

Local Market Update for March 2025

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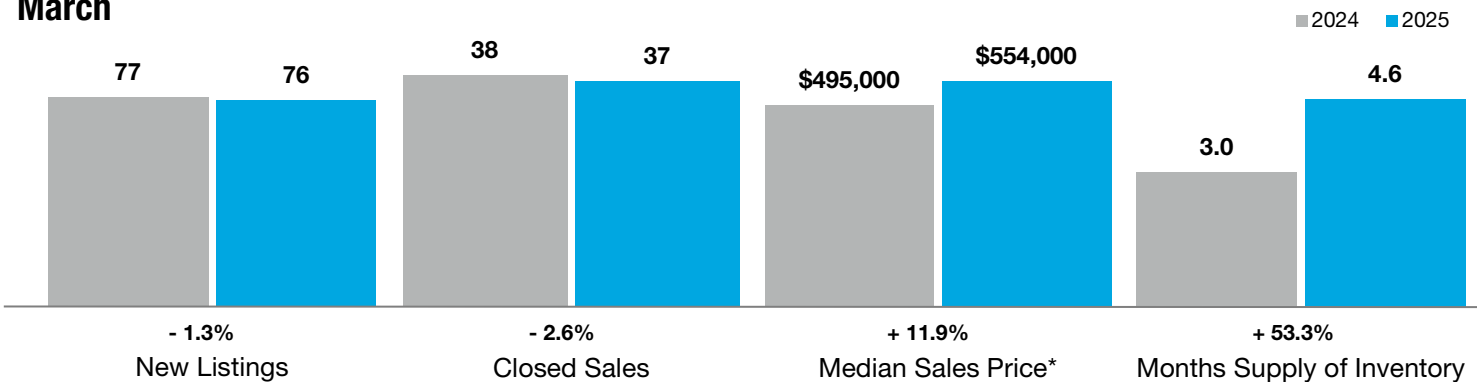
Transylvania County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	77	76	- 1.3%	172	169	- 1.7%
Pending Sales	44	46	+ 4.5%	135	109	- 19.3%
Closed Sales	38	37	- 2.6%	114	91	- 20.2%
Median Sales Price*	\$495,000	\$554,000	+ 11.9%	\$487,000	\$525,000	+ 7.8%
Average Sales Price*	\$551,020	\$735,022	+ 33.4%	\$667,884	\$801,006	+ 19.9%
Percent of Original List Price Received*	93.3%	94.2%	+ 1.0%	92.7%	91.8%	- 1.0%
List to Close	111	124	+ 11.7%	105	129	+ 22.9%
Days on Market Until Sale	76	79	+ 3.9%	64	83	+ 29.7%
Cumulative Days on Market Until Sale	74	84	+ 13.5%	66	92	+ 39.4%
Average List Price	\$703,477	\$786,472	+ 11.8%	\$719,981	\$827,298	+ 14.9%
Inventory of Homes for Sale	128	179	+ 39.8%	--	--	--
Months Supply of Inventory	3.0	4.6	+ 53.3%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

