

Local Market Update for September 2024

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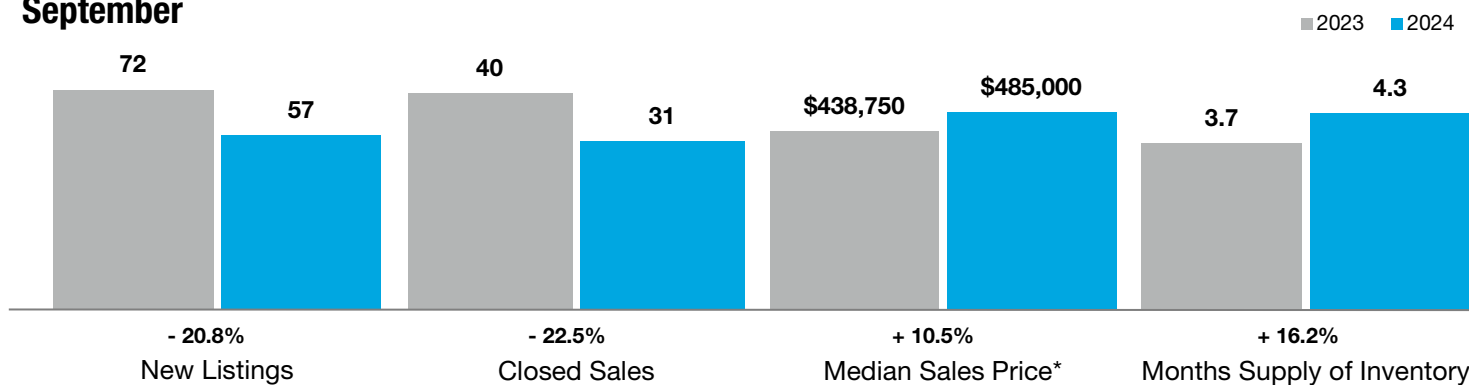
Transylvania County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	72	57	- 20.8%	510	589	+ 15.5%
Pending Sales	47	36	- 23.4%	381	406	+ 6.6%
Closed Sales	40	31	- 22.5%	362	391	+ 8.0%
Median Sales Price*	\$438,750	\$485,000	+ 10.5%	\$462,250	\$500,000	+ 8.2%
Average Sales Price*	\$507,595	\$559,931	+ 10.3%	\$599,506	\$660,769	+ 10.2%
Percent of Original List Price Received*	95.8%	92.7%	- 3.2%	95.1%	94.2%	- 0.9%
List to Close	85	86	+ 1.2%	95	92	- 3.2%
Days on Market Until Sale	31	45	+ 45.2%	48	51	+ 6.3%
Cumulative Days on Market Until Sale	36	56	+ 55.6%	52	55	+ 5.8%
Average List Price	\$758,310	\$878,832	+ 15.9%	\$716,353	\$849,586	+ 18.6%
Inventory of Homes for Sale	152	185	+ 21.7%	--	--	--
Months Supply of Inventory	3.7	4.3	+ 16.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

