

Local Market Update for August 2022

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



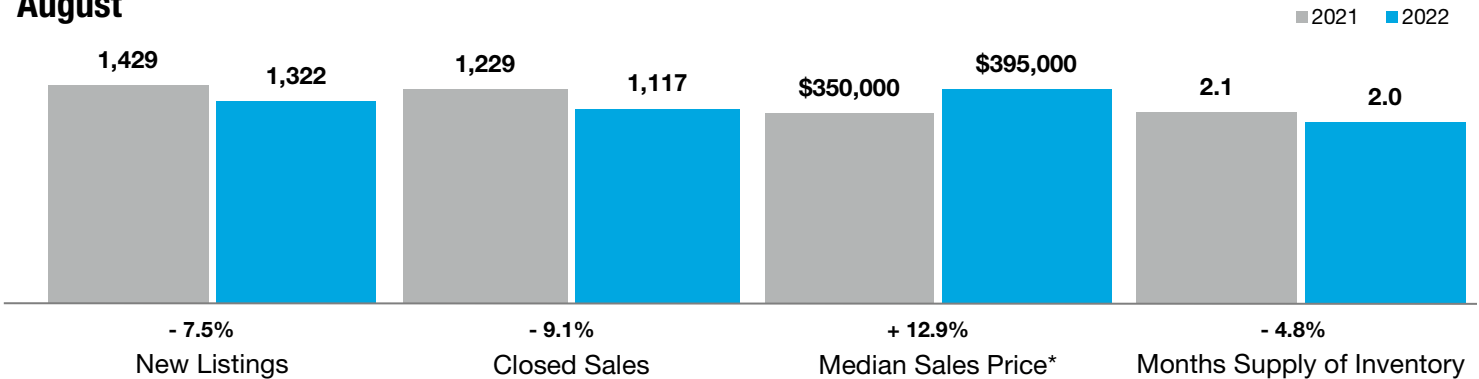
Asheville Region

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

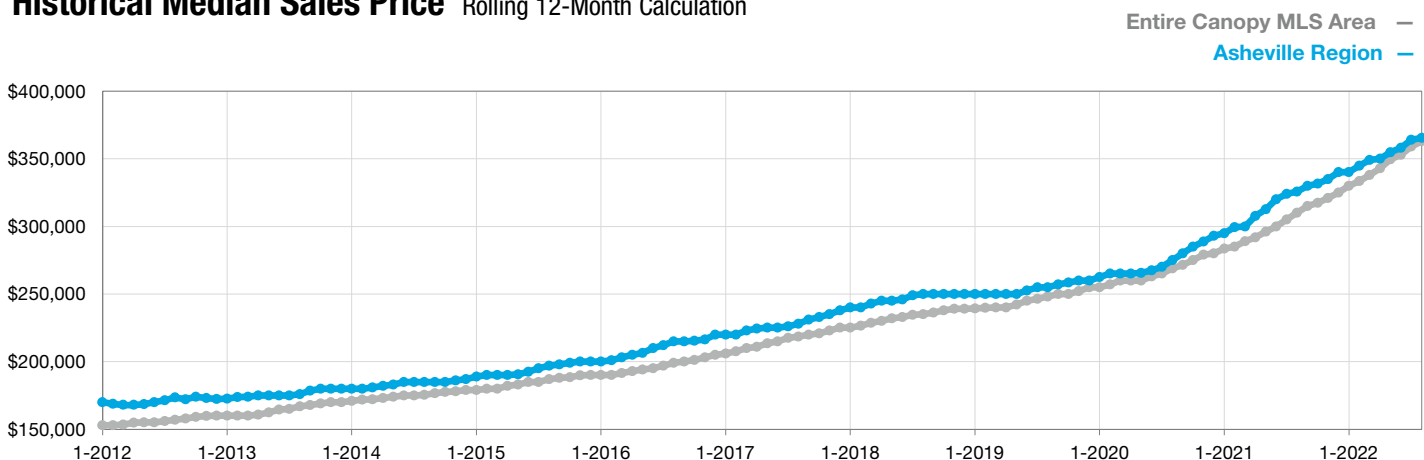
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1,429	1,322	- 7.5%	11,045	10,426	- 5.6%
Pending Sales	1,297	1,217	- 6.2%	9,806	8,578	- 12.5%
Closed Sales	1,229	1,117	- 9.1%	9,193	8,336	- 9.3%
Median Sales Price*	\$350,000	\$395,000	+ 12.9%	\$332,990	\$379,900	+ 14.1%
Average Sales Price*	\$439,388	\$468,656	+ 6.7%	\$407,466	\$460,665	+ 13.1%
Percent of Original List Price Received*	98.6%	96.7%	- 1.9%	98.0%	99.0%	+ 1.0%
List to Close	80	72	- 10.0%	95	82	- 13.7%
Days on Market Until Sale	30	25	- 16.7%	43	29	- 32.6%
Cumulative Days on Market Until Sale	32	25	- 21.9%	48	30	- 37.5%
Average List Price	\$459,356	\$533,965	+ 16.2%	\$446,150	\$512,418	+ 14.9%
Inventory of Homes for Sale	2,528	2,181	- 13.7%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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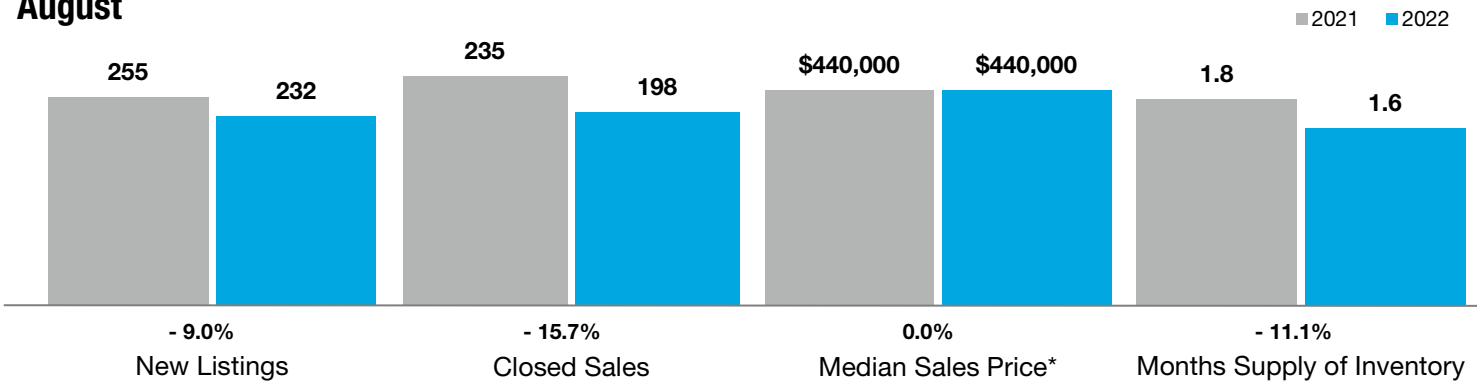
City of Asheville

North Carolina

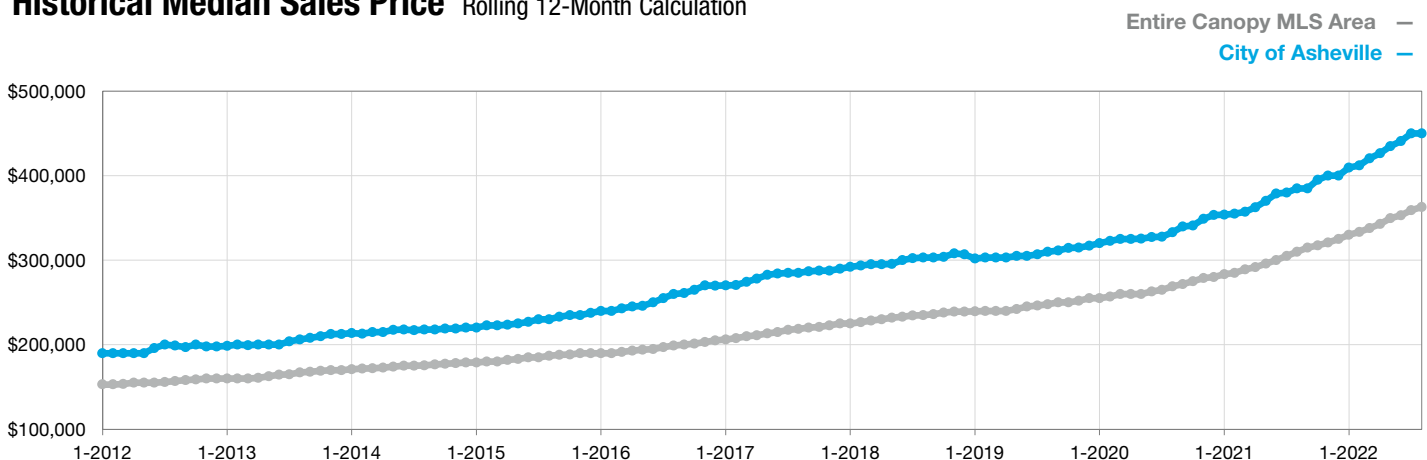
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	255	232	- 9.0%	2,053	1,779	- 13.3%
Pending Sales	235	221	- 6.0%	1,864	1,493	- 19.9%
Closed Sales	235	198	- 15.7%	1,765	1,457	- 17.5%
Median Sales Price*	\$440,000	\$440,000	0.0%	\$393,000	\$465,000	+ 18.3%
Average Sales Price*	\$535,295	\$552,159	+ 3.2%	\$507,862	\$590,350	+ 16.2%
Percent of Original List Price Received*	99.3%	98.4%	- 0.9%	98.9%	100.5%	+ 1.6%
List to Close	69	59	- 14.5%	89	74	- 16.9%
Days on Market Until Sale	25	16	- 36.0%	39	26	- 33.3%
Cumulative Days on Market Until Sale	27	18	- 33.3%	43	26	- 39.5%
Average List Price	\$512,206	\$647,117	+ 26.3%	\$566,239	\$642,986	+ 13.6%
Inventory of Homes for Sale	414	305	- 26.3%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

