

Local Market Update for September 2025

A research tool provided by the Canopy Realtor® Association
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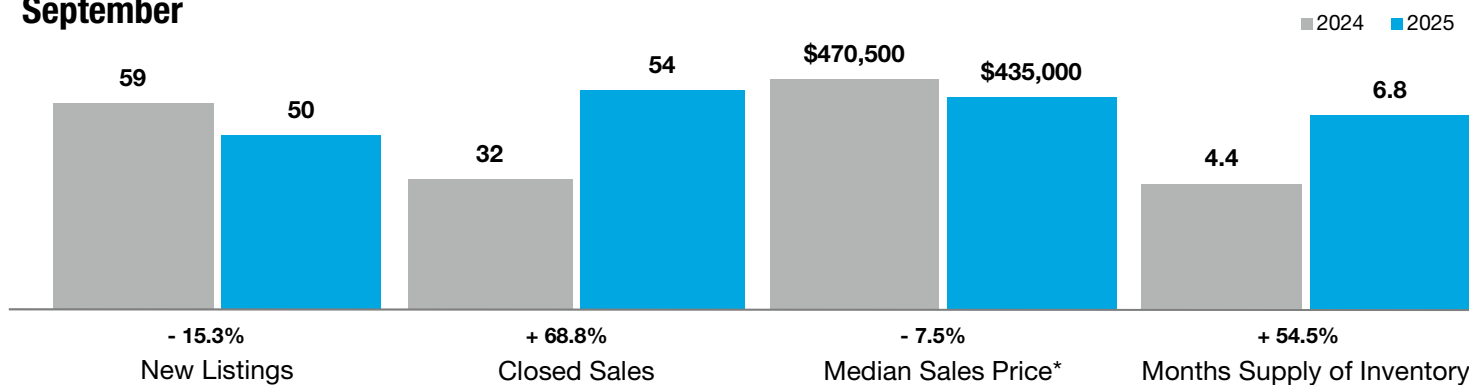
Transylvania County

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	59	50	- 15.3%	592	642	+ 8.4%
Pending Sales	35	48	+ 37.1%	404	392	- 3.0%
Closed Sales	32	54	+ 68.8%	392	374	- 4.6%
Median Sales Price*	\$470,500	\$435,000	- 7.5%	\$500,000	\$501,250	+ 0.2%
Average Sales Price*	\$556,495	\$615,147	+ 10.5%	\$660,231	\$750,579	+ 13.7%
Percent of Original List Price Received*	92.7%	91.6%	- 1.2%	94.2%	93.2%	- 1.1%
List to Close	85	113	+ 32.9%	92	112	+ 21.7%
Days on Market Until Sale	44	65	+ 47.7%	51	68	+ 33.3%
Cumulative Days on Market Until Sale	56	77	+ 37.5%	55	78	+ 41.8%
Average List Price	\$846,497	\$691,966	- 18.3%	\$820,641	\$848,264	+ 3.4%
Inventory of Homes for Sale	189	276	+ 46.0%	--	--	--
Months Supply of Inventory	4.4	6.8	+ 54.5%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

