

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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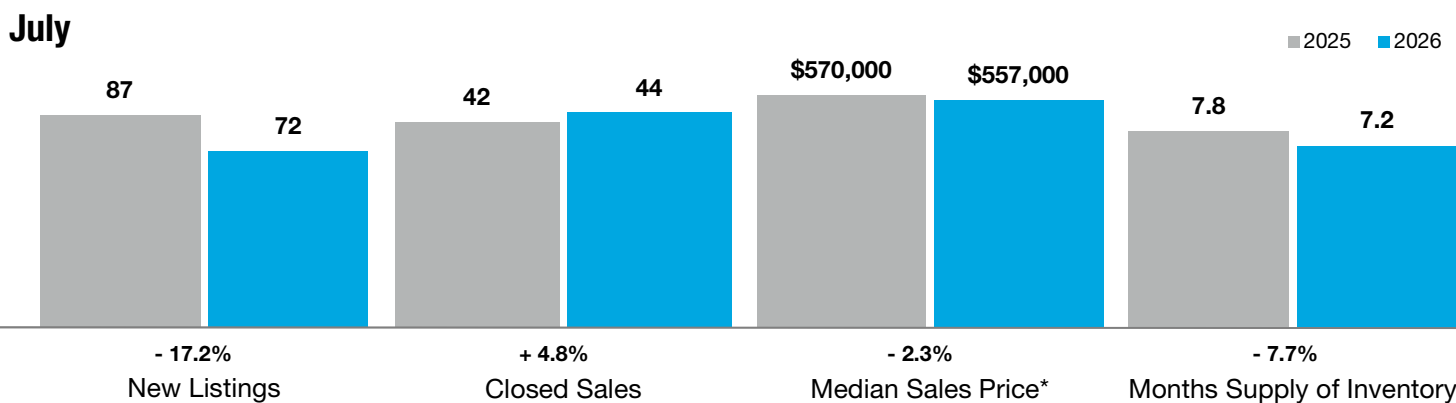


Transylvania County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	87	72	- 17.2%	523	526	+ 0.6%
Pending Sales	44	63	+ 43.2%	291	317	+ 8.9%
Closed Sales	42	44	+ 4.8%	265	289	+ 9.1%
Median Sales Price*	\$570,000	\$557,000	- 2.3%	\$512,500	\$550,000	+ 7.3%
Average Sales Price*	\$718,796	\$716,643	- 0.3%	\$717,338	\$678,030	- 5.5%
Percent of Original List Price Received*	93.3%	91.2%	- 2.3%	93.4%	91.8%	- 1.7%
List to Close	114	121	+ 6.1%	111	128	+ 15.3%
Days on Market Until Sale	81	81	0.0%	69	85	+ 23.2%
Cumulative Days on Market Until Sale	91	80	- 12.1%	78	99	+ 26.9%
Average List Price	\$1,066,301	\$806,460	- 24.4%	\$860,902	\$860,635	- 0.0%
Inventory of Homes for Sale	300	318	+ 6.0%	--	--	--
Months Supply of Inventory	7.8	7.2	- 7.7%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

