

Local Market Update for February 2025

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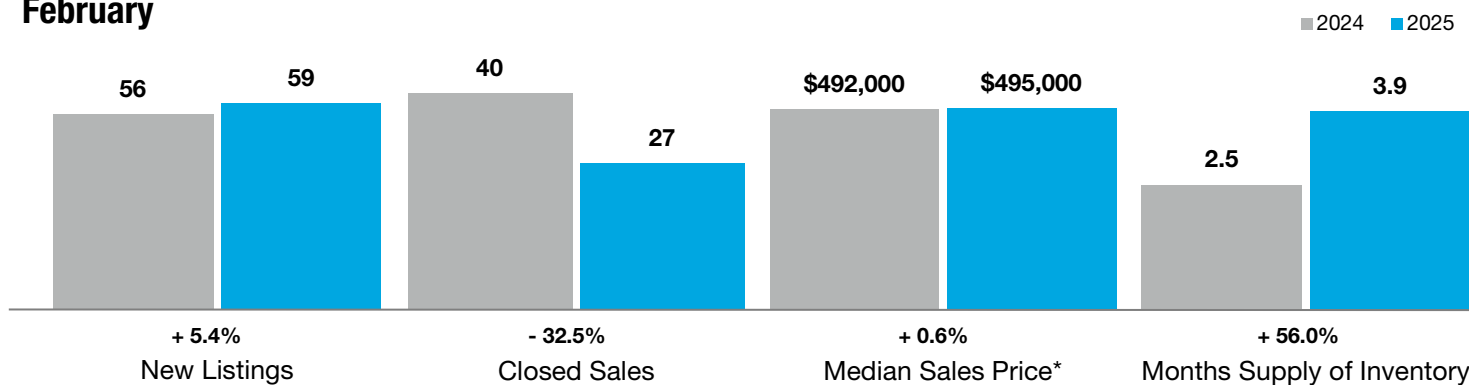
Transylvania County

North Carolina

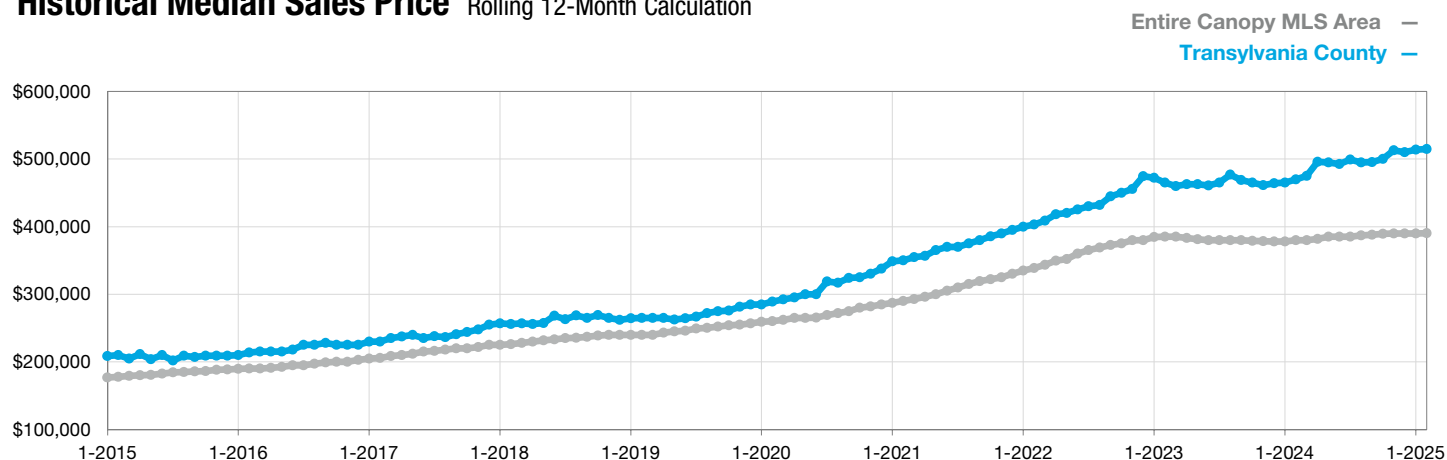
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	56	59	+ 5.4%	95	93	- 2.1%
Pending Sales	48	39	- 18.8%	91	69	- 24.2%
Closed Sales	40	27	- 32.5%	76	54	- 28.9%
Median Sales Price*	\$492,000	\$495,000	+ 0.6%	\$487,000	\$506,000	+ 3.9%
Average Sales Price*	\$699,441	\$816,046	+ 16.7%	\$726,316	\$846,218	+ 16.5%
Percent of Original List Price Received*	94.4%	89.5%	- 5.2%	92.5%	90.0%	- 2.7%
List to Close	96	143	+ 49.0%	101	132	+ 30.7%
Days on Market Until Sale	59	103	+ 74.6%	58	86	+ 48.3%
Cumulative Days on Market Until Sale	67	122	+ 82.1%	62	97	+ 56.5%
Average List Price	\$851,154	\$721,997	- 15.2%	\$736,922	\$870,276	+ 18.1%
Inventory of Homes for Sale	106	155	+ 46.2%	--	--	--
Months Supply of Inventory	2.5	3.9	+ 56.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.