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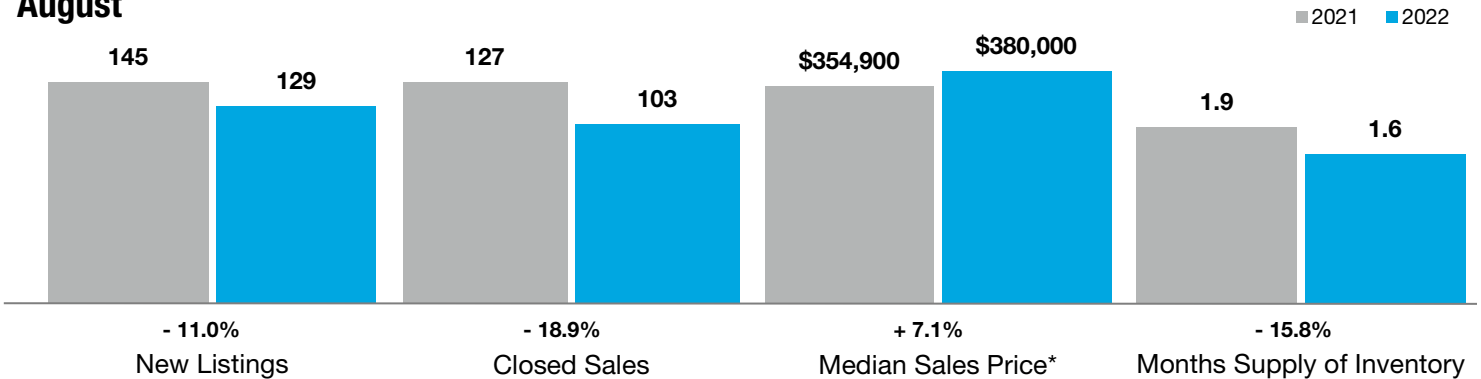
City of Hendersonville

North Carolina

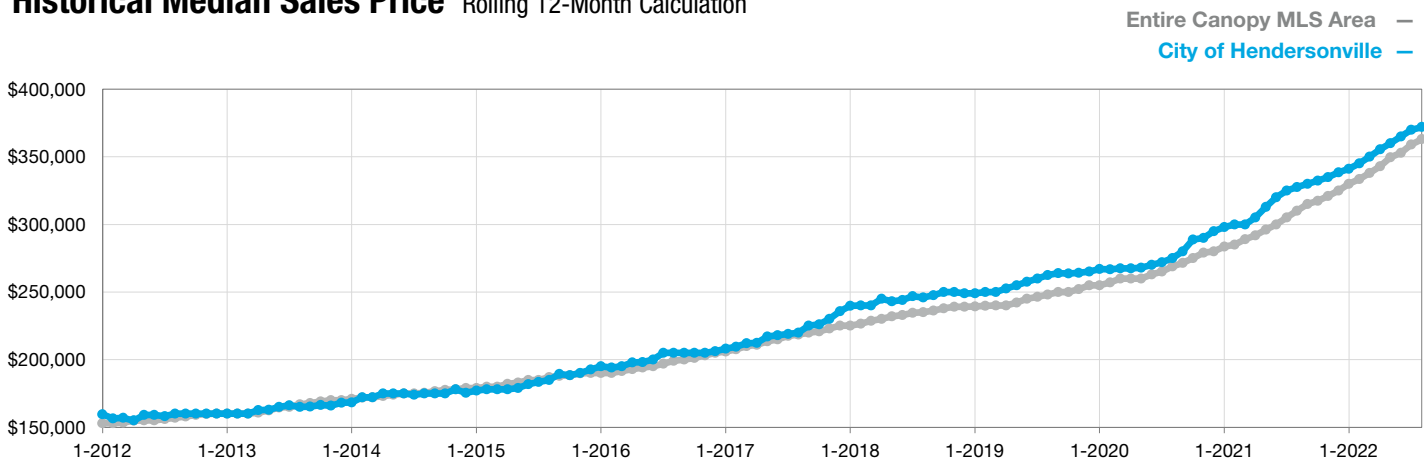
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	145	129	- 11.0%	1,171	1,046	- 10.7%
Pending Sales	129	123	- 4.7%	1,052	883	- 16.1%
Closed Sales	127	103	- 18.9%	976	861	- 11.8%
Median Sales Price*	\$354,900	\$380,000	+ 7.1%	\$333,000	\$384,000	+ 15.3%
Average Sales Price*	\$408,498	\$437,573	+ 7.1%	\$384,223	\$440,329	+ 14.6%
Percent of Original List Price Received*	99.2%	97.8%	- 1.4%	99.0%	100.8%	+ 1.8%
List to Close	80	70	- 12.5%	86	77	- 10.5%
Days on Market Until Sale	30	24	- 20.0%	36	21	- 41.7%
Cumulative Days on Market Until Sale	30	27	- 10.0%	41	23	- 43.9%
Average List Price	\$463,158	\$550,774	+ 18.9%	\$407,896	\$484,217	+ 18.7%
Inventory of Homes for Sale	242	189	- 21.9%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

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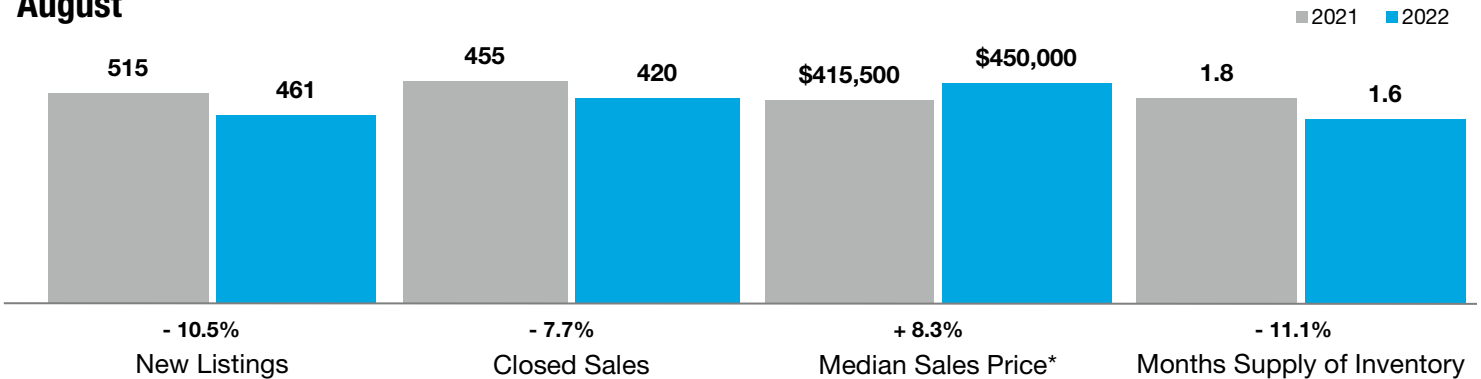
Buncombe County

North Carolina

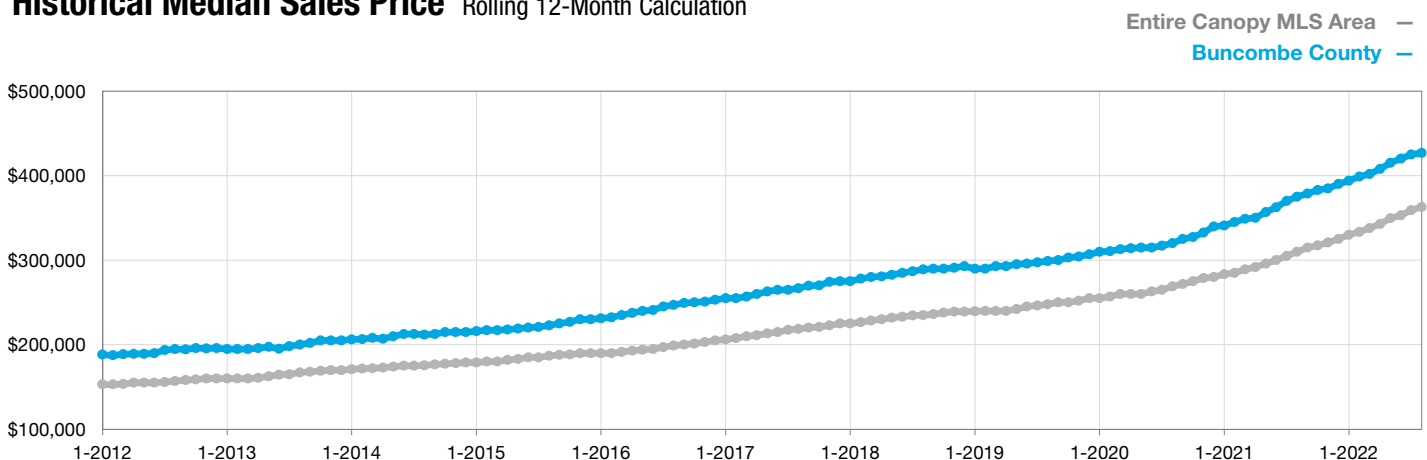
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	515	461	- 10.5%	3,981	3,711	- 6.8%
Pending Sales	471	449	- 4.7%	3,597	3,137	- 12.8%
Closed Sales	455	420	- 7.7%	3,385	3,030	- 10.5%
Median Sales Price*	\$415,500	\$450,000	+ 8.3%	\$383,990	\$442,075	+ 15.1%
Average Sales Price*	\$520,337	\$543,336	+ 4.4%	\$487,339	\$552,932	+ 13.5%
Percent of Original List Price Received*	99.4%	98.0%	- 1.4%	98.9%	100.2%	+ 1.3%
List to Close	75	74	- 1.3%	92	82	- 10.9%
Days on Market Until Sale	26	21	- 19.2%	39	26	- 33.3%
Cumulative Days on Market Until Sale	26	21	- 19.2%	42	27	- 35.7%
Average List Price	\$509,763	\$633,722	+ 24.3%	\$530,237	\$601,617	+ 13.5%
Inventory of Homes for Sale	802	650	- 19.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

