



RUIZ REPORT

HAYWOOD COUNTY

January, 2025 Vol 59.

10 slides with *everything*
you need to know about your
local residential real estate market.

Prepared by

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Haywood County **Ruiz Report** January, 2025

At A Glance: Activity (vs. last month) (vs. this month last year)

NEW LISTINGS

89  41%
 51%

UNDER CONTRACT

63  13%
 3%

HOMES SOLD

62  14%
 6%

Haywood added **26 more** new listings to the market than it took off (put under contract), **which increased the overall supply**. Home sales (*closings*) **decreased** in January, just remember that many of those homes went under contract in a *previous* month.

Amount for month | + / - Change | % Change vs. **last month**
% Change vs. **this month last year**

At A Glance: **Velocity** (vs. last month) (vs. this month last year)

MEDIAN DOM

46 ▲ 39%
▲ 5%

MO. ACTIVE LISTINGS

395 ▼ 5%
▲ 56%

MO. INVENTORY

3.8 ≈ 0%
▲ 101%

The *total* number of active listings **decreased 5%** compared to December, 50% of homes went under contract in **46-days or less**, and at this rate there's about **3.8-months of supply** to go around.

January was a ***Seller's market.***

Amount for month | + / - Change | % Change vs. **last month**
% Change vs. **this month last year**

At A Glance: Pricing

(vs. last month)
(vs. this month last year)

AVG. LIST / SALE

98%  1%
 2%

AVG. SALE PRICE

\$450k  5%
 5%

ORIG. LIST / SALE

93%  0%
 1%

The average price of a home in Haywood County was **\$21k more than it was this time last January**. On average, properties sold for **98% of their list price** *at the time the offer was made*, and **93% of the price they originally listed for**.

Amount for month | + / - Change | % Change vs. **last month**
% Change vs. **this month last year**

Click to see properties!

Haywood In January

Price Range	Active Listings	New Listings	Under Contract	Under Contract (%)	Pending Ratio	Homes Sold	Avg. Sales Price	Avg. List/Sale	Avg. DOM	Median DOM	Months of Inventory	Expired Listings	Listings Withdrawn
\$0 - \$99K	4	1	1	2%	25%	N/A	N/A	N/A	8	8	3.27	N/A	N/A
\$100K - \$124K	5	1	3	5%	60%	N/A	N/A	N/A	70	42	6	N/A	N/A
\$125K - \$149K	5	2	N/A	N/A	0%	1	\$110,000	81%	N/A	N/A	4.24	N/A	N/A
\$150K - \$174K	4	N/A	1	2%	75%	2	\$154,500	94%	43	43	0.48	N/A	N/A
\$175K - \$199K	6	2	1	2%	0%	N/A	N/A	N/A	39	39	3.43	1	N/A
\$200K - \$249K	11	N/A	4	6%	40%	5	\$233,280	99%	67	51	1.44	3	N/A
\$250K - \$299K	26	12	6	10%	33%	3	\$280,667	99%	76	35	2.76	3	N/A
\$300K - \$349K	39	10	11	17%	49%	10	\$329,046	98%	55	11	2.22	3	N/A
\$350K - \$399K	57	11	5	8%	19%	5	\$382,644	99%	101	20	4.33	3	N/A
\$400K - \$449K	48	14	10	16%	38%	7	\$415,919	100%	78	35	3.22	1	N/A
\$450K - \$499K	43	8	3	5%	25%	11	\$459,426	98%	89	123	4.55	1	N/A
\$500K - \$599K	40	12	7	11%	22%	5	\$518,993	97%	44	20	4.35	4	N/A
\$600K - \$699K	38	6	2	3%	6%	5	\$644,109	99%	152	152	6.18	N/A	N/A
\$700K - \$999K	38	8	5	8%	19%	7	\$793,271	99%	110	126	4.19	3	N/A
1M+	31	2	4	6%	17%	1	\$950,000	95%	184	166	9	2	N/A
County	395	89	63	--	27%	62	\$450,235	98%	81	46	3.77	24	N/A

Learn the lingo

Active Listings: This is the total number of listings that were for sale *at any given point during the month*.

Under Contract: This is the total **number** of listings that accepted an offer to purchase *during the month*.

Under Contract (%): This is the "Under Contract" column represented as a **percentage** of the county.

