

Local Market Update for July 2025

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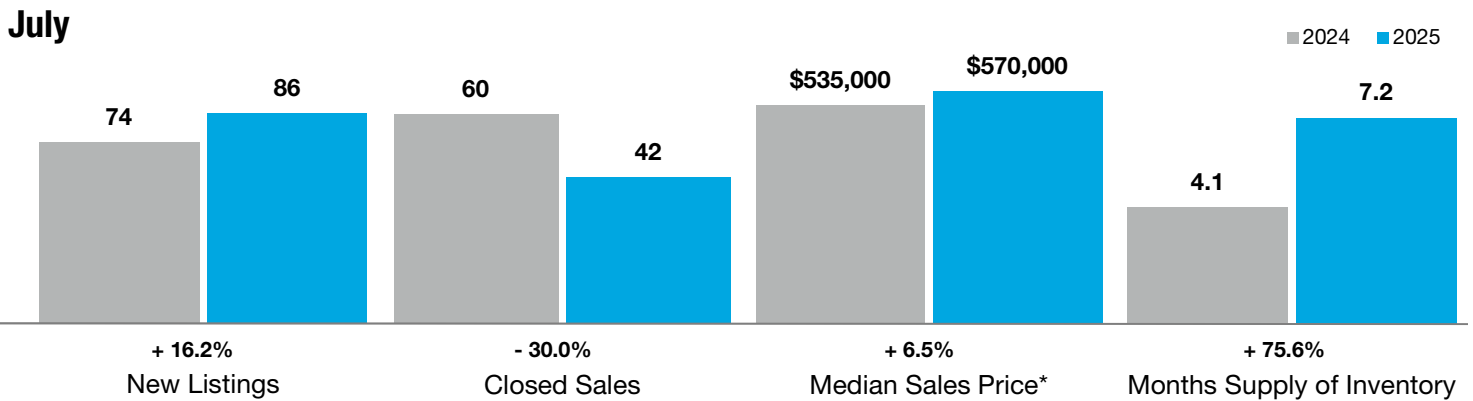


Transylvania County

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	74	86	+ 16.2%	463	522	+ 12.7%
Pending Sales	52	49	- 5.8%	324	300	- 7.4%
Closed Sales	60	42	- 30.0%	313	264	- 15.7%
Median Sales Price*	\$535,000	\$570,000	+ 6.5%	\$505,000	\$512,750	+ 1.5%
Average Sales Price*	\$665,718	\$718,796	+ 8.0%	\$661,790	\$718,900	+ 8.6%
Percent of Original List Price Received*	93.9%	93.3%	- 0.6%	93.8%	93.4%	- 0.4%
List to Close	89	114	+ 28.1%	95	111	+ 16.8%
Days on Market Until Sale	50	81	+ 62.0%	54	70	+ 29.6%
Cumulative Days on Market Until Sale	53	91	+ 71.7%	57	78	+ 36.8%
Average List Price	\$1,135,105	\$1,105,545	- 2.6%	\$841,767	\$878,570	+ 4.4%
Inventory of Homes for Sale	180	285	+ 58.3%	--	--	--
Months Supply of Inventory	4.1	7.2	+ 75.6%	--	--	--

* 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

