

Local Market Update for February 2024

A research tool provided by the Canopy Realtor® Association
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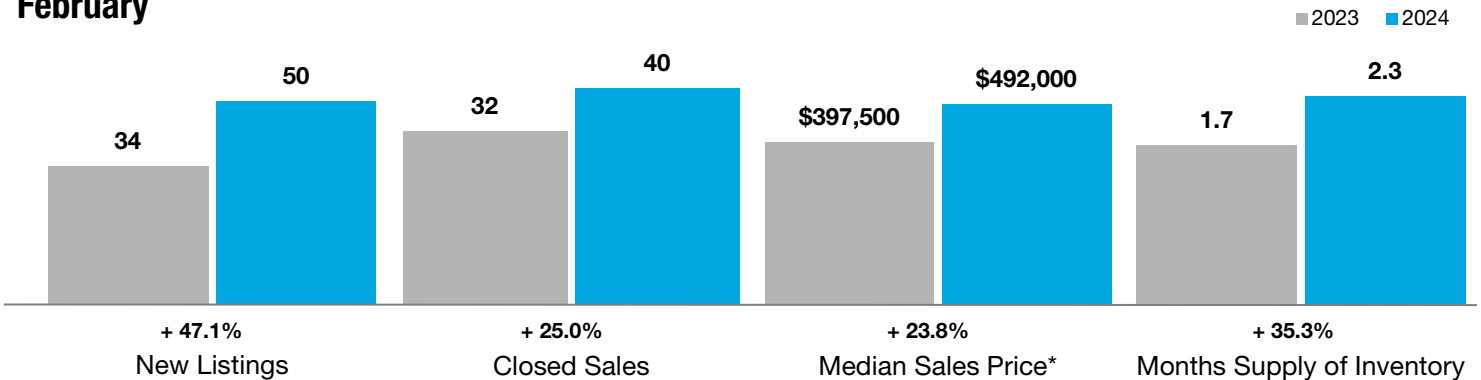
Transylvania County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	34	50	+ 47.1%	66	89	+ 34.8%
Pending Sales	38	48	+ 26.3%	65	91	+ 40.0%
Closed Sales	32	40	+ 25.0%	64	76	+ 18.8%
Median Sales Price*	\$397,500	\$492,000	+ 23.8%	\$405,000	\$487,000	+ 20.2%
Average Sales Price*	\$410,340	\$699,441	+ 70.5%	\$552,285	\$726,316	+ 31.5%
Percent of Original List Price Received*	91.6%	94.4%	+ 3.1%	92.2%	92.5%	+ 0.3%
List to Close	101	96	- 5.0%	111	101	- 9.0%
Days on Market Until Sale	56	59	+ 5.4%	53	58	+ 9.4%
Cumulative Days on Market Until Sale	63	67	+ 6.3%	55	62	+ 12.7%
Average List Price	\$700,624	\$896,450	+ 28.0%	\$598,391	\$773,055	+ 29.2%
Inventory of Homes for Sale	85	98	+ 15.3%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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