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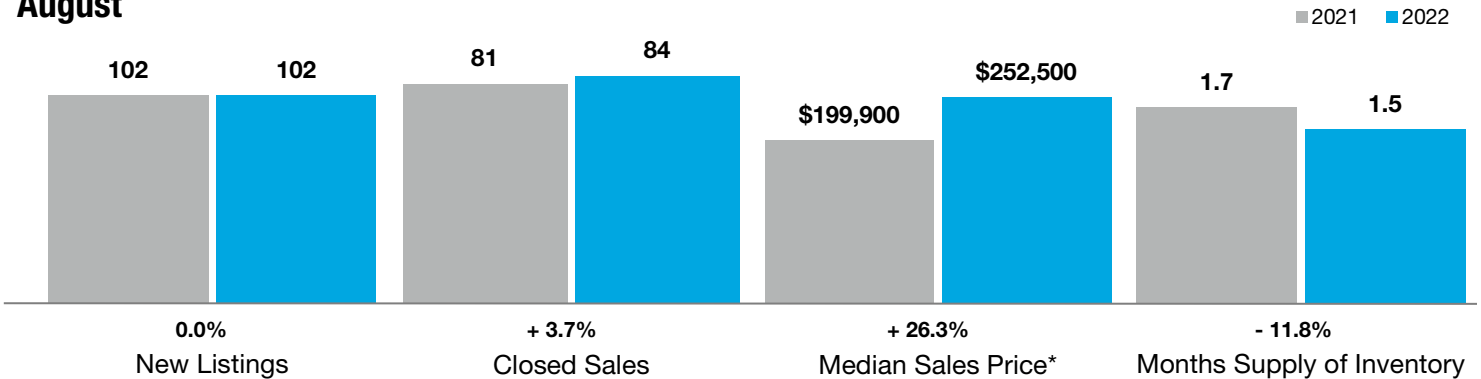
Burke County

North Carolina

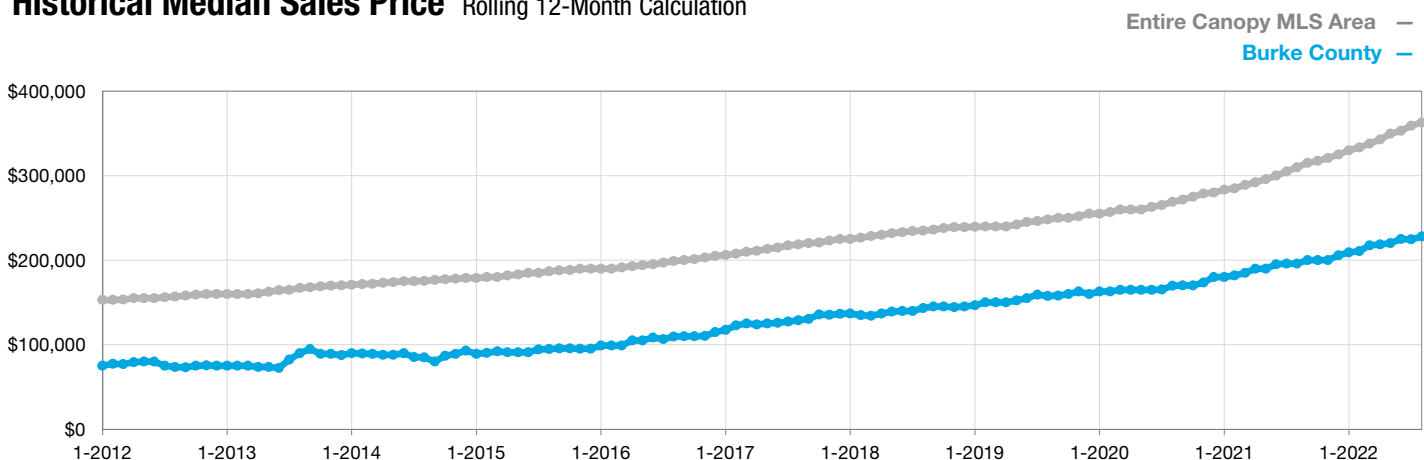
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	102	102	0.0%	752	731	- 2.8%
Pending Sales	96	89	- 7.3%	679	643	- 5.3%
Closed Sales	81	84	+ 3.7%	627	635	+ 1.3%
Median Sales Price*	\$199,900	\$252,500	+ 26.3%	\$199,900	\$230,000	+ 15.1%
Average Sales Price*	\$280,291	\$311,113	+ 11.0%	\$243,999	\$277,346	+ 13.7%
Percent of Original List Price Received*	97.3%	97.6%	+ 0.3%	98.6%	98.4%	- 0.2%
List to Close	66	57	- 13.6%	74	77	+ 4.1%
Days on Market Until Sale	22	18	- 18.2%	27	28	+ 3.7%
Cumulative Days on Market Until Sale	20	18	- 10.0%	29	27	- 6.9%
Average List Price	\$265,817	\$367,723	+ 38.3%	\$264,929	\$311,023	+ 17.4%
Inventory of Homes for Sale	138	123	- 10.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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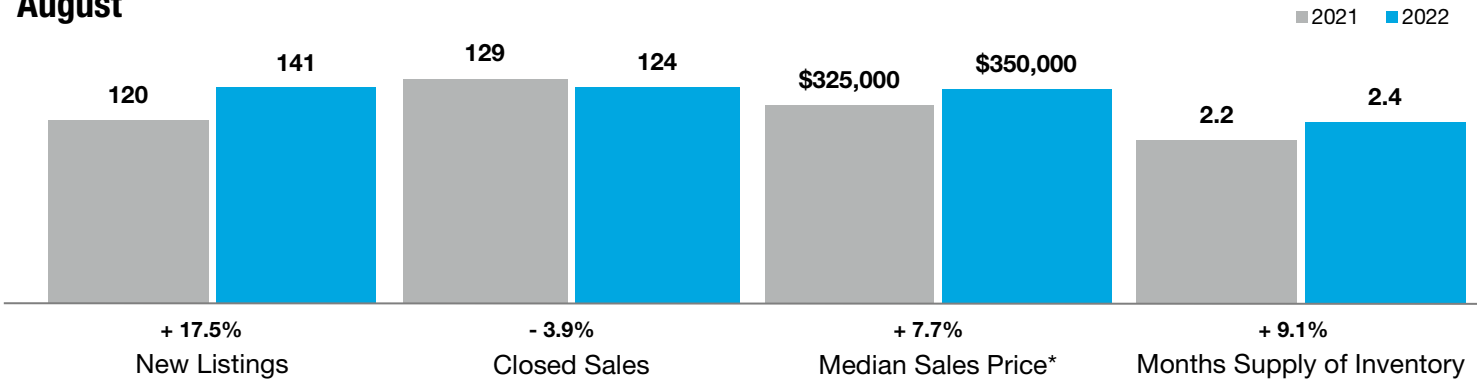
Haywood County

North Carolina

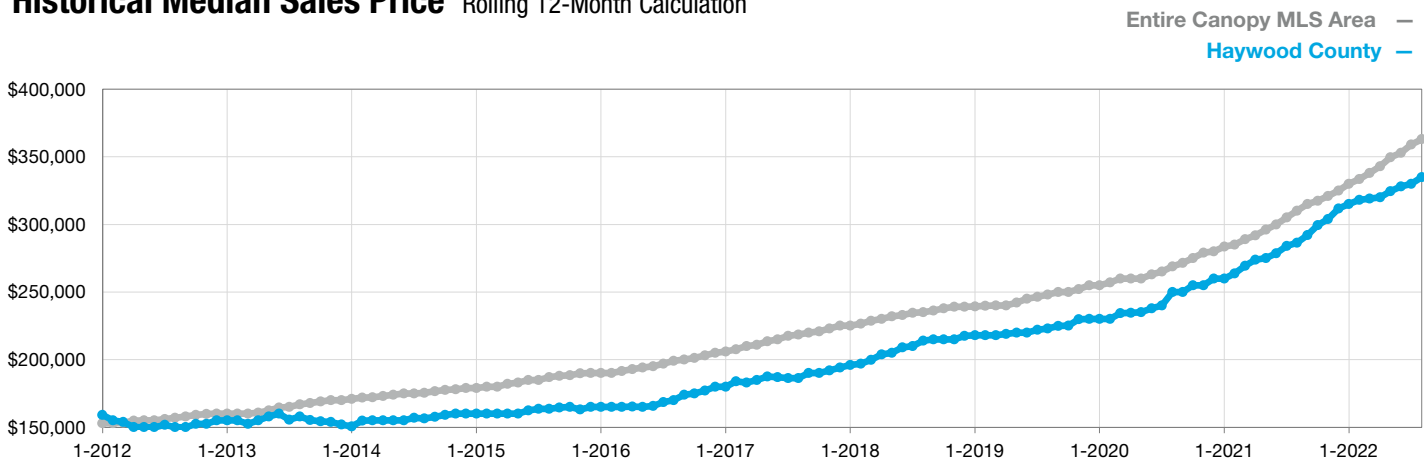
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	120	141	+ 17.5%	1,145	1,051	- 8.2%
Pending Sales	133	132	- 0.8%	987	835	- 15.4%
Closed Sales	129	124	- 3.9%	903	797	- 11.7%
Median Sales Price*	\$325,000	\$350,000	+ 7.7%	\$300,000	\$336,874	+ 12.3%
Average Sales Price*	\$376,087	\$398,087	+ 5.8%	\$345,378	\$378,560	+ 9.6%
Percent of Original List Price Received*	98.4%	95.8%	- 2.6%	97.1%	97.5%	+ 0.4%
List to Close	73	73	0.0%	90	80	- 11.1%
Days on Market Until Sale	21	26	+ 23.8%	35	30	- 14.3%
Cumulative Days on Market Until Sale	29	27	- 6.9%	40	33	- 17.5%
Average List Price	\$406,531	\$421,798	+ 3.8%	\$388,140	\$438,410	+ 13.0%
Inventory of Homes for Sale	258	254	- 1.6%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

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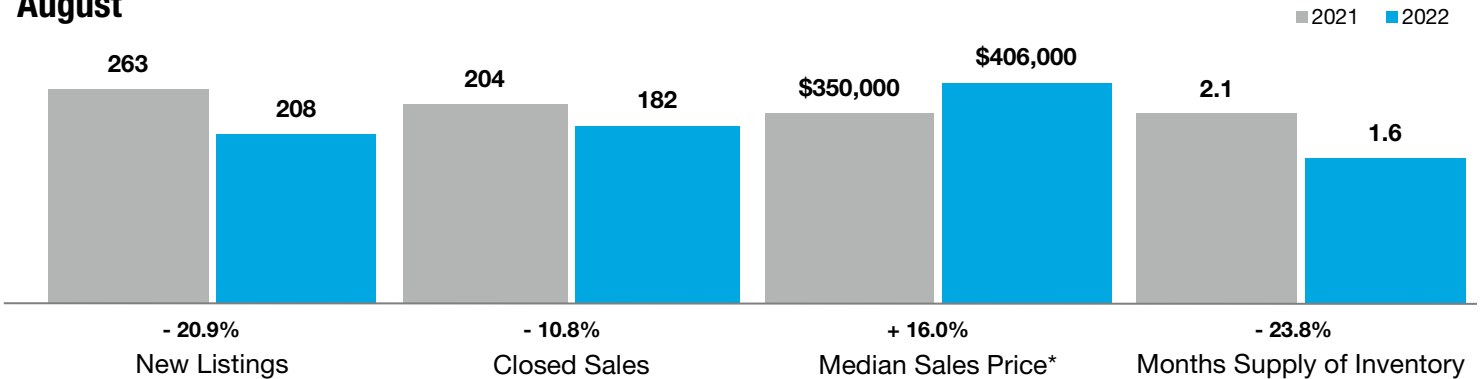
Henderson County

