

Local Market Update for December 2025

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

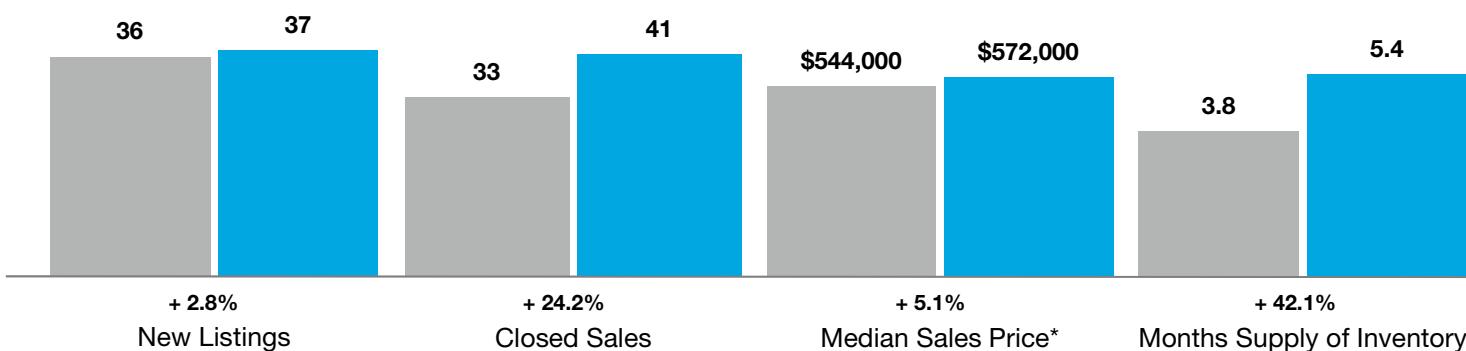
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	36	37	+ 2.8%	715	810	+ 13.3%
Pending Sales	33	38	+ 15.2%	496	509	+ 2.6%
Closed Sales	33	41	+ 24.2%	501	503	+ 0.4%
Median Sales Price*	\$544,000	\$572,000	+ 5.1%	\$510,000	\$513,000	+ 0.6%
Average Sales Price*	\$626,665	\$608,183	- 2.9%	\$690,534	\$730,342	+ 5.8%
Percent of Original List Price Received*	91.2%	91.3%	+ 0.1%	93.7%	92.2%	- 1.6%
List to Close	96	112	+ 16.7%	95	112	+ 17.9%
Days on Market Until Sale	64	76	+ 18.8%	54	70	+ 29.6%
Cumulative Days on Market Until Sale	92	99	+ 7.6%	60	81	+ 35.0%
Average List Price	\$1,034,046	\$614,419	- 40.6%	\$840,053	\$853,947	+ 1.7%
Inventory of Homes for Sale	159	227	+ 42.8%	--	--	--
Months Supply of Inventory	3.8	5.4	+ 42.1%	--	--	--

* 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.

December

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Transylvania County —

