

# Local Market Update for August 2023

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



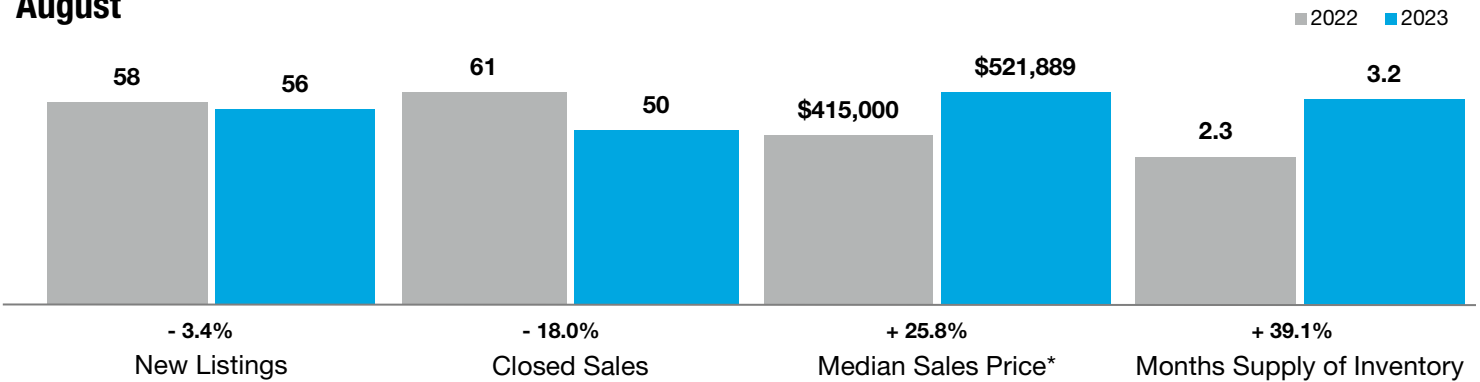
## Transylvania County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	58	56	- 3.4%	522	429	- 17.8%
Pending Sales	51	49	- 3.9%	419	330	- 21.2%
Closed Sales	61	50	- 18.0%	411	319	- 22.4%
Median Sales Price*	\$415,000	\$521,889	+ 25.8%	\$450,000	\$464,000	+ 3.1%
Average Sales Price*	\$579,187	\$688,364	+ 18.9%	\$566,096	\$609,472	+ 7.7%
Percent of Original List Price Received*	95.7%	95.4%	- 0.3%	97.0%	95.0%	- 2.1%
List to Close	60	78	+ 30.0%	85	95	+ 11.8%
Days on Market Until Sale	20	46	+ 130.0%	37	50	+ 35.1%
Cumulative Days on Market Until Sale	23	46	+ 100.0%	35	54	+ 54.3%
Average List Price	\$659,805	\$687,769	+ 4.2%	\$588,473	\$722,064	+ 22.7%
Inventory of Homes for Sale	123	133	+ 8.1%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

\* 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

