

Local Market Update for August 2025

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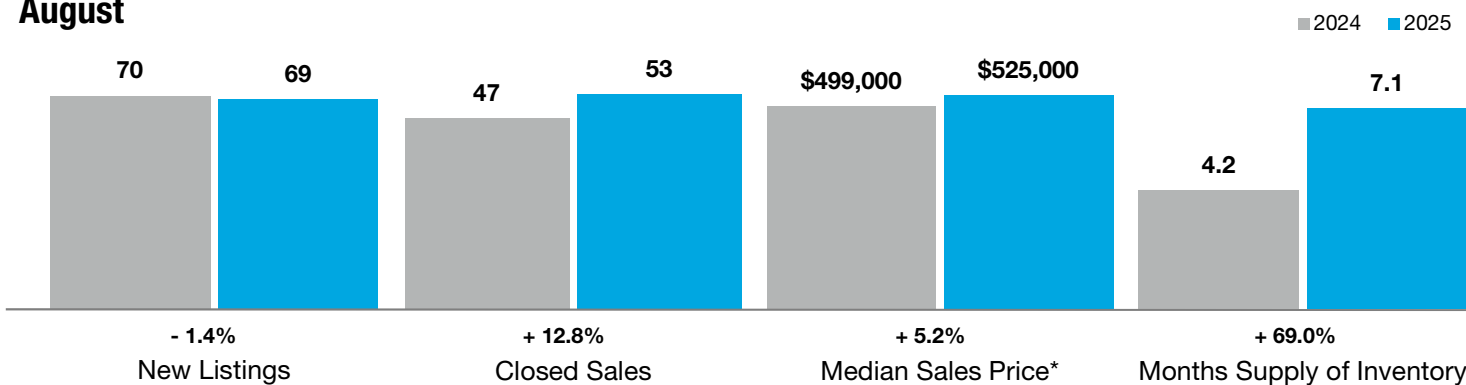
Transylvania County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	70	69	- 1.4%	533	591	+ 10.9%
Pending Sales	45	60	+ 33.3%	369	353	- 4.3%
Closed Sales	47	53	+ 12.8%	360	318	- 11.7%
Median Sales Price*	\$499,000	\$525,000	+ 5.2%	\$500,000	\$516,250	+ 3.3%
Average Sales Price*	\$720,478	\$1,065,791	+ 47.9%	\$669,452	\$775,413	+ 15.8%
Percent of Original List Price Received*	98.1%	93.6%	- 4.6%	94.4%	93.4%	- 1.1%
List to Close	75	120	+ 60.0%	92	112	+ 21.7%
Days on Market Until Sale	36	64	+ 77.8%	51	69	+ 35.3%
Cumulative Days on Market Until Sale	44	81	+ 84.1%	55	78	+ 41.8%
Average List Price	\$688,090	\$814,138	+ 18.3%	\$821,205	\$865,754	+ 5.4%
Inventory of Homes for Sale	184	283	+ 53.8%	--	--	--
Months Supply of Inventory	4.2	7.1	+ 69.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

