

Local Market Update for November 2025

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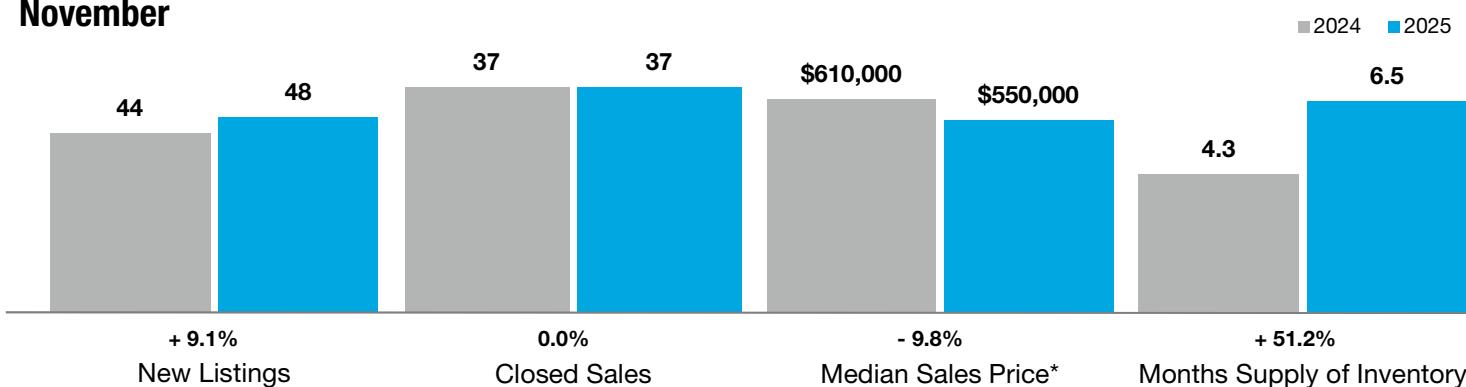
Transylvania County

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	44	48	+ 9.1%	679	773	+ 13.8%
Pending Sales	31	38	+ 22.6%	463	473	+ 2.2%
Closed Sales	37	37	0.0%	468	462	- 1.3%
Median Sales Price*	\$610,000	\$550,000	- 9.8%	\$510,000	\$507,500	- 0.5%
Average Sales Price*	\$836,347	\$673,794	- 19.4%	\$695,038	\$741,183	+ 6.6%
Percent of Original List Price Received*	91.5%	89.2%	- 2.5%	93.9%	92.3%	- 1.7%
List to Close	116	104	- 10.3%	95	112	+ 17.9%
Days on Market Until Sale	74	69	- 6.8%	53	69	+ 30.2%
Cumulative Days on Market Until Sale	82	88	+ 7.3%	58	80	+ 37.9%
Average List Price	\$785,357	\$880,346	+ 12.1%	\$829,733	\$866,073	+ 4.4%
Inventory of Homes for Sale	174	275	+ 58.0%	--	--	--
Months Supply of Inventory	4.3	6.5	+ 51.2%	--	--	--

* 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.

November



Historical Median Sales Price

Rolling 12-Month Calculation

