days on Market Until Sale	130	35	- 73.1%	177	48	- 72.9%
Average List Price	\$333,948	\$447,768	+ 34.1%	\$349,911	\$437,092	+ 24.9%
Inventory of Homes for Sale	114	46	- 59.6%	--	--	--
Months Supply of Inventory	3.7	1.4	- 62.2%	--	--	--

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### February



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