

Local Market Update for June 2024

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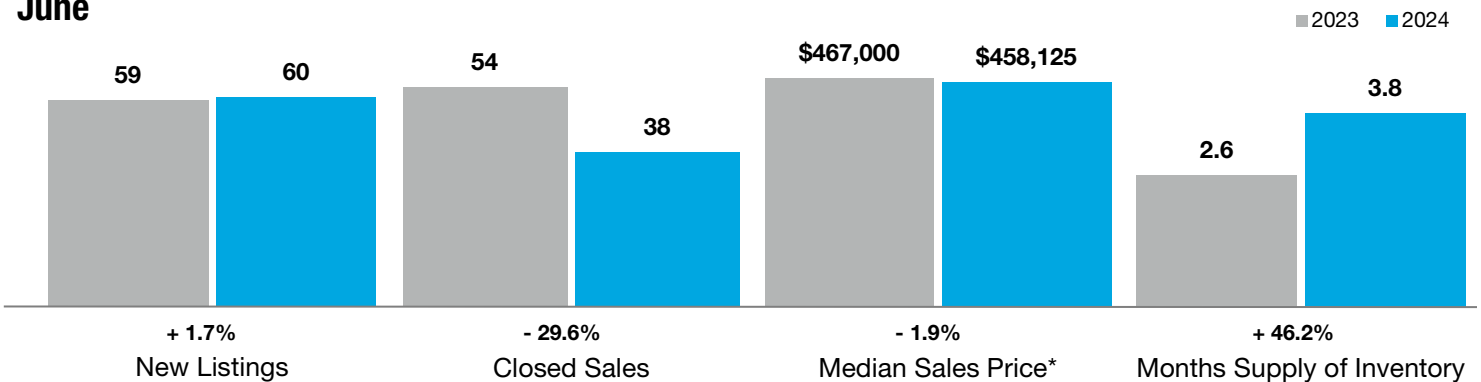
Transylvania County

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	59	60	+ 1.7%	303	388	+ 28.1%
Pending Sales	38	46	+ 21.1%	234	274	+ 17.1%
Closed Sales	54	38	- 29.6%	228	251	+ 10.1%
Median Sales Price*	\$467,000	\$458,125	- 1.9%	\$440,000	\$500,000	+ 13.6%
Average Sales Price*	\$562,209	\$652,996	+ 16.1%	\$588,447	\$662,917	+ 12.7%
Percent of Original List Price Received*	95.4%	95.4%	0.0%	94.6%	93.8%	- 0.8%
List to Close	96	77	- 19.8%	94	97	+ 3.2%
Days on Market Until Sale	53	35	- 34.0%	46	55	+ 19.6%
Cumulative Days on Market Until Sale	55	44	- 20.0%	50	58	+ 16.0%
Average List Price	\$743,923	\$678,400	- 8.8%	\$707,458	\$837,871	+ 18.4%
Inventory of Homes for Sale	111	169	+ 52.3%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