North Carolina

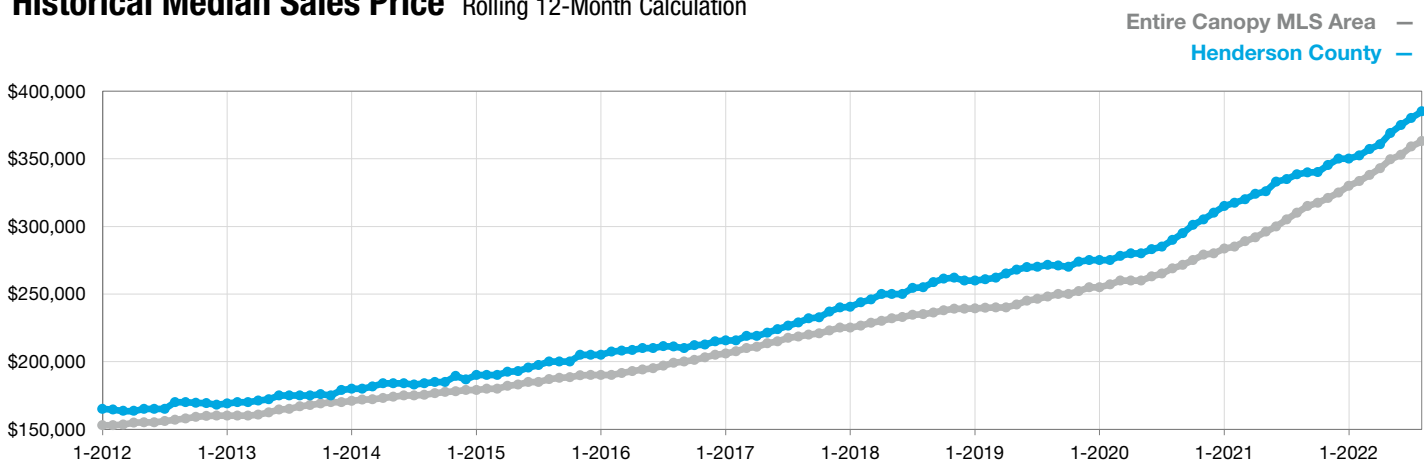
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	263	208	- 20.9%	2,006	1,703	- 15.1%
Pending Sales	226	193	- 14.6%	1,756	1,454	- 17.2%
Closed Sales	204	182	- 10.8%	1,603	1,442	- 10.0%
Median Sales Price*	\$350,000	\$406,000	+ 16.0%	\$345,000	\$400,000	+ 15.9%
Average Sales Price*	\$407,501	\$459,597	+ 12.8%	\$396,932	\$459,325	+ 15.7%
Percent of Original List Price Received*	99.9%	98.1%	- 1.8%	99.2%	100.8%	+ 1.6%
List to Close	73	68	- 6.8%	83	78	- 6.0%
Days on Market Until Sale	25	25	0.0%	34	23	- 32.4%
Cumulative Days on Market Until Sale	25	25	0.0%	39	25	- 35.9%
Average List Price	\$500,257	\$547,720	+ 9.5%	\$420,242	\$506,944	+ 20.6%
Inventory of Homes for Sale	439	304	- 30.8%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

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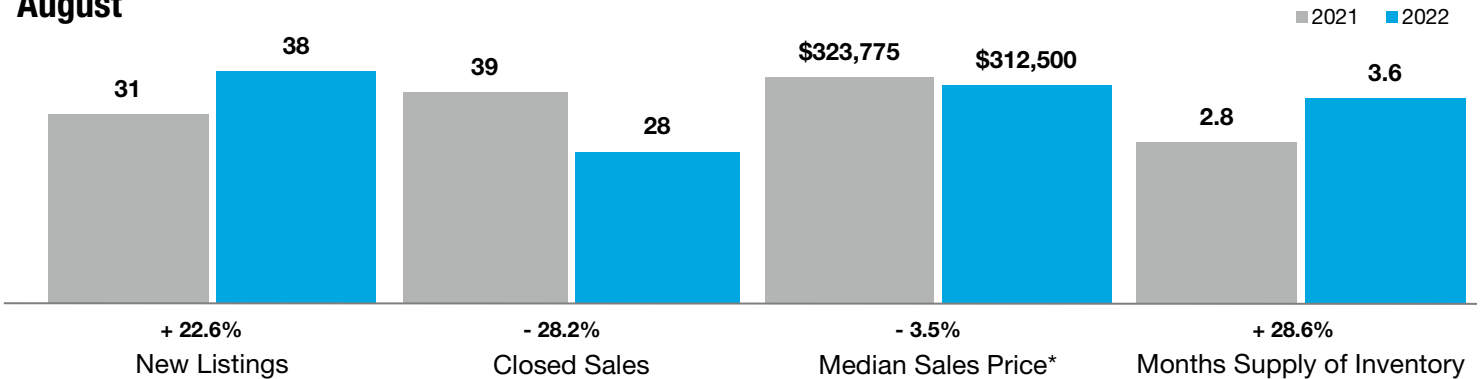
Jackson County

North Carolina

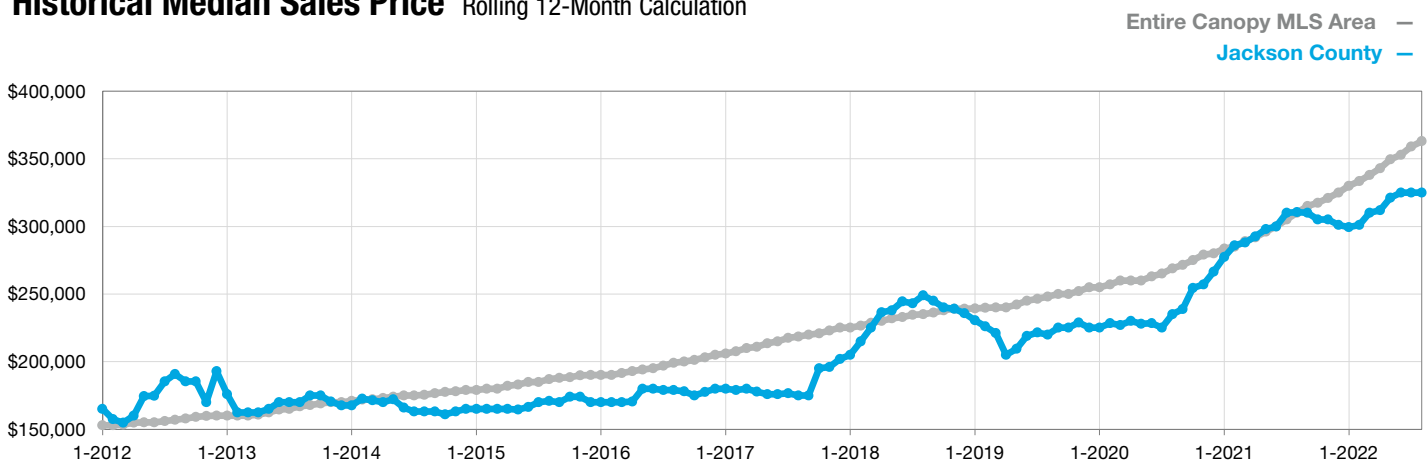
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	31	38	+ 22.6%	289	260	- 10.0%
Pending Sales	20	24	+ 20.0%	248	192	- 22.6%
Closed Sales	39	28	- 28.2%	257	191	- 25.7%
Median Sales Price*	\$323,775	\$312,500	- 3.5%	\$307,500	\$341,250	+ 11.0%
Average Sales Price*	\$373,530	\$560,622	+ 50.1%	\$408,441	\$470,981	+ 15.3%
Percent of Original List Price Received*	94.8%	92.9%	- 2.0%	95.8%	96.1%	+ 0.3%
List to Close	87	96	+ 10.3%	131	93	- 29.0%
Days on Market Until Sale	38	52	+ 36.8%	79	48	- 39.2%
Cumulative Days on Market Until Sale	39	53	+ 35.9%	101	47	- 53.5%
Average List Price	\$493,052	\$796,374	+ 61.5%	\$463,553	\$684,071	+ 47.6%
Inventory of Homes for Sale	90	86	- 4.4%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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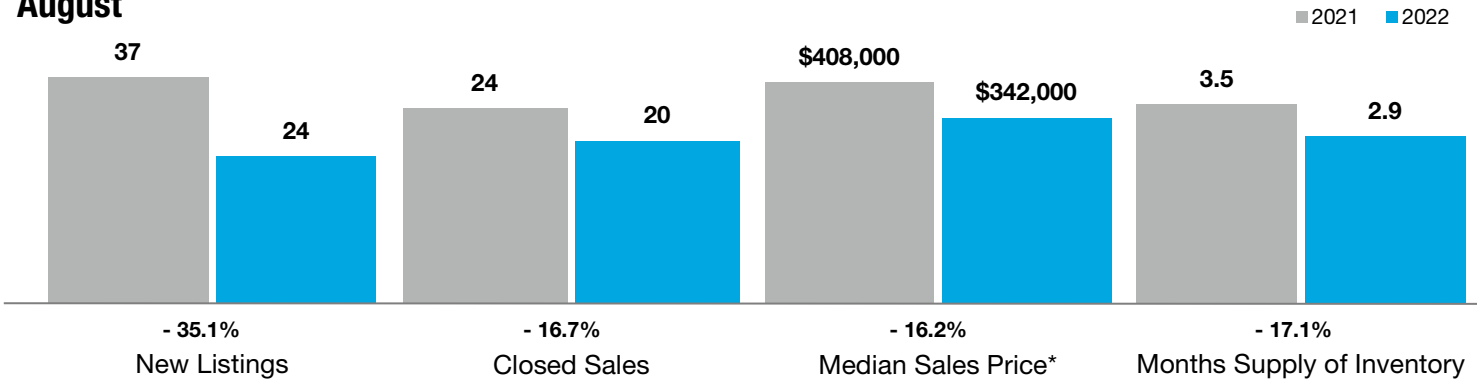
Madison County

