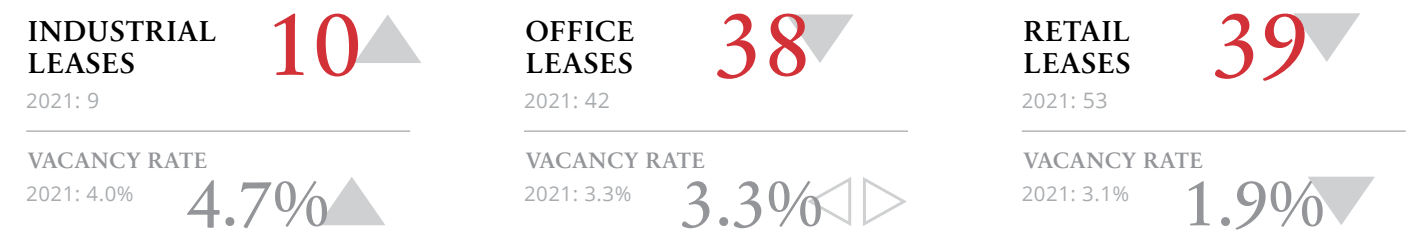


NAI Beverly-Hanks
Commercial Real Estate Services, Worldwide.

MARKET REPORT

QUARTER THREE **2022**





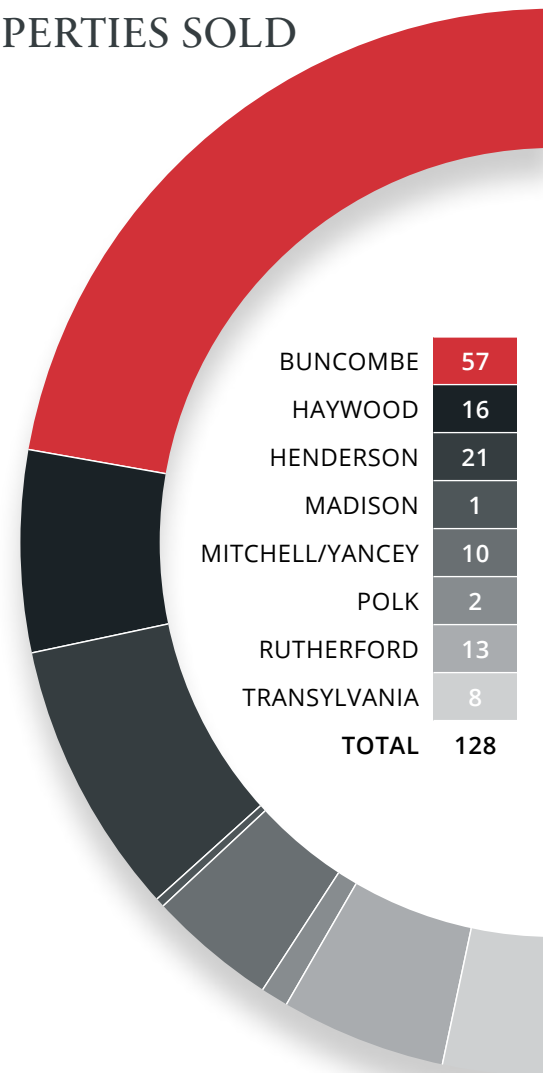
COMMERCIAL FORECAST

Inflation continues to put pressure on the commercial real estate sector and the marketplace is evolving in response. After a thriving 2021, there has been a definite softening in commercial real estate growth in 2022, but not across the board. Sectors such as Retail and Office struggled somewhat, while Multi-family continued the upward trajectory to which we have become accustomed. Rising mortgage rates and home prices are most likely a factor here, forcing many to rent for longer due to decreasing affordability.

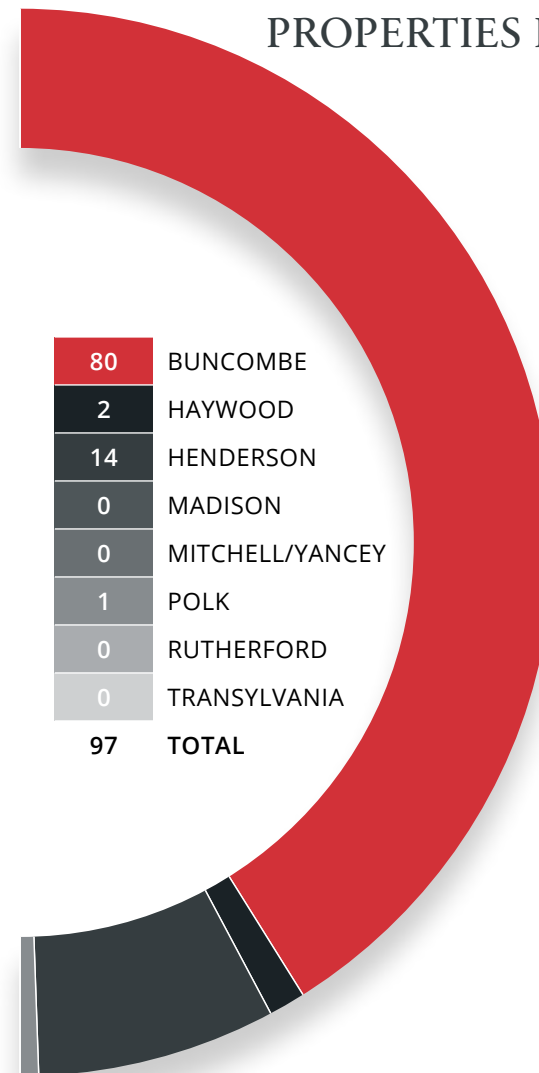
The focus on affordability is evident in Western North Carolina, but with a trending twist: “Microhousing.” Small, single dwellings with multi-functional furnishes are on the rise in the area. According to WLOS News 13, “Two proposals to bring more affordable housing to the Asheville area have gained approval from a key city committee.” Additionally, the community will see more microhousing developments take shape. The Asheville Citizen-Times reports that the City of Asheville’s Planning and Zoning Commission has approved “80 rental units, all between 180-250 square feet” on Hilliard Ave. It is clear that the area is adapting to the pressures of inflation, and we have a robust multi-family sector to show for it.

