

Local Market Update for August 2024

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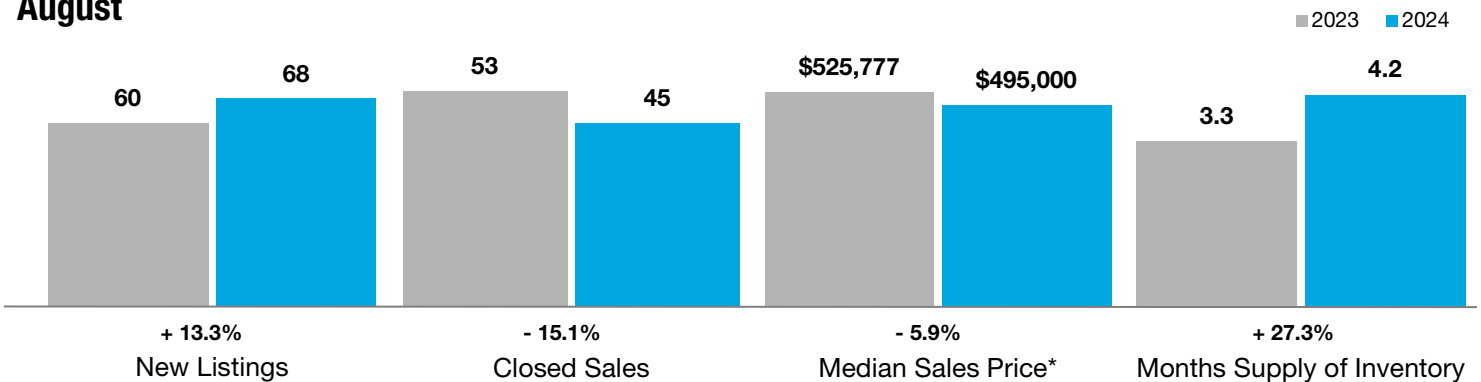
Transylvania County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	60	68	+ 13.3%	438	531	+ 21.2%
Pending Sales	50	46	- 8.0%	334	371	+ 11.1%
Closed Sales	53	45	- 15.1%	322	357	+ 10.9%
Median Sales Price*	\$525,777	\$495,000	- 5.9%	\$465,000	\$500,000	+ 7.5%
Average Sales Price*	\$683,173	\$701,054	+ 2.6%	\$610,924	\$667,360	+ 9.2%
Percent of Original List Price Received*	95.3%	98.7%	+ 3.6%	95.0%	94.5%	- 0.5%
List to Close	85	67	- 21.2%	96	91	- 5.2%
Days on Market Until Sale	53	28	- 47.2%	50	51	+ 2.0%
Cumulative Days on Market Until Sale	53	36	- 32.1%	55	54	- 1.8%
Average List Price	\$657,692	\$737,357	+ 12.1%	\$709,412	\$860,549	+ 21.3%
Inventory of Homes for Sale	137	184	+ 34.3%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