North Carolina

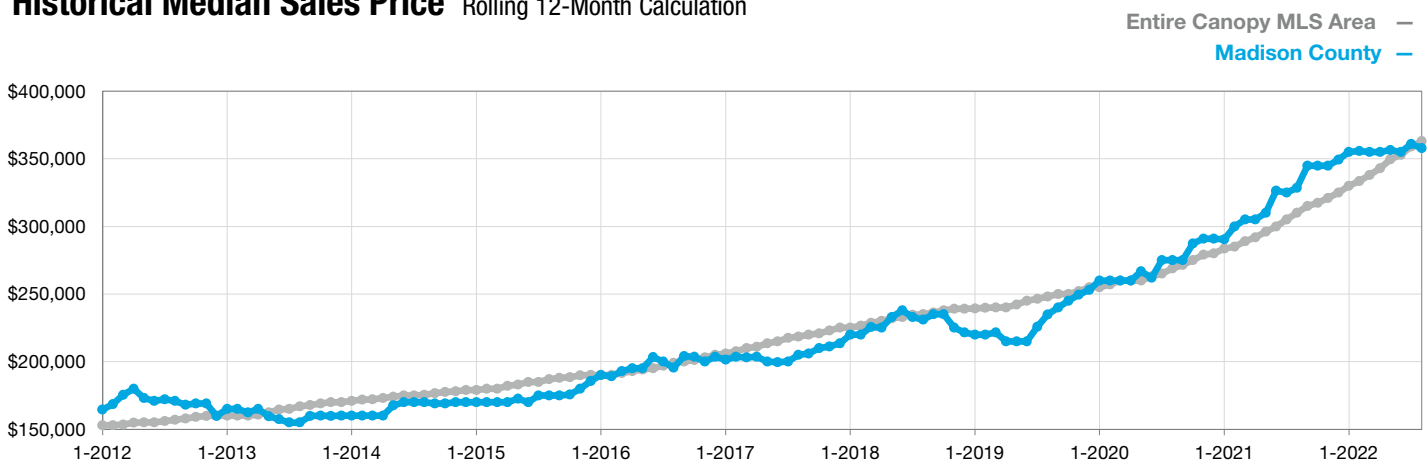
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	37	24	- 35.1%	265	276	+ 4.2%
Pending Sales	34	26	- 23.5%	205	203	- 1.0%
Closed Sales	24	20	- 16.7%	193	211	+ 9.3%
Median Sales Price*	\$408,000	\$342,000	- 16.2%	\$345,000	\$365,000	+ 5.8%
Average Sales Price*	\$444,845	\$380,875	- 14.4%	\$386,758	\$432,048	+ 11.7%
Percent of Original List Price Received*	96.5%	91.8%	- 4.9%	97.8%	97.8%	0.0%
List to Close	102	80	- 21.6%	112	97	- 13.4%
Days on Market Until Sale	49	36	- 26.5%	58	39	- 32.8%
Cumulative Days on Market Until Sale	50	36	- 28.0%	55	41	- 25.5%
Average List Price	\$517,568	\$418,050	- 19.2%	\$459,938	\$500,627	+ 8.8%
Inventory of Homes for Sale	91	79	- 13.2%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--

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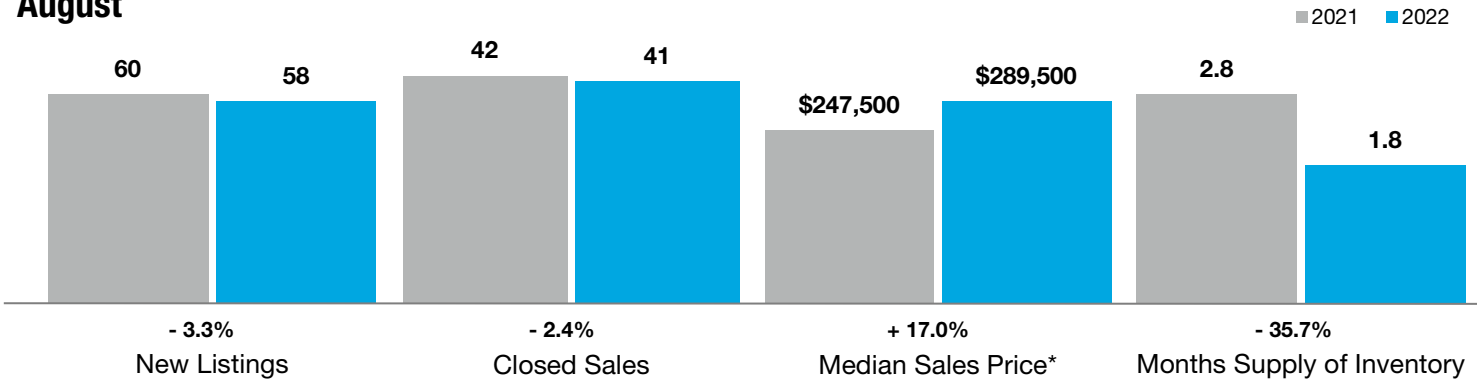
McDowell County

North Carolina

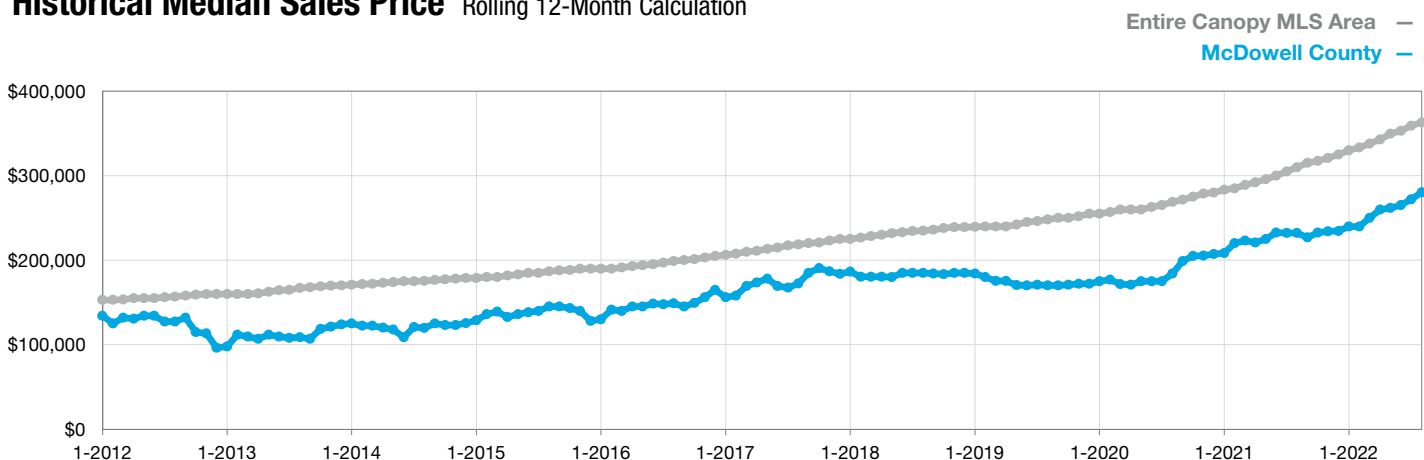
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	60	58	- 3.3%	420	406	- 3.3%
Pending Sales	43	51	+ 18.6%	353	353	0.0%
Closed Sales	42	41	- 2.4%	337	333	- 1.2%
Median Sales Price*	\$247,500	\$289,500	+ 17.0%	\$220,000	\$295,000	+ 34.1%
Average Sales Price*	\$311,315	\$335,583	+ 7.8%	\$284,555	\$379,345	+ 33.3%
Percent of Original List Price Received*	97.5%	94.6%	- 3.0%	97.0%	97.4%	+ 0.4%
List to Close	89	85	- 4.5%	93	90	- 3.2%
Days on Market Until Sale	36	35	- 2.8%	38	37	- 2.6%
Cumulative Days on Market Until Sale	48	35	- 27.1%	46	41	- 10.9%
Average List Price	\$340,847	\$405,790	+ 19.1%	\$319,687	\$387,815	+ 21.3%
Inventory of Homes for Sale	117	78	- 33.3%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--

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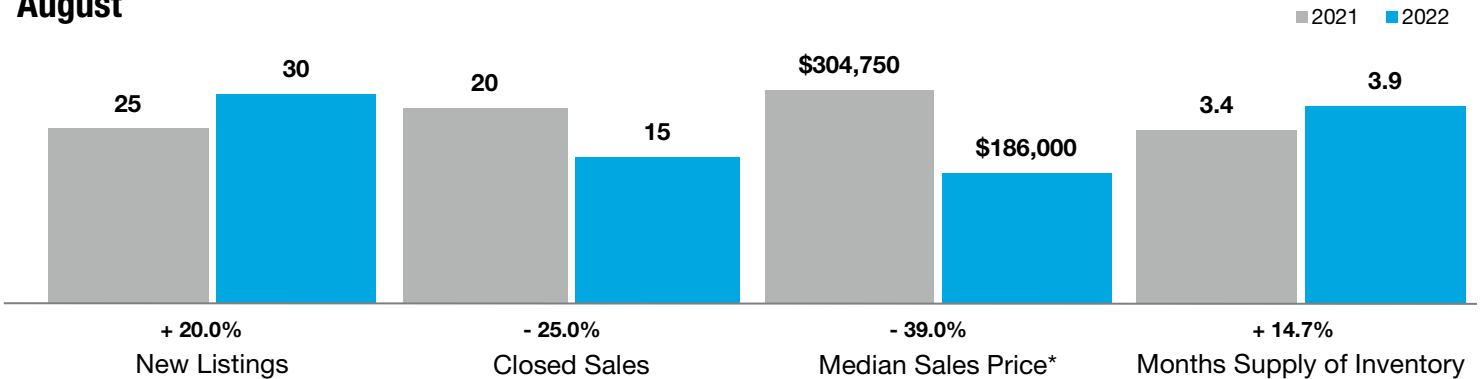
Mitchell County

