



MOUNTAINS TO SEA
REALTY

HAYWOOD COUNTY - S.F. RESIDENTIAL ABSORPTION REPORT

15-Oct-26	Active & Under Contract	Active Median \$ Per Sq Ft	Active Avg \$ Per Sq Ft	Active Median Heated Living Area	Active Average Heated Living Area	Active Median CDOM	Active Average CDOM	Under Contract (Total)	Under Contract Median \$ Per Sq Ft	Under Contract Average \$ Per Sq Ft	Under Contract Median Heated Living Area	Under Contract Average Heated Living Area	UC Median CDOM	UC Average CDOM	Pending Ratio	6 Month Expired	6 Month Withdrawn	6 Month Closed	Months of Inventory	Median Sale Price	Avg Sale Price	Closed Median \$ Per Sq Ft	Closed Avg \$ Per Sq Ft	Closed Median HLA	Closed Average HLA	Closed Median CDOM	Closed Average CDOM	Closed Median LP / Median OLP %	Closed Median CP / Median LP %	Segment % of Total
PRICE RANGE																														
0 -199,999	15	\$216.85	\$226.10	603	555	66	148	4	\$137.77	\$153.07	1068	1071	73	70	26.67%	2	5	19	3.47	\$110,000	\$128,368	\$132.38	\$183.65	672	699	34	56	94.12%	68.75%	2.49%
200,000 - 299,999	58	\$253.44	\$286.88	1066	998	140	147	15	\$241.35	\$262.45	1018	1061	77	138	25.86%	4	14	62	4.16	\$264,750	\$260,864	\$243.64	\$241.75	1,080	1,161	33	71	96.21%	94.89%	9.63%
300,000 - 349,999	59	\$274.58	\$287.34	1220	1178	81	131	11	\$265.15	\$265.57	1233	1335	69	69	18.64%	6	13	56	5.14	\$325,000	\$324,402	\$262.84	\$269.22	1,227	1,271	23	71	97.26%	95.74%	9.80%
350,000 - 399,999	80	\$252.05	\$2,369.01	1488	1499	81	131	16	\$224.09	\$229.41	1747	1795	71	117	20.00%	8	9	75	5.12	\$373,000	\$371,955	\$239.80	\$243.07	1,618	1,630	42	74	97.47%	96.88%	13.29%
400,000 - 449,999	62	\$257.20	\$264.64	1701	1769	102	121	10	\$235.62	\$257.92	1802	1801	22	31	16.13%	7	12	57	5.47	\$425,000	\$425,219	\$245.42	\$252.30	1,764	1,774	28	81	97.52%	98.43%	10.30%
450,000 - 499,999	51	\$266.70	\$287.04	1795	1877	104	140	10	\$258.97	\$265.24	1909	1913	94	102	19.61%	1	14	50	4.92	\$469,000	\$470,076	\$252.09	\$258.87	1,800	1,963	29	59	98.76%	95.94%	8.47%
500,000 - 549,999	34	\$266.63	\$276.73	1976	2021	112	120	8	\$208.42	\$208.21	2438	2343	15	94	23.53%	1	11	19	8.21	\$514,000	\$519,799	\$230.44	\$245.17	2,291	2,262	38	39	95.45%	97.90%	5.65%
550,000 - 599,999	64	\$255.92	\$282.99	2283	2233	101	146	13	\$277.08	\$284.04	2129	2172	13	32	20.31%	3	8	24	12.75	\$573,500	\$571,958	\$265.42	\$301.64	2,181	2,116	52	133	99.33%	96.39%	10.63%
600,000 - 649,999	21	\$291.52	\$319.84	2161	2196	112	122	3	\$242.92	\$234.14	2593	2996	152	135	14.29%	2	4	19	5.68	\$624,000	\$621,932	\$242.53	\$262.16	2,577	2,445	57	127	98.86%	97.52%	3.49%
650,000 - 699,999	25	\$312.83	\$347.04	2112	2191	112	120	5	\$259.12	\$267.53	2605	2531	64	71	20.00%	0	6	17	7.06	\$660,000	\$666,288	\$270.16	\$277.49	2,447	2,505	23	58	99.86%	94.42%	4.15%
700,000 - 749,999	13	\$299.76	\$307.24	2426	2539	87	121	2	\$257.60	\$257.60	2837	2837	175	175	15.38%	1	4	8	8.25	\$712,000	\$715,188	\$249.36	\$270.80	2,815	2,798	59	66	98.47%	96.41%	2.16%
750,000 - 799,999	20	\$270.97	\$277.71	2823	2936	182	205	6	\$282.26	\$276.92	2712	2816	26	54	30.00%	0	1	22	3.82	\$763,000	\$768,614	\$291.30	\$289.55	2,618	2,814	73	120	99.81%	95.56%	3.32%
800,000 - 899,999	24	\$259.93	\$278.69	3257	3312	142	215	8	\$310.52	\$352.08	2799	2593	86	236	33.33%	2	3	14	6.86	\$840,000	\$847,814	\$283.50	\$311.73	2,968	2,852	50	73	98.87%	96.30%	3.99%
900,000 - 999,999	6	\$364.04	\$369.07	2637	2702	75	112	0							0.00%	3	4	5	7.20	\$935,000	\$944,000	\$342.73	\$361.32	2,626	2,643	66	94	100.00%	93.97%	1.00%
1,000,000 - 1,249,999	25	\$376.60	\$419.40	3101	3060	109	120	3	\$414.69	\$449.87	2532	2376	12	24	12.00%	1	4	12	11.00	\$1,104,849	\$1,124,933	\$315.68	\$346.98	3,460	3,499	18	73	97.91%	92.30%	4.15%
1,250,000 - 1,499,999	17	\$360.17	\$462.65	3515	3461	135	124	5	\$325.54	\$330.07	4054	4222	182	237	29.41%	2	3	7	10.29	\$1,400,000	\$1,369,286	\$346.31	\$418.78	3,700	3,567	24	39	100.00%	100.00%	2.82%
1,500,000 - 1,999,999	14	\$381.19	\$440.63	4886	4493	118	189	2	\$650.75	\$650.75	3649	3649	187	188	14.29%	1	6	7	10.29	\$1,600,000	\$1,653,214	\$546.62	\$514.11	3,156	3,262	94	153	100.00%	94.12%	2.33%
2,000,000 - 2,999,999	9	\$549.44	\$567.80	4701	4943	310	373	1	\$781.04	\$781.04	3681	3681	22	22	11.11%	1	0	2	24.00	\$2,324,000	\$2,324,000	\$510.38	\$510.38	4,615	4,615	72	72	100.00%	91.33%	1.50%
3,000,000 - 4,999,999	3	\$788.97	\$824.24	4151	4478	64	77	0							0.00%	0	0	0	n.a.									n.a.	n.a.	0.50%
5,000,000+	2	\$1,023.18	\$1,023.18	7066	7066	3	4	0							0.00%	0	0	0	n.a.									n.a.	n.a.	0.33%
Total	602	\$279.65	\$591.15	1794	2059	108	141	122	259.12	278.00	1909	2065	54	102	20.27%	45	121	475	6.06	\$420,000	\$500,397	\$254.10	\$268.71	1,750	1,889	34	78	96.19%	97.90%	100.00%