

Local Market Update for December 2024

A research tool provided by the Canopy Realtor® Association
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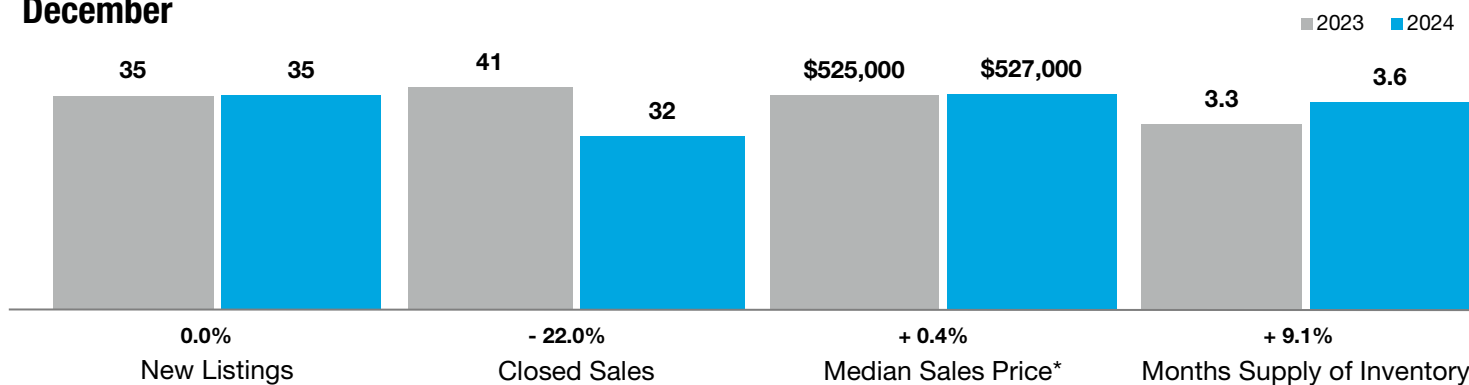
Transylvania County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	35	35	0.0%	659	713	+ 8.2%
Pending Sales	26	35	+ 34.6%	489	497	+ 1.6%
Closed Sales	41	32	- 22.0%	497	500	+ 0.6%
Median Sales Price*	\$525,000	\$527,000	+ 0.4%	\$464,000	\$510,000	+ 9.9%
Average Sales Price*	\$694,188	\$580,624	- 16.4%	\$597,176	\$687,715	+ 15.2%
Percent of Original List Price Received*	94.0%	91.1%	- 3.1%	94.9%	93.7%	- 1.3%
List to Close	88	97	+ 10.2%	93	95	+ 2.2%
Days on Market Until Sale	47	66	+ 40.4%	46	54	+ 17.4%
Cumulative Days on Market Until Sale	48	80	+ 66.7%	50	59	+ 18.0%
Average List Price	\$896,790	\$1,100,540	+ 22.7%	\$724,137	\$858,508	+ 18.6%
Inventory of Homes for Sale	133	151	+ 13.5%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

