

# Local Market Update for April 2025

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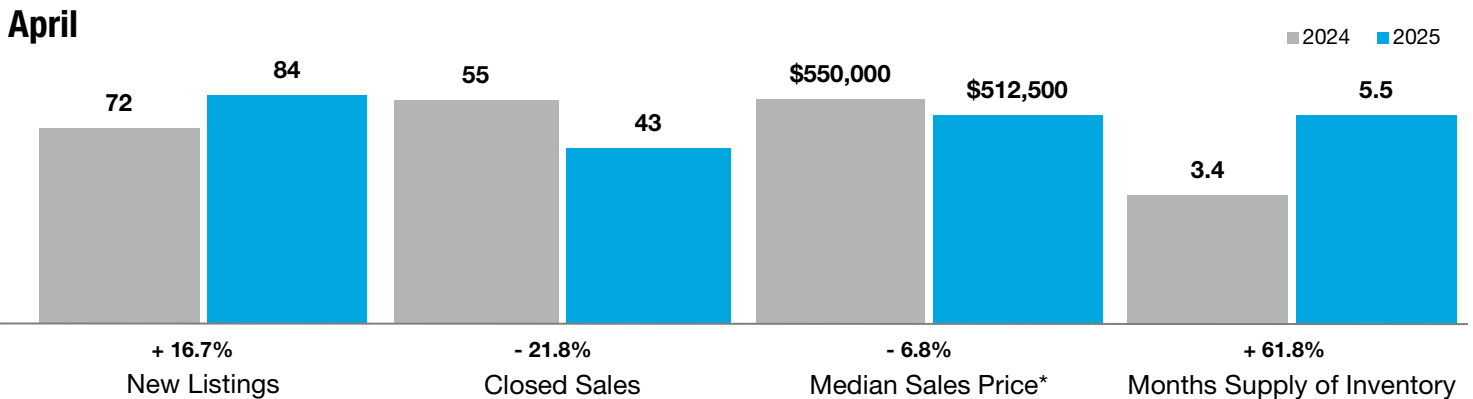


## Transylvania County

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	72	84	+ 16.7%	244	255	+ 4.5%
Pending Sales	43	49	+ 14.0%	178	155	- 12.9%
Closed Sales	55	43	- 21.8%	169	134	- 20.7%
Median Sales Price*	\$550,000	\$512,500	- 6.8%	\$521,500	\$519,000	- 0.5%
Average Sales Price*	\$705,168	\$691,066	- 2.0%	\$680,018	\$765,727	+ 12.6%
Percent of Original List Price Received*	93.8%	93.8%	0.0%	93.1%	92.4%	- 0.8%
List to Close	98	105	+ 7.1%	102	121	+ 18.6%
Days on Market Until Sale	58	65	+ 12.1%	62	77	+ 24.2%
Cumulative Days on Market Until Sale	58	68	+ 17.2%	63	84	+ 33.3%
Average List Price	\$836,657	\$738,249	- 11.8%	\$754,982	\$795,846	+ 5.4%
Inventory of Homes for Sale	147	217	+ 47.6%	--	--	--
Months Supply of Inventory	3.4	5.5	+ 61.8%	--	--	--

\* 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.



### Historical Median Sales Price Rolling 12-Month Calculation

