

Local Market Update for October 2024

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



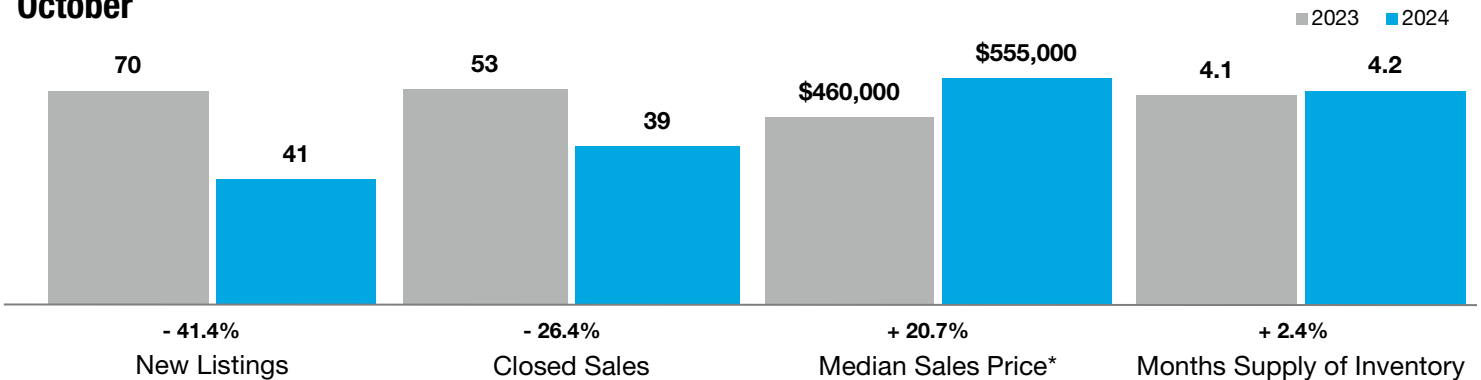
Transylvania County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	70	41	- 41.4%	580	632	+ 9.0%
Pending Sales	37	28	- 24.3%	418	431	+ 3.1%
Closed Sales	53	39	- 26.4%	415	431	+ 3.9%
Median Sales Price*	\$460,000	\$555,000	+ 20.7%	\$460,500	\$500,000	+ 8.6%
Average Sales Price*	\$579,114	\$910,831	+ 57.3%	\$596,902	\$682,907	+ 14.4%
Percent of Original List Price Received*	94.9%	93.2%	- 1.8%	95.1%	94.1%	- 1.1%
List to Close	87	109	+ 25.3%	94	93	- 1.1%
Days on Market Until Sale	38	59	+ 55.3%	47	52	+ 10.6%
Cumulative Days on Market Until Sale	35	63	+ 80.0%	50	56	+ 12.0%
Average List Price	\$763,800	\$1,048,639	+ 37.3%	\$722,327	\$861,388	+ 19.3%
Inventory of Homes for Sale	166	177	+ 6.6%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