North Carolina

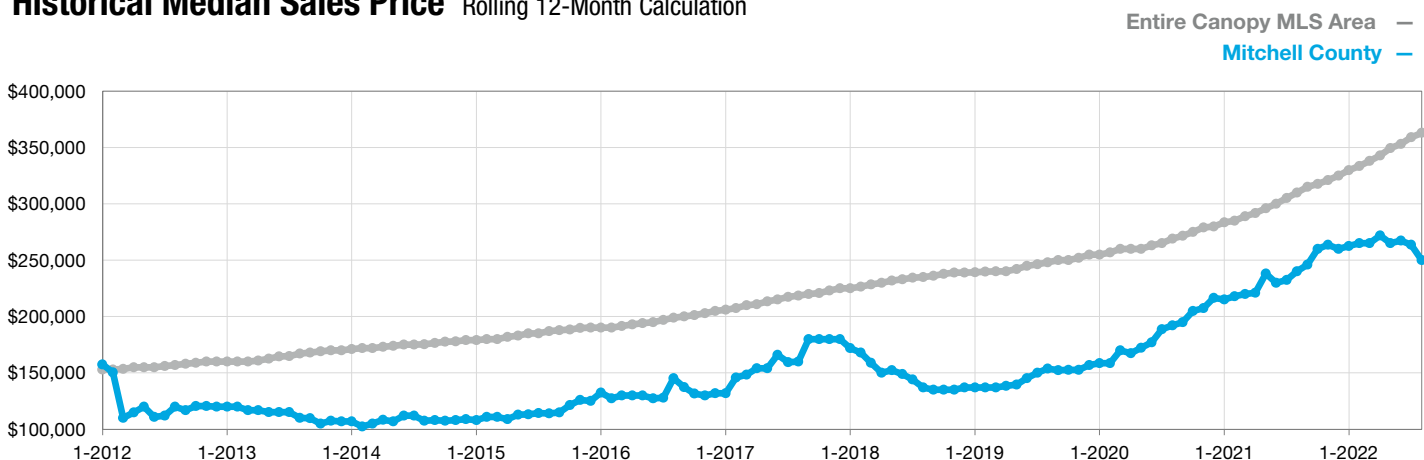
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	25	30	+ 20.0%	166	216	+ 30.1%
Pending Sales	18	30	+ 66.7%	143	150	+ 4.9%
Closed Sales	20	15	- 25.0%	138	132	- 4.3%
Median Sales Price*	\$304,750	\$186,000	- 39.0%	\$251,750	\$231,250	- 8.1%
Average Sales Price*	\$333,125	\$240,860	- 27.7%	\$290,375	\$288,812	- 0.5%
Percent of Original List Price Received*	98.0%	91.8%	- 6.3%	92.3%	95.7%	+ 3.7%
List to Close	124	105	- 15.3%	146	101	- 30.8%
Days on Market Until Sale	65	64	- 1.5%	84	49	- 41.7%
Cumulative Days on Market Until Sale	90	56	- 37.8%	99	50	- 49.5%
Average List Price	\$307,112	\$351,066	+ 14.3%	\$320,171	\$329,486	+ 2.9%
Inventory of Homes for Sale	61	73	+ 19.7%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--

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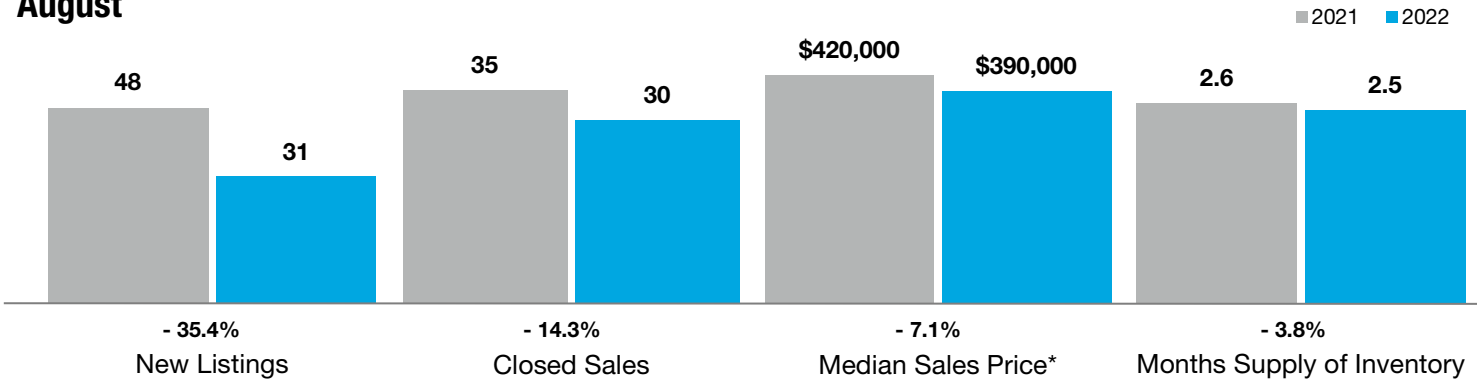
Polk County

North Carolina

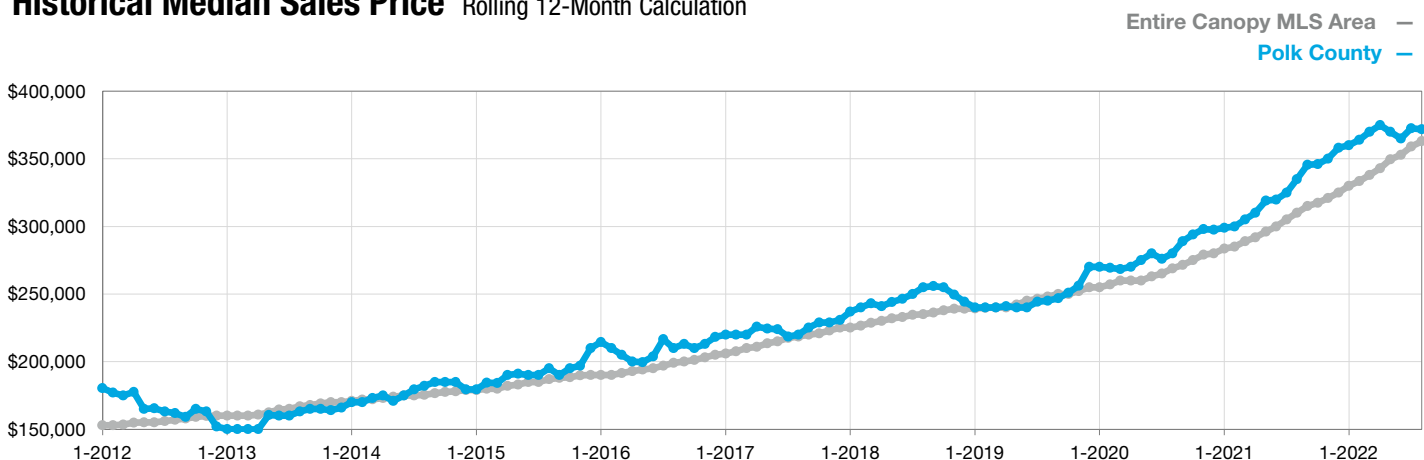
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	48	31	- 35.4%	363	326	- 10.2%
Pending Sales	45	34	- 24.4%	306	251	- 18.0%
Closed Sales	35	30	- 14.3%	282	242	- 14.2%
Median Sales Price*	\$420,000	\$390,000	- 7.1%	\$356,250	\$390,000	+ 9.5%
Average Sales Price*	\$502,543	\$444,175	- 11.6%	\$463,552	\$510,677	+ 10.2%
Percent of Original List Price Received*	98.0%	94.6%	- 3.5%	97.1%	97.2%	+ 0.1%
List to Close	77	68	- 11.7%	105	85	- 19.0%
Days on Market Until Sale	35	22	- 37.1%	53	38	- 28.3%
Cumulative Days on Market Until Sale	43	22	- 48.8%	59	43	- 27.1%
Average List Price	\$517,345	\$676,791	+ 30.8%	\$515,586	\$604,430	+ 17.2%
Inventory of Homes for Sale	101	83	- 17.8%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

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Local Market Update for August 2022

