

Local Market Update for February 2026

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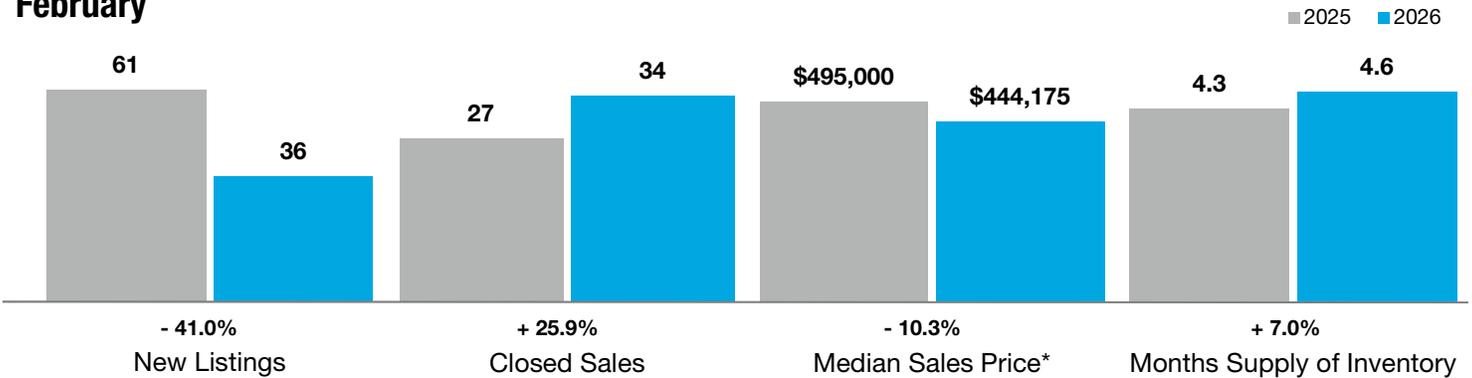
Transylvania County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	61	36	- 41.0%	96	77	- 19.8%
Pending Sales	32	28	- 12.5%	63	67	+ 6.3%
Closed Sales	27	34	+ 25.9%	54	62	+ 14.8%
Median Sales Price*	\$495,000	\$444,175	- 10.3%	\$506,000	\$471,500	- 6.8%
Average Sales Price*	\$816,046	\$585,032	- 28.3%	\$846,218	\$589,354	- 30.4%
Percent of Original List Price Received*	89.5%	90.3%	+ 0.9%	90.0%	89.9%	- 0.1%
List to Close	143	128	- 10.5%	132	154	+ 16.7%
Days on Market Until Sale	103	85	- 17.5%	86	107	+ 24.4%
Cumulative Days on Market Until Sale	122	100	- 18.0%	97	118	+ 21.6%
Average List Price	\$701,842	\$597,664	- 14.8%	\$843,555	\$598,208	- 29.1%
Inventory of Homes for Sale	167	197	+ 18.0%	--	--	--
Months Supply of Inventory	4.3	4.6	+ 7.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

