

# Local Market Update for July 2024

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®

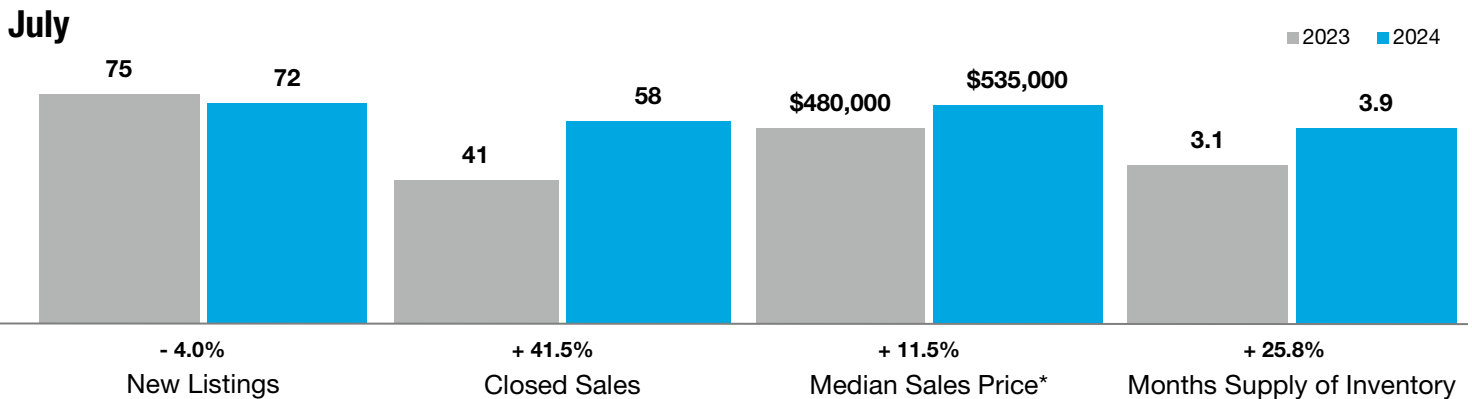


## Transylvania County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	75	72	- 4.0%	378	461	+ 22.0%
Pending Sales	50	60	+ 20.0%	284	332	+ 16.9%
Closed Sales	41	58	+ 41.5%	269	310	+ 15.2%
Median Sales Price*	\$480,000	\$535,000	+ 11.5%	\$450,000	\$509,000	+ 13.1%
Average Sales Price*	\$642,522	\$671,001	+ 4.4%	\$596,689	\$663,468	+ 11.2%
Percent of Original List Price Received*	96.9%	93.9%	- 3.1%	95.0%	93.8%	- 1.3%
List to Close	120	91	- 24.2%	98	95	- 3.1%
Days on Market Until Sale	69	52	- 24.6%	50	54	+ 8.0%
Cumulative Days on Market Until Sale	83	54	- 34.9%	55	57	+ 3.6%
Average List Price	\$762,306	\$1,156,430	+ 51.7%	\$718,415	\$883,738	+ 23.0%
Inventory of Homes for Sale	132	173	+ 31.1%	--	--	--
Months Supply of Inventory	3.1	3.9	+ 25.8%	--	--	--

\* 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