Inflation, interest rates, supply chain, and geopolitical events have impacted every corner of the economy including the local commercial real estate landscape. NAI Beverly-Hanks is here to help you navigate and invest with the bigger picture in mind.

PROPERTIES SOLD



PROPERTIES LEASED



Featured Listing

101 Patton Avenue
\$5,900,000
MLS: 3900620

Extremely rare opportunity to purchase property currently housing the Jubilee Community Church on two levels totaling 10,725 SF in the heart of Downtown Asheville! Steps to the Grove Arcade, Pritchard Park, and Harrah’s Cherokee Center & Thomas Wolfe Auditorium. Due to the property being situated in the Central Business District, there is a wide array of potential commercial uses for the existing structure.



Notable Transaction

291 Sweeten Creek Road
\$6,250,000
MLS: 33889987

This exceptional 39,930 SF multi-use facility closed, with NAI Beverly-Hanks agents representing both the buyer and seller sides. From a 17,000+ SF meeting space to a fully equipped commercial kitchen to a 6,000 SF formal ballroom, the possibilities are endless with this space.



All chart information represents 2022 data as provided by CoStar for the 9-county region.

ASHEVILLE METROPOLITAN STATISTICS

(Buncombe, Haywood, Henderson, and Madison Counties)

EMPLOYMENT DISTRIBUTION BY INDUSTRY:

Population 469,015



Labor Force 228,657



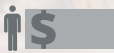
Average Commute 23.4 min



Average Household Income \$76,845



NC Individual Income Tax Rate 5.25%



Current Sales & Use Tax by County

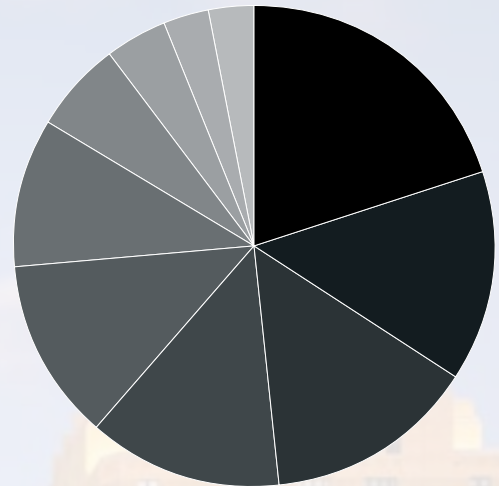
Buncombe 7% Haywood 6.75%
Henderson 7% Madison 7%

Cost of Living Index

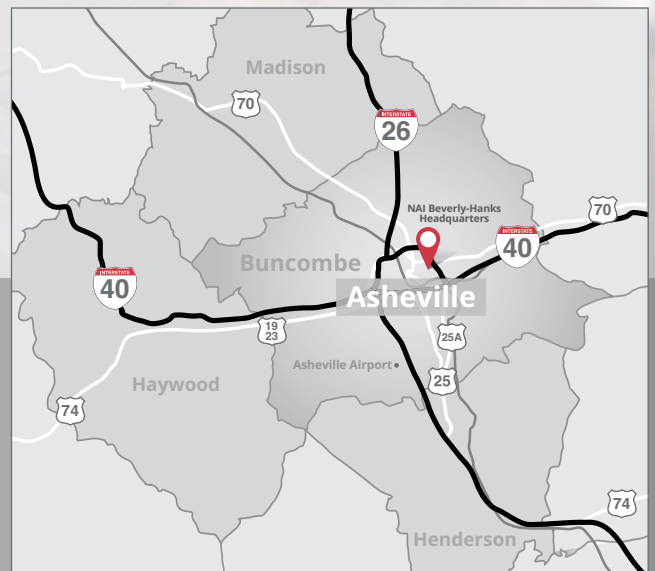
Buncombe, Haywood, Henderson,
and Madison Counties



Data Provided by NC Commerce, US Bureau of Labor Statistics,
and The Asheville Chamber Of Commerce



Health Services and Education	19%
Government (federal, state, & local)	15%
Retail Trade	14%
Leisure and Hospitality	14%
Manufacturing	12%
Professional and Business Services	10%
Construction, Mining, and Logging	5%
Financial Activities	4%
Transportation and Utilities	3%
Wholesale Trade	3%
Information	1%



Rankings

Asheville ranked one of “The Best Places to Retire in 2021” — Forbes.com, 2021

Asheville #9 among “Top 15 Cities in the United States” — TravelandLeisure.com, 2020

North Carolina ranked as the #1 “Best States For Business” for 4th year in a row — BestCities.org, 2020