

Local Market Update for September 2023

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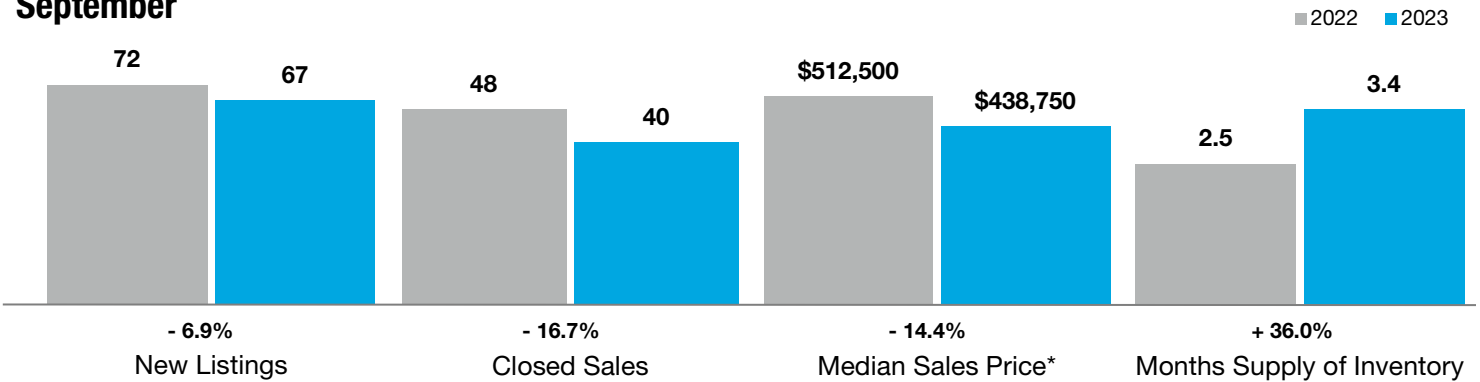
Transylvania County

North Carolina

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	72	67	- 6.9%	595	498	- 16.3%
Pending Sales	53	48	- 9.4%	473	378	- 20.1%
Closed Sales	48	40	- 16.7%	460	361	- 21.5%
Median Sales Price*	\$512,500	\$438,750	- 14.4%	\$460,000	\$460,500	+ 0.1%
Average Sales Price*	\$750,510	\$507,595	- 32.4%	\$584,867	\$598,754	+ 2.4%
Percent of Original List Price Received*	94.1%	95.8%	+ 1.8%	96.7%	95.1%	- 1.7%
List to Close	85	85	0.0%	85	94	+ 10.6%
Days on Market Until Sale	39	31	- 20.5%	37	47	+ 27.0%
Cumulative Days on Market Until Sale	42	36	- 14.3%	35	52	+ 48.6%
Average List Price	\$643,895	\$794,449	+ 23.4%	\$594,771	\$728,943	+ 22.6%
Inventory of Homes for Sale	131	143	+ 9.2%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

