

Local Market Update for March 2026

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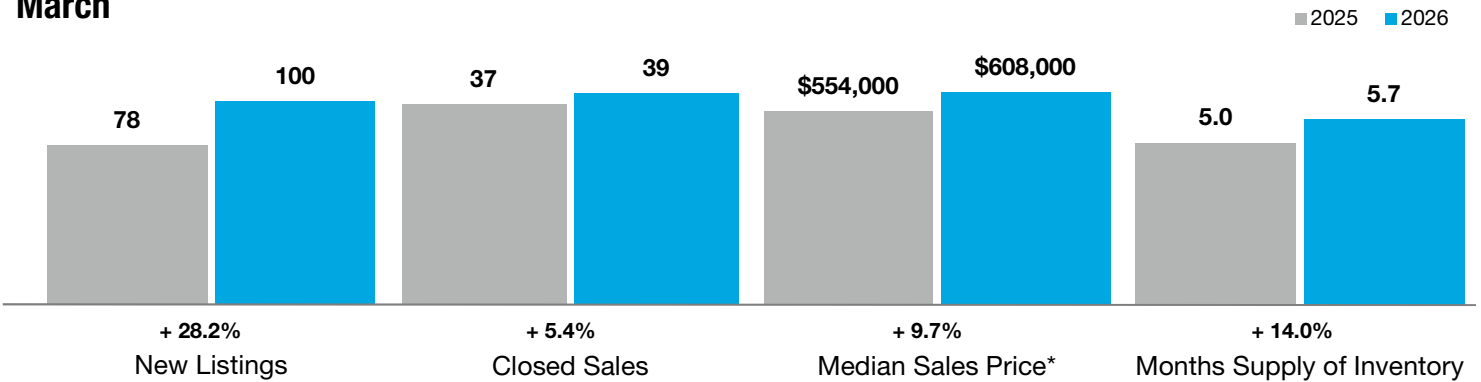
Transylvania County

North Carolina

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 3-2025 | Thru 3-2026 | Percent Change |
| New Listings | 78 | 100 | + 28.2% | 174 | 179 | + 2.9% |
| Pending Sales | 43 | 43 | 0.0% | 106 | 109 | + 2.8% |
| Closed Sales | 37 | 39 | + 5.4% | 91 | 102 | + 12.1% |
| Median Sales Price* | \$554,000 | \$608,000 | + 9.7% | \$525,000 | \$504,000 | - 4.0% |
| Average Sales Price* | \$735,022 | \$785,382 | + 6.9% | \$801,006 | \$663,283 | - 17.2% |
| Percent of Original List Price Received* | 94.2% | 93.8% | - 0.4% | 91.8% | 91.4% | - 0.4% |
| List to Close | 124 | 120 | - 3.2% | 129 | 142 | + 10.1% |
| Days on Market Until Sale | 79 | 80 | + 1.3% | 83 | 98 | + 18.1% |
| Cumulative Days on Market Until Sale | 84 | 102 | + 21.4% | 92 | 112 | + 21.7% |
| Average List Price | \$741,512 | \$844,631 | + 13.9% | \$798,000 | \$735,776 | - 7.8% |
| Inventory of Homes for Sale | 194 | 242 | + 24.7% | -- | -- | -- |
| Months Supply of Inventory | 5.0 | 5.7 | + 14.0% | -- | -- | -- |

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