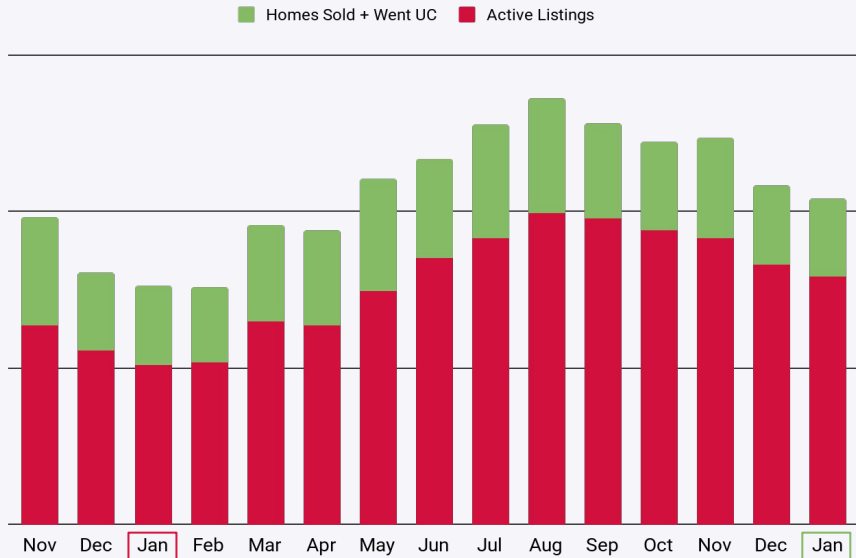
Pending Ratio: This ratio is calculated using a **snapshot** taken at 11:59pm on the last day of the month. It used to show a price range's competitiveness by comparing the number of listings under contract to the total number of listings on the market at the time the snapshot was taken (active + under contract).

Months of inventory represents how long it would take to deplete the current inventory assuming no new homes are put on the market. It's commonly used to determine the health of a particular market.

Between 0-4 months of inventory is considered a seller's market because supply is relatively low, which means that sellers have more control to set terms or raise prices. **5-7 months signals a balanced market** - there is a healthy mix of buyers and sellers. **8 or more months of inventory indicates a buyer's market**, which means buyers have more negotiating power.