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



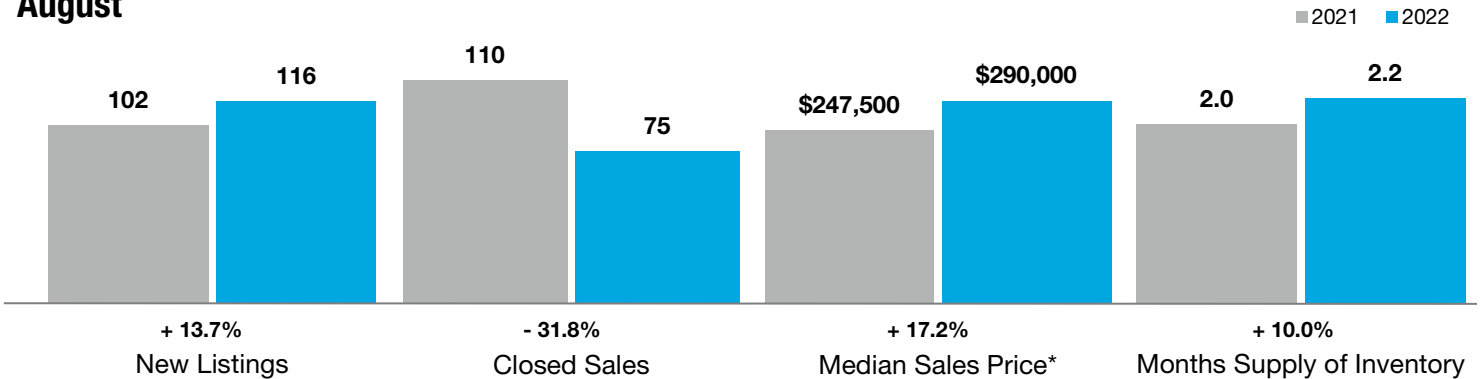
Rutherford County

North Carolina

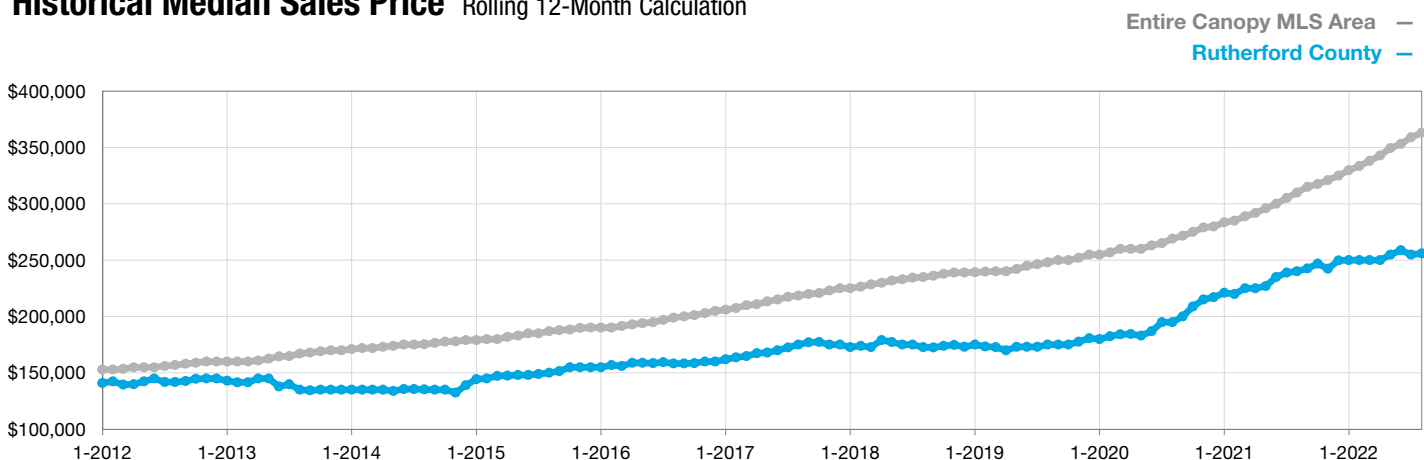
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	102	116	+ 13.7%	790	837	+ 5.9%
Pending Sales	96	92	- 4.2%	706	667	- 5.5%
Closed Sales	110	75	- 31.8%	668	651	- 2.5%
Median Sales Price*	\$247,500	\$290,000	+ 17.2%	\$243,550	\$255,000	+ 4.7%
Average Sales Price*	\$353,059	\$417,878	+ 18.4%	\$303,832	\$330,808	+ 8.9%
Percent of Original List Price Received*	98.1%	95.9%	- 2.2%	97.1%	97.7%	+ 0.6%
List to Close	69	73	+ 5.8%	85	72	- 15.3%
Days on Market Until Sale	16	26	+ 62.5%	40	25	- 37.5%
Cumulative Days on Market Until Sale	21	25	+ 19.0%	47	26	- 44.7%
Average List Price	\$381,327	\$370,555	- 2.8%	\$341,750	\$365,454	+ 6.9%
Inventory of Homes for Sale	169	188	+ 11.2%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

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August



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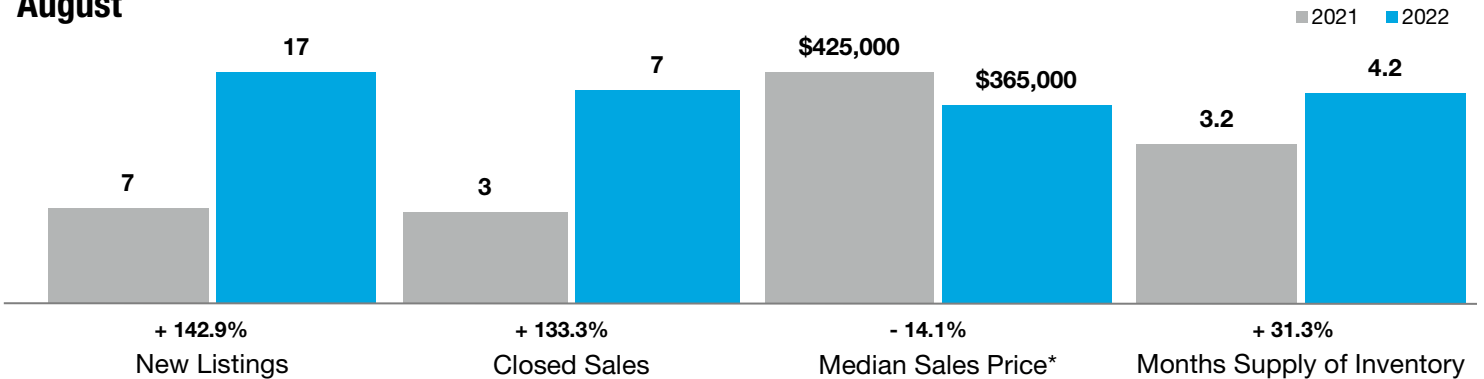
Swain County

North Carolina

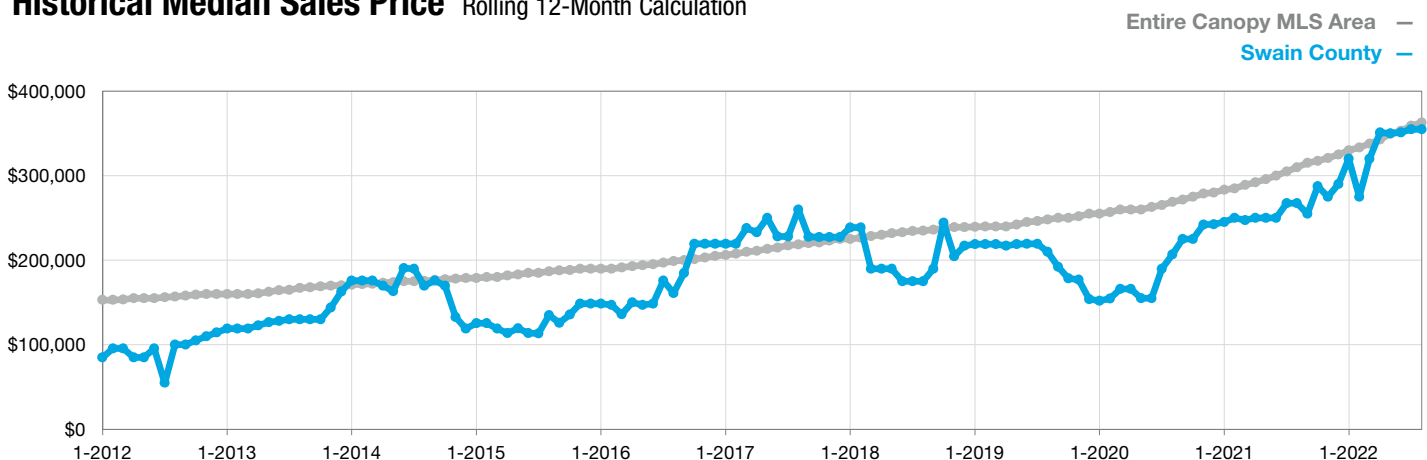
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	7	17	+ 142.9%	56	96	+ 71.4%
Pending Sales	5	10	+ 100.0%	50	65	+ 30.0%
Closed Sales	3	7	+ 133.3%	54	53	- 1.9%
Median Sales Price*	\$425,000	\$365,000	- 14.1%	\$245,000	\$350,000	+ 42.9%
Average Sales Price*	\$425,000	\$366,056	- 13.9%	\$322,858	\$364,894	+ 13.0%
Percent of Original List Price Received*	105.1%	98.3%	- 6.5%	94.5%	95.9%	+ 1.5%
List to Close	65	107	+ 64.6%	125	92	- 26.4%
Days on Market Until Sale	3	68	+ 2,166.7%	66	49	- 25.8%
Cumulative Days on Market Until Sale	3	85	+ 2,733.3%	72	56	- 22.2%
Average List Price	\$272,300	\$618,482	+ 127.1%	\$406,440	\$498,029	+ 22.5%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--

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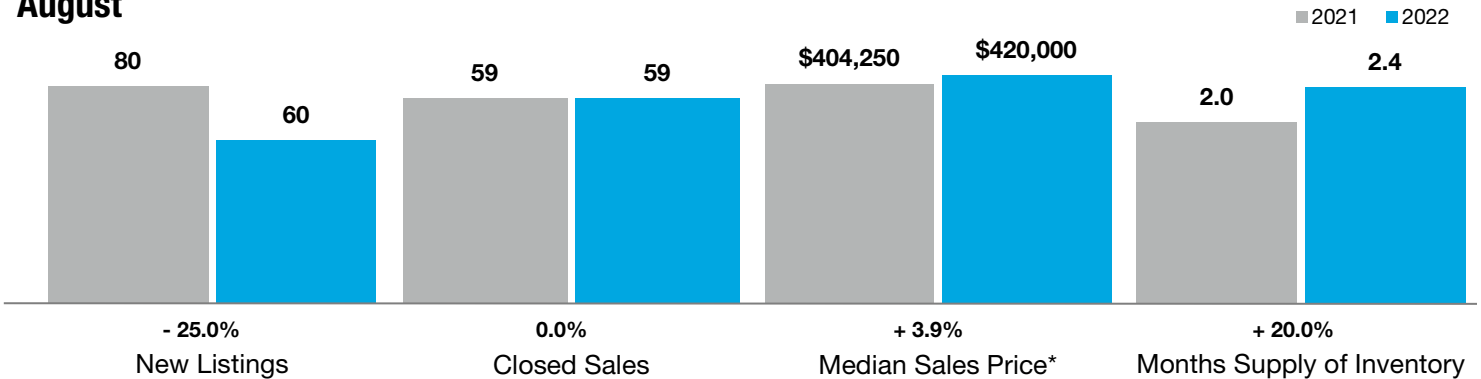
Transylvania County

