

# Local Market Update for May 2026

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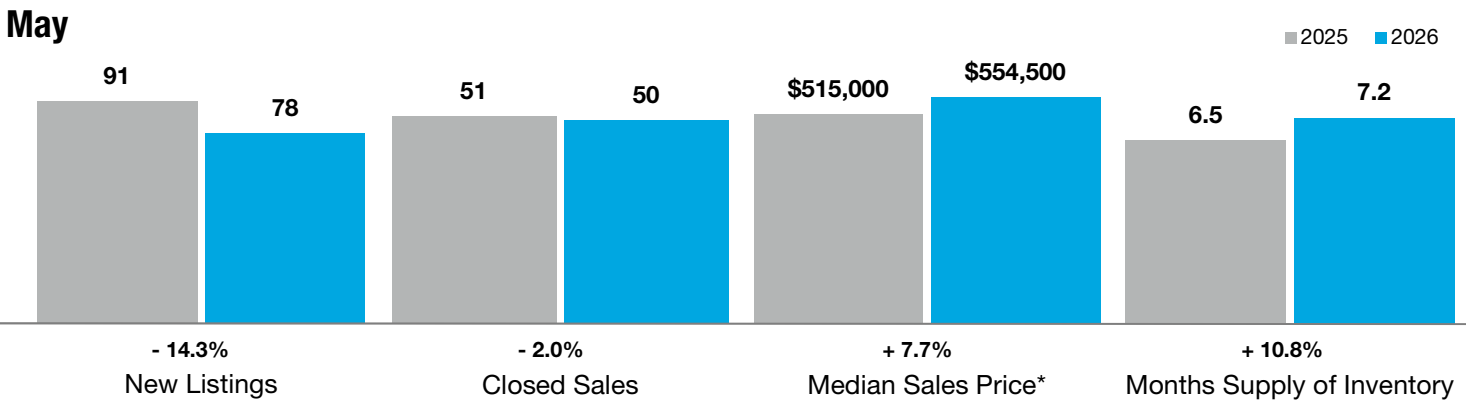


## Transylvania County

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	91	78	- 14.3%	351	366	+ 4.3%
Pending Sales	46	40	- 13.0%	199	205	+ 3.0%
Closed Sales	51	50	- 2.0%	185	191	+ 3.2%
Median Sales Price*	\$515,000	\$554,500	+ 7.7%	\$515,000	\$540,000	+ 4.9%
Average Sales Price*	\$609,912	\$598,674	- 1.8%	\$722,772	\$644,055	- 10.9%
Percent of Original List Price Received*	97.6%	92.6%	- 5.1%	93.8%	91.7%	- 2.2%
List to Close	86	120	+ 39.5%	111	137	+ 23.4%
Days on Market Until Sale	44	81	+ 84.1%	68	93	+ 36.8%
Cumulative Days on Market Until Sale	51	99	+ 94.1%	75	110	+ 46.7%
Average List Price	\$1,011,525	\$1,266,879	+ 25.2%	\$830,849	\$901,195	+ 8.5%
Inventory of Homes for Sale	251	308	+ 22.7%	--	--	--
Months Supply of Inventory	6.5	7.2	+ 10.8%	--	--	--

\* 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.



### Historical Median Sales Price Rolling 12-Month Calculation