Seller's Market Buyer's Market

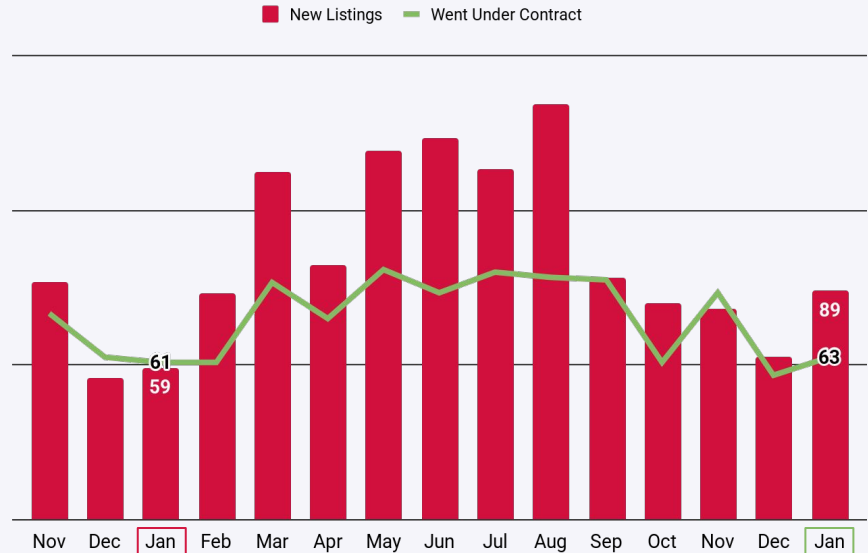
Volume & Activity



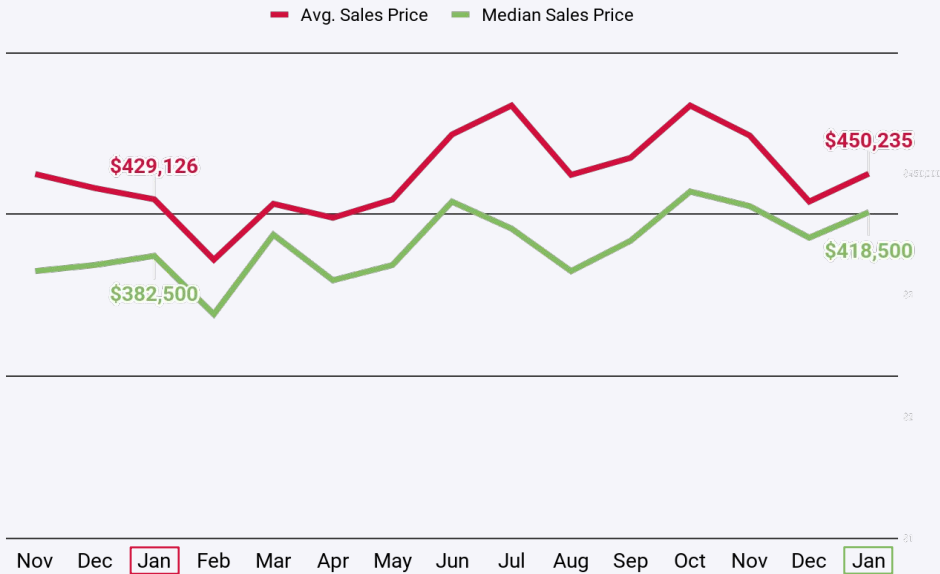
- The number of active listings *decreased* by 5% in January. **Total Active listings, the number of properties listed for sale at any point during the month, was up 56% compared to last year.**
- Total homes under contract increased 13% from last month, and **Haywood had 3% more homes under contract in January than it did this time last year.**
- Overall volume was down 3% from last month but up 45% from this time last year.

Listings & Closings

- **New listings increased 41% from last month**, and were up 51% from last January's numbers.
- **13% more homes went under contract**, and Haywood had more homes going under contract than this month last year, up 3%.
- **Pro Tip:** keeping an eye on the difference between homes added to the market (new listings) and those taken off (by going under contract) is the best way to gauge supply & demand!



Home Prices

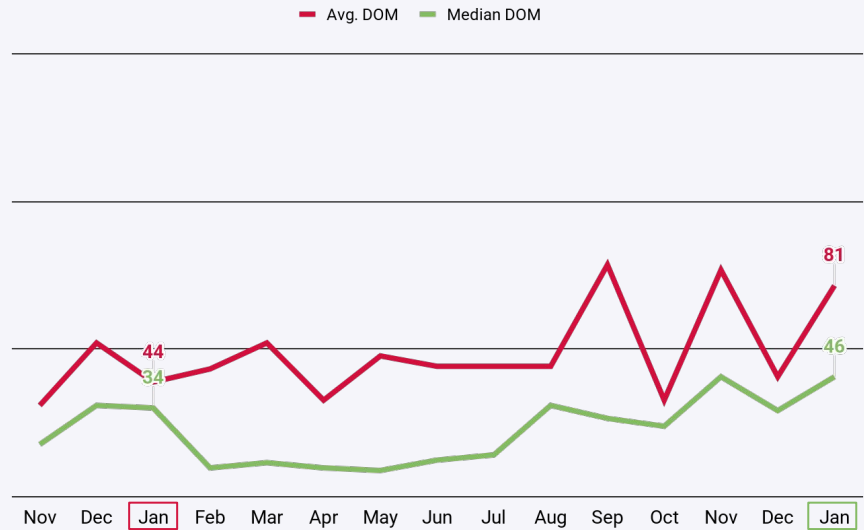


The **median price** is the “middle price,” meaning half of the homes sold during the month were cheaper and half were more expensive than the median. The **average price** is the total sales divided by number of sales.

- The average home price in Haywood County increased 5%, and homes were valued 5% higher compared to last January.
- The positive home value appreciation trend *seems* to be holding despite interest rates. **Pro Tip:** monthly price fluctuations are less indicative than annual trends for understanding market shifts!
- The consistently higher average vs. median home price tells us that **Haywood’s high-end market is strong**, with higher priced homes raising the average for the whole market.

