

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
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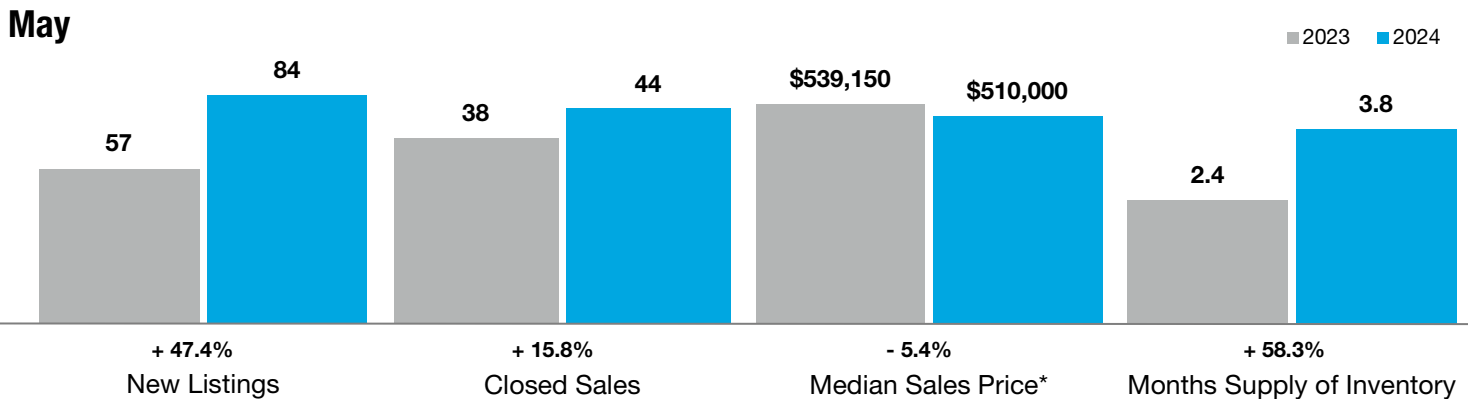


Transylvania County

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	57	84	+ 47.4%	244	327	+ 34.0%
Pending Sales	51	53	+ 3.9%	196	231	+ 17.9%
Closed Sales	38	44	+ 15.8%	174	213	+ 22.4%
Median Sales Price*	\$539,150	\$510,000	- 5.4%	\$432,500	\$520,000	+ 20.2%
Average Sales Price*	\$697,752	\$605,802	- 13.2%	\$596,590	\$664,687	+ 11.4%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	94.4%	93.5%	- 1.0%
List to Close	75	91	+ 21.3%	93	100	+ 7.5%
Days on Market Until Sale	25	44	+ 76.0%	44	58	+ 31.8%
Cumulative Days on Market Until Sale	35	50	+ 42.9%	48	61	+ 27.1%
Average List Price	\$661,467	\$1,090,569	+ 64.9%	\$698,100	\$871,805	+ 24.9%
Inventory of Homes for Sale	107	168	+ 57.0%	--	--	--
Months Supply of Inventory	2.4	3.8	+ 58.3%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

