

Local Market Update for January 2025

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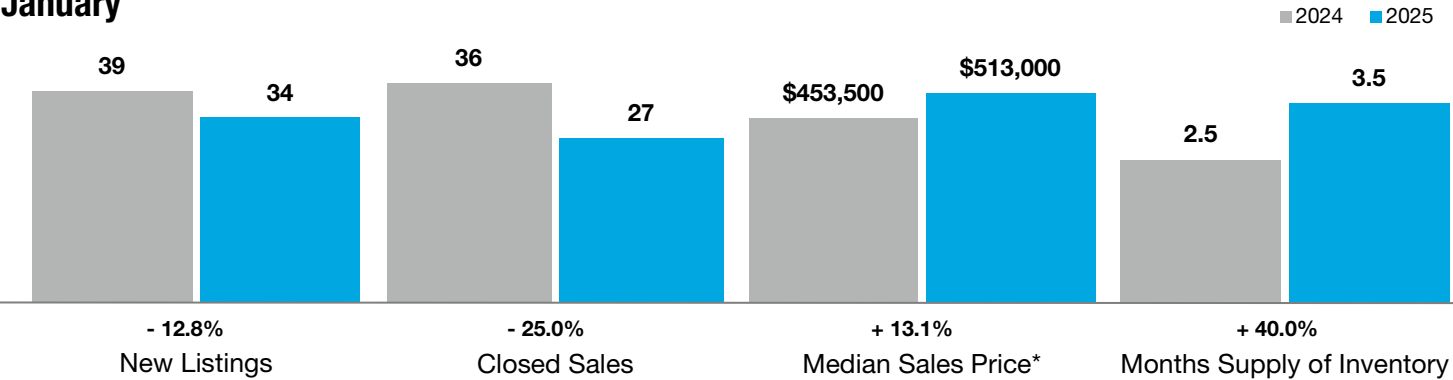
Transylvania County

North Carolina

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-------------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 1-2024 | Thru 1-2025 | Percent Change |
| New Listings | 39 | 34 | - 12.8% | 39 | 34 | - 12.8% |
| Pending Sales | 43 | 33 | - 23.3% | 43 | 33 | - 23.3% |
| Closed Sales | 36 | 27 | - 25.0% | 36 | 27 | - 25.0% |
| Median Sales Price* | \$453,500 | \$513,000 | + 13.1% | \$453,500 | \$513,000 | + 13.1% |
| Average Sales Price* | \$756,177 | \$876,389 | + 15.9% | \$756,177 | \$876,389 | + 15.9% |
| Percent of Original List Price Received* | 90.3% | 90.6% | + 0.3% | 90.3% | 90.6% | + 0.3% |
| List to Close | 107 | 121 | + 13.1% | 107 | 121 | + 13.1% |
| Days on Market Until Sale | 57 | 68 | + 19.3% | 57 | 68 | + 19.3% |
| Cumulative Days on Market Until Sale | 55 | 72 | + 30.9% | 55 | 72 | + 30.9% |
| Average List Price | \$586,616 | \$1,130,379 | + 92.7% | \$586,616 | \$1,130,379 | + 92.7% |
| Inventory of Homes for Sale | 106 | 142 | + 34.0% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 3.5 | + 40.0% | -- | -- | -- |

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

