

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

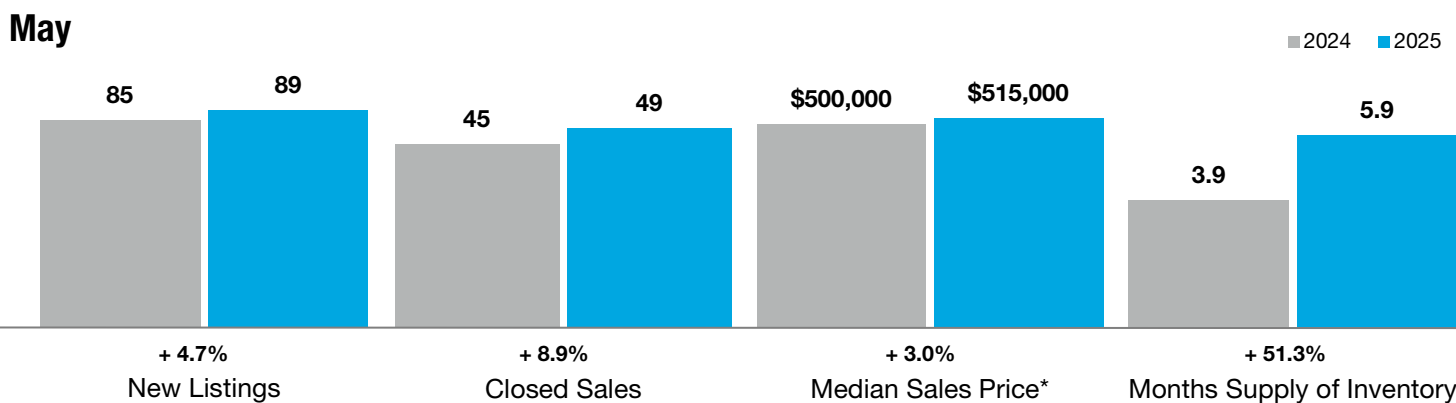


Transylvania County

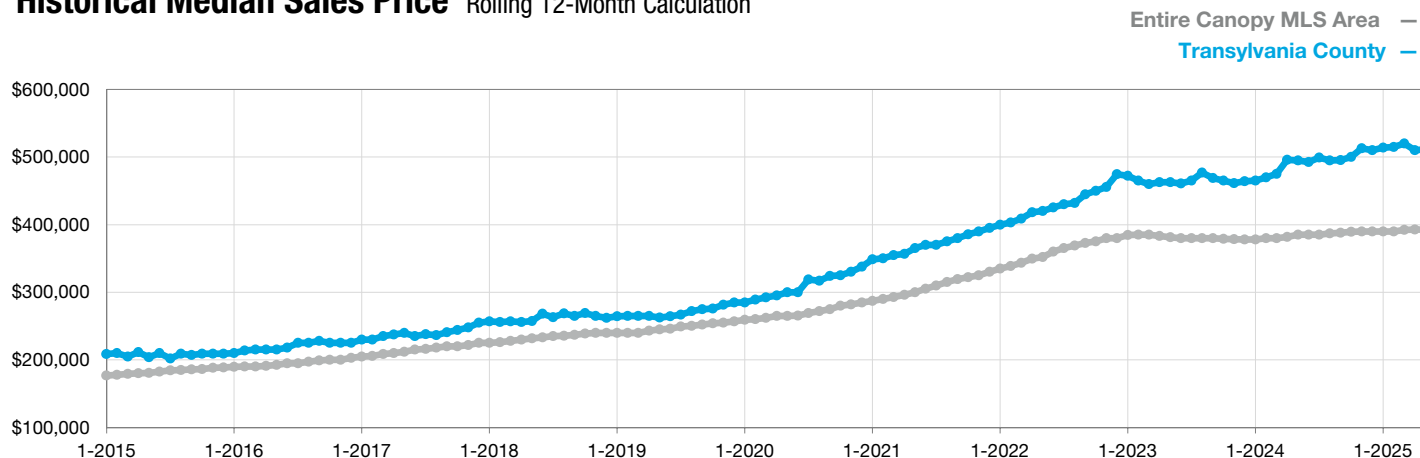
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	85	89	+ 4.7%	329	348	+ 5.8%
Pending Sales	51	51	0.0%	229	208	- 9.2%
Closed Sales	45	49	+ 8.9%	214	183	- 14.5%
Median Sales Price*	\$500,000	\$515,000	+ 3.0%	\$519,250	\$515,000	- 0.8%
Average Sales Price*	\$602,117	\$615,849	+ 2.3%	\$663,637	\$725,596	+ 9.3%
Percent of Original List Price Received*	94.3%	97.4%	+ 3.3%	93.3%	93.7%	+ 0.4%
List to Close	91	87	- 4.4%	100	112	+ 12.0%
Days on Market Until Sale	44	45	+ 2.3%	58	69	+ 19.0%
Cumulative Days on Market Until Sale	51	54	+ 5.9%	61	76	+ 24.6%
Average List Price	\$979,833	\$1,066,022	+ 8.8%	\$814,201	\$860,541	+ 5.7%
Inventory of Homes for Sale	170	235	+ 38.2%	--	--	--
Months Supply of Inventory	3.9	5.9	+ 51.3%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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