North Carolina

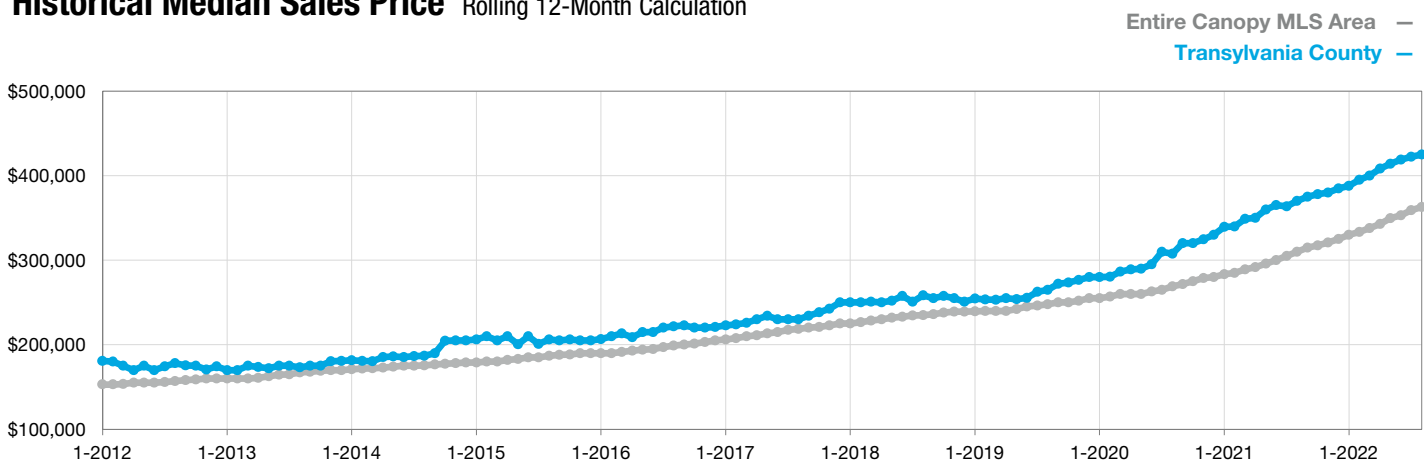
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	80	60	- 25.0%	558	539	- 3.4%
Pending Sales	72	59	- 18.1%	523	436	- 16.6%
Closed Sales	59	59	0.0%	519	417	- 19.7%
Median Sales Price*	\$404,250	\$420,000	+ 3.9%	\$385,000	\$450,000	+ 16.9%
Average Sales Price*	\$564,041	\$589,126	+ 4.4%	\$476,246	\$562,657	+ 18.1%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	96.5%	96.8%	+ 0.3%
List to Close	93	59	- 36.6%	111	85	- 23.4%
Days on Market Until Sale	44	20	- 54.5%	57	37	- 35.1%
Cumulative Days on Market Until Sale	44	23	- 47.7%	63	35	- 44.4%
Average List Price	\$512,225	\$663,205	+ 29.5%	\$538,174	\$590,072	+ 9.6%
Inventory of Homes for Sale	137	132	- 3.6%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

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August



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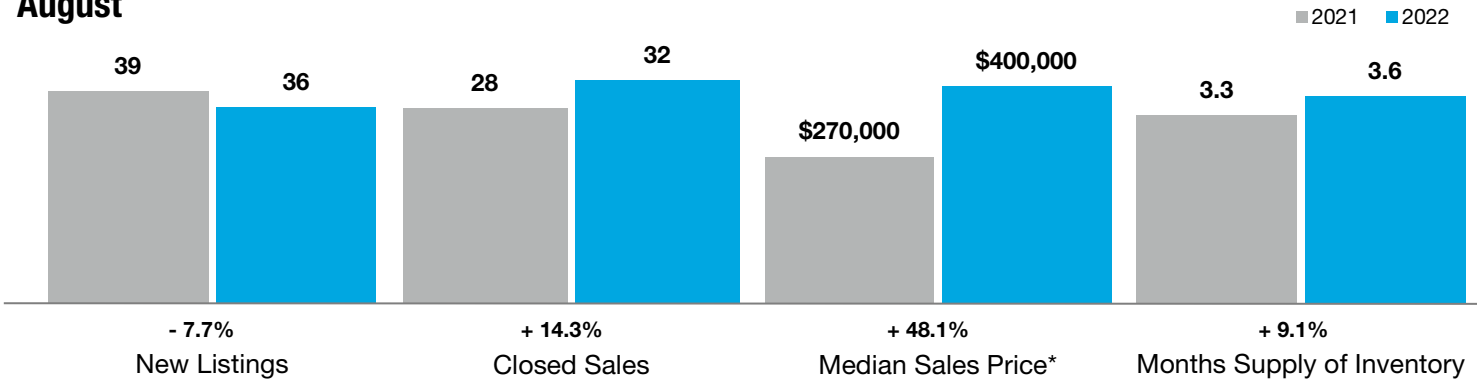
Yancey County

North Carolina

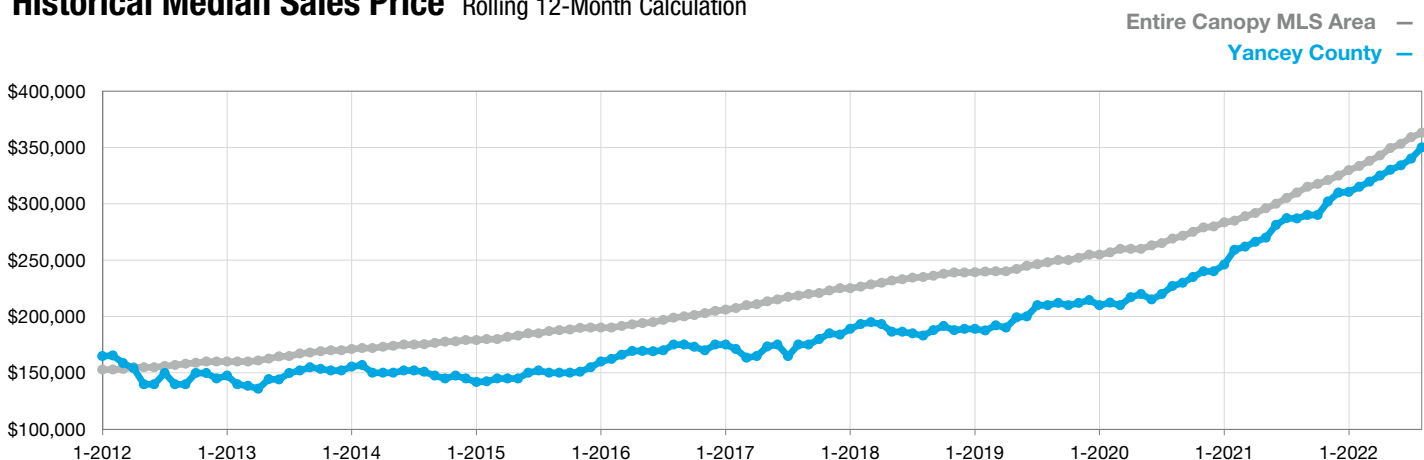
Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	39	36	- 7.7%	254	274	+ 7.9%
Pending Sales	38	28	- 26.3%	253	192	- 24.1%
Closed Sales	28	32	+ 14.3%	227	202	- 11.0%
Median Sales Price*	\$270,000	\$400,000	+ 48.1%	\$290,000	\$375,000	+ 29.3%
Average Sales Price*	\$462,311	\$416,033	- 10.0%	\$357,603	\$426,503	+ 19.3%
Percent of Original List Price Received*	94.8%	90.3%	- 4.7%	93.6%	95.8%	+ 2.4%
List to Close	233	76	- 67.4%	203	96	- 52.7%
Days on Market Until Sale	165	38	- 77.0%	146	43	- 70.5%
Cumulative Days on Market Until Sale	165	38	- 77.0%	148	46	- 68.9%
Average List Price	\$433,847	\$392,306	- 9.6%	\$450,152	\$542,535	+ 20.5%
Inventory of Homes for Sale	104	100	- 3.8%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

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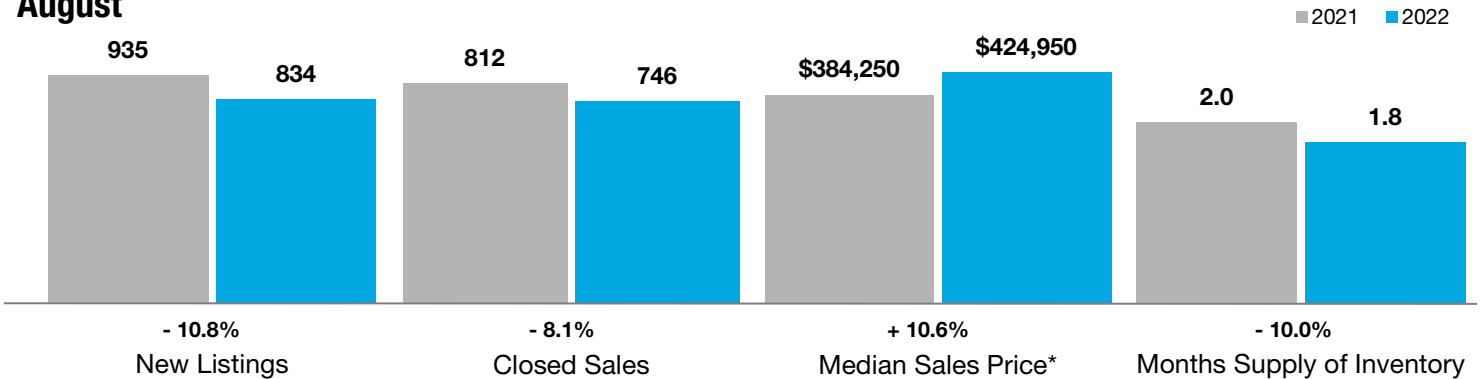
Asheville MSA

Includes Buncombe, Haywood, Henderson and Madison Counties

Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	935	834	- 10.8%	7,397	6,741	- 8.9%
Pending Sales	864	800	- 7.4%	6,545	5,629	- 14.0%
Closed Sales	812	746	- 8.1%	6,084	5,480	- 9.9%
Median Sales Price*	\$384,250	\$424,950	+ 10.6%	\$357,000	\$410,650	+ 15.0%
Average Sales Price*	\$466,841	\$494,408	+ 5.9%	\$439,242	\$498,286	+ 13.4%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	98.7%	99.9%	+ 1.2%
List to Close	75	72	- 4.0%	90	81	- 10.0%
Days on Market Until Sale	25	23	- 8.0%	38	26	- 31.6%
Cumulative Days on Market Until Sale	27	24	- 11.1%	42	28	- 33.3%
Average List Price	\$494,336	\$569,932	+ 15.3%	\$475,590	\$547,940	+ 15.2%
Inventory of Homes for Sale	1,590	1,287	- 19.1%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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