

Local Market Update for August 2026

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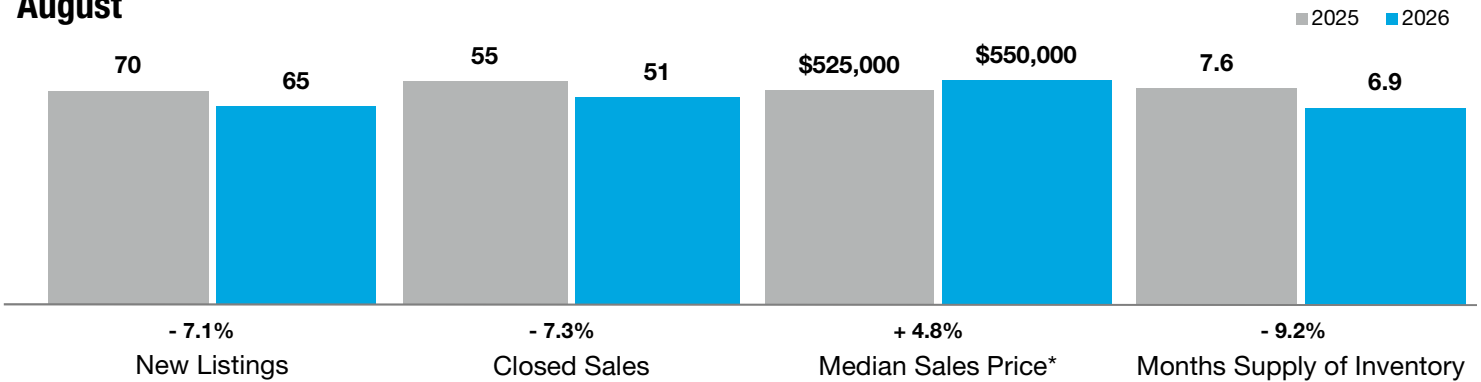
Transylvania County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	70	65	- 7.1%	593	592	- 0.2%
Pending Sales	52	54	+ 3.8%	343	367	+ 7.0%
Closed Sales	55	51	- 7.3%	320	342	+ 6.9%
Median Sales Price*	\$525,000	\$550,000	+ 4.8%	\$515,000	\$550,000	+ 6.8%
Average Sales Price*	\$1,043,708	\$599,999	- 42.5%	\$773,433	\$665,080	- 14.0%
Percent of Original List Price Received*	93.6%	88.9%	- 5.0%	93.4%	91.3%	- 2.2%
List to Close	120	151	+ 25.8%	112	132	+ 17.9%
Days on Market Until Sale	63	115	+ 82.5%	68	90	+ 32.4%
Cumulative Days on Market Until Sale	79	119	+ 50.6%	78	103	+ 32.1%
Average List Price	\$784,357	\$811,166	+ 3.4%	\$851,738	\$847,469	- 0.5%
Inventory of Homes for Sale	298	305	+ 2.3%	--	--	--
Months Supply of Inventory	7.6	6.9	- 9.2%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