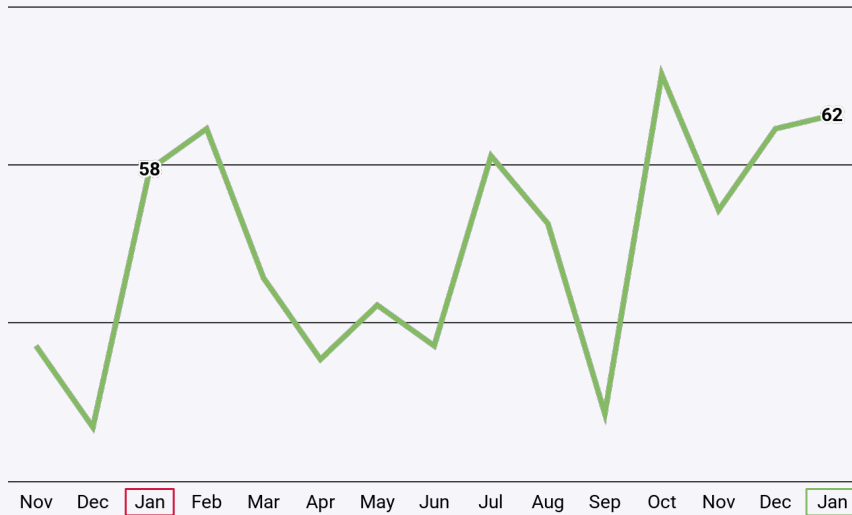
Days On Market

- On average, homes took 35-days longer to go under contract than they did in December, and the median days it took to sign a purchase contract was **46-days (!!!)**.
- Homes valued up to \$99k sold fastest in January, with a *median* 8-days on the market, followed by homes in the \$175-199k range, which took a *median* of 11-days.
- Homes in Haywood are selling quickly due to a combination of extremely low inventory and high demand for homes.



The **median DOM** is the “middle DOM,” meaning half of the homes during the month went UC faster and half took longer than the median. The **average DOM** is the total DOM divided by number of sales.

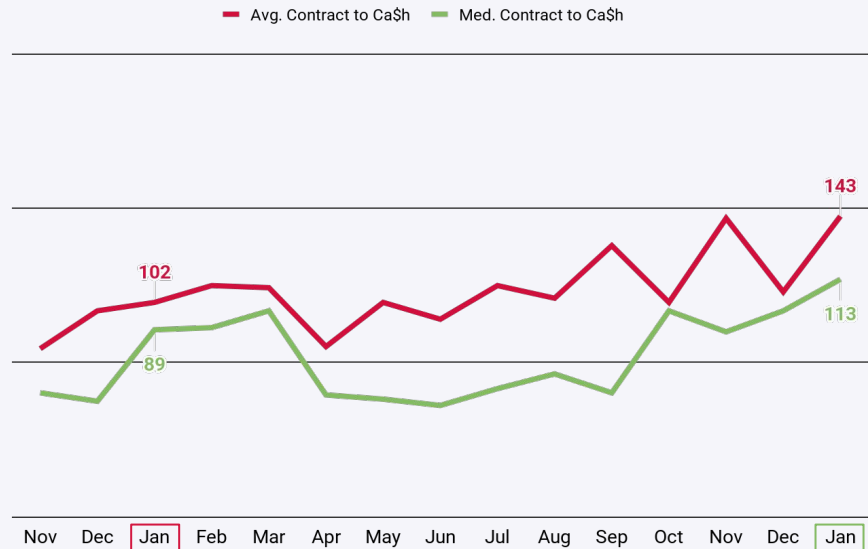
Contract To Close



- **Contract to close time took an average of 1-days more compared to last month, which was 4-days slower compared to last January.**
- **Homes valued between \$125k-149k took among the longest to close.** January closings data put that segment at around 165-days, on average.
- **Homes valued between \$200k-249k closed fastest,** closing in ~41-days, on average.

Contract To Ca\$h

- Sellers got paid an average of 36-days *slower* after listing their homes according to January sales data, and **41-days slower than Jan., 2023**.
- This overall increase was a due to increases in both time spent during the contract to close process as well as time spent on the market (DOM).
- Homes valued **valued between \$450k-499k sold fastest**, averaging 91-days, **followed by the valued between \$200k-249k price range** which took 95-days, on average.



Methodology

Data for this report was pulled from Canopy MLS for Single Family and Condo/Townhouse properties on February 3rd, 2025. Realtors are required to update their transactions on the MLS within 48hrs, so while most records for the month should have been accounted for, any updates that occurred after the report was pulled will not have made the cut. This should not have a material effect on the data given the overall volume of transactions.

Please send me an [e-mail](#) if you have any comments, questions, requests, or corrections.

See below for some relevant formulas.

$$\text{Months Inventory} = \frac{\text{Active Listings This Month}}{12\text{-Month Pending Homes Average}} \quad \text{Pending} = \frac{\text{Under Contract End Of Month}}{\text{Active End Of Month}}$$