

# Local Market Update for June 2025

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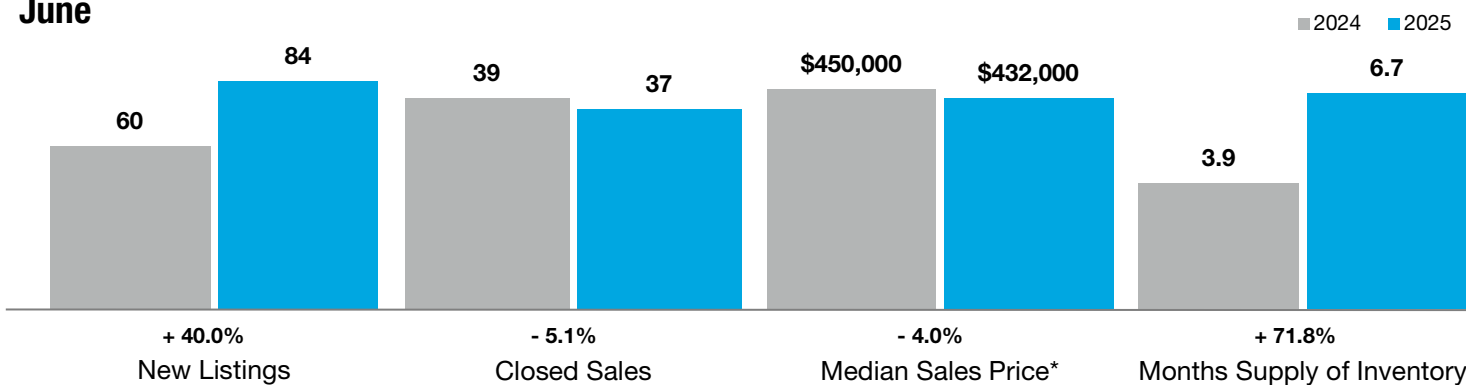
## Transylvania County

North Carolina

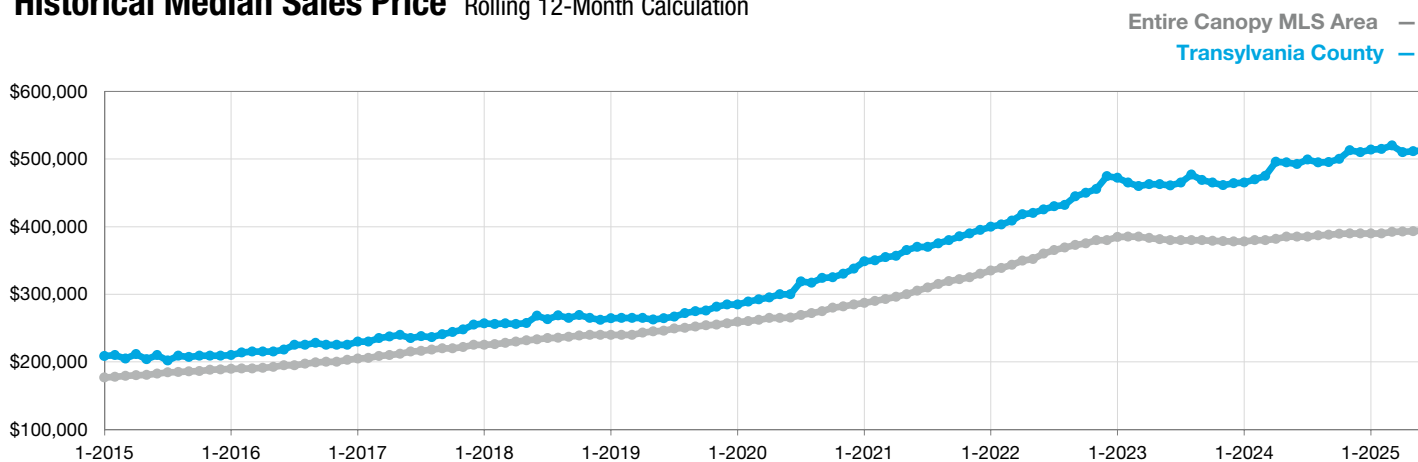
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	60	84	+ 40.0%	389	433	+ 11.3%
Pending Sales	43	49	+ 14.0%	272	252	- 7.4%
Closed Sales	39	37	- 5.1%	253	222	- 12.3%
Median Sales Price*	\$450,000	\$432,000	- 4.0%	\$500,000	\$505,000	+ 1.0%
Average Sales Price*	\$645,612	\$699,655	+ 8.4%	\$660,858	\$718,920	+ 8.8%
Percent of Original List Price Received*	95.9%	91.6%	- 4.5%	93.7%	93.4%	- 0.3%
List to Close	76	105	+ 38.2%	96	110	+ 14.6%
Days on Market Until Sale	34	66	+ 94.1%	55	68	+ 23.6%
Cumulative Days on Market Until Sale	43	75	+ 74.4%	58	75	+ 29.3%
Average List Price	\$646,207	\$803,412	+ 24.3%	\$786,523	\$838,290	+ 6.6%
Inventory of Homes for Sale	171	264	+ 54.4%	--	--	--
Months Supply of Inventory	3.9	6.7	+ 71.8%	--	--	--

\* 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.

### June



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



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