

Local Market Update for October 2025

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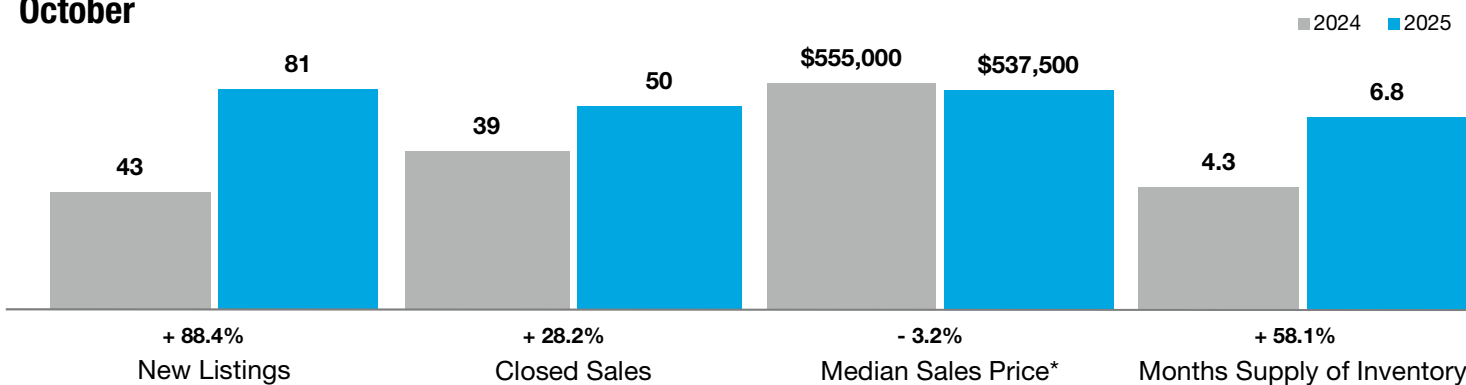
Transylvania County

North Carolina

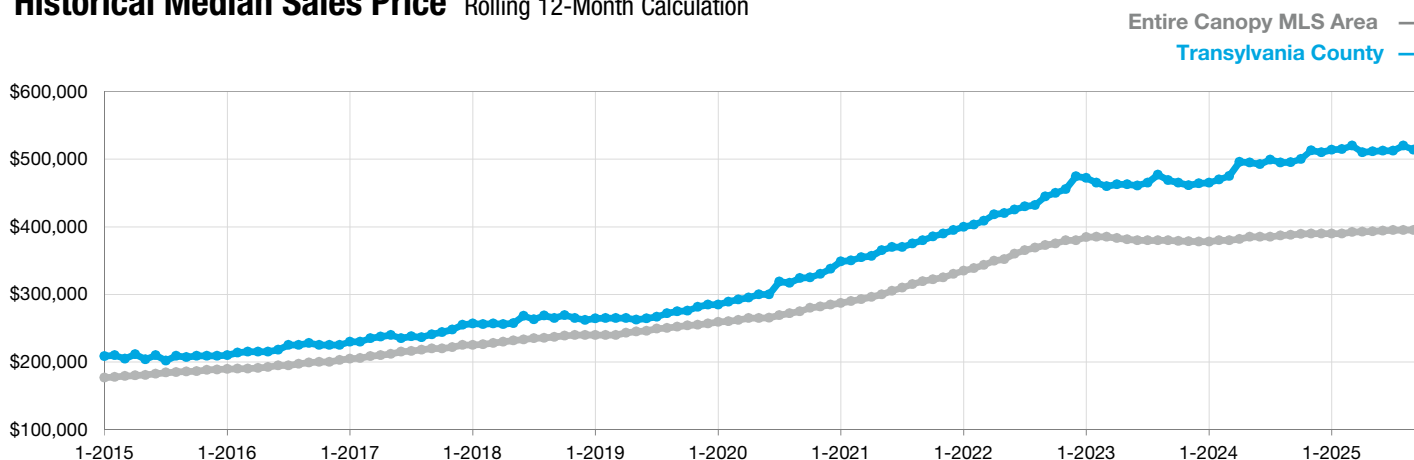
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	43	81	+ 88.4%	635	724	+ 14.0%
Pending Sales	28	52	+ 85.7%	432	441	+ 2.1%
Closed Sales	39	50	+ 28.2%	431	425	- 1.4%
Median Sales Price*	\$555,000	\$537,500	- 3.2%	\$500,000	\$505,000	+ 1.0%
Average Sales Price*	\$910,831	\$713,091	- 21.7%	\$682,907	\$747,049	+ 9.4%
Percent of Original List Price Received*	93.2%	88.4%	- 5.2%	94.1%	92.6%	- 1.6%
List to Close	109	117	+ 7.3%	93	113	+ 21.5%
Days on Market Until Sale	59	77	+ 30.5%	52	69	+ 32.7%
Cumulative Days on Market Until Sale	63	81	+ 28.6%	56	79	+ 41.1%
Average List Price	\$1,002,850	\$1,052,823	+ 5.0%	\$832,799	\$867,859	+ 4.2%
Inventory of Homes for Sale	181	285	+ 57.5%	--	--	--
Months Supply of Inventory	4.3	6.8	+ 58.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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