

Local Market Update for January 2026

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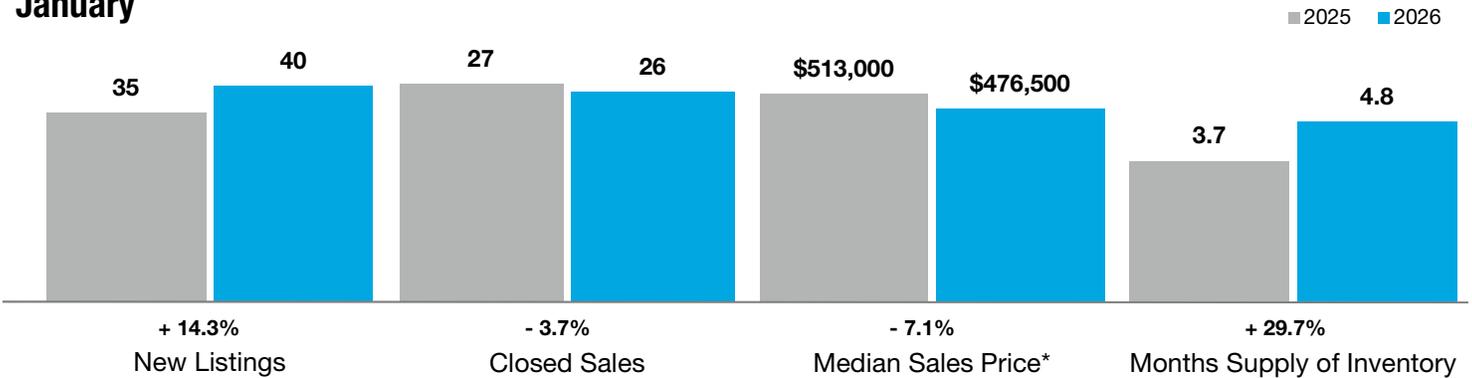
Transylvania County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	35	40	+ 14.3%	35	40	+ 14.3%
Pending Sales	31	39	+ 25.8%	31	39	+ 25.8%
Closed Sales	27	26	- 3.7%	27	26	- 3.7%
Median Sales Price*	\$513,000	\$476,500	- 7.1%	\$513,000	\$476,500	- 7.1%
Average Sales Price*	\$876,389	\$585,177	- 33.2%	\$876,389	\$585,177	- 33.2%
Percent of Original List Price Received*	90.6%	89.8%	- 0.9%	90.6%	89.8%	- 0.9%
List to Close	121	190	+ 57.0%	121	190	+ 57.0%
Days on Market Until Sale	68	137	+ 101.5%	68	137	+ 101.5%
Cumulative Days on Market Until Sale	72	142	+ 97.2%	72	142	+ 97.2%
Average List Price	\$1,089,468	\$606,425	- 44.3%	\$1,089,468	\$606,425	- 44.3%
Inventory of Homes for Sale	151	205	+ 35.8%	--	--	--
Months Supply of Inventory	3.7	4.8	+ 29.7%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

