

Local Market Update for October 2023

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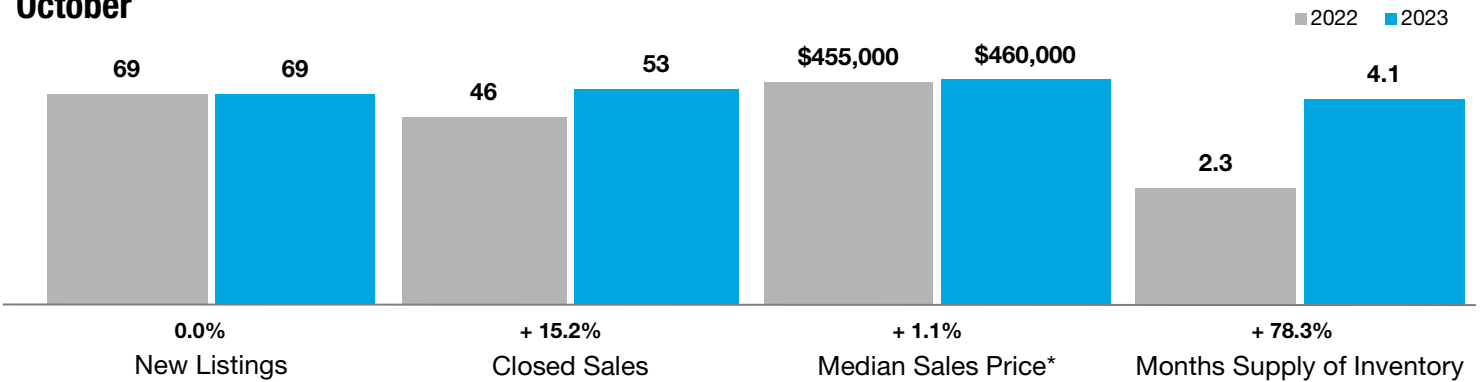
Transylvania County

North Carolina

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	69	69	0.0%	664	575	- 13.4%
Pending Sales	57	38	- 33.3%	530	417	- 21.3%
Closed Sales	46	53	+ 15.2%	506	415	- 18.0%
Median Sales Price*	\$455,000	\$460,000	+ 1.1%	\$460,000	\$460,000	0.0%
Average Sales Price*	\$588,534	\$579,114	- 1.6%	\$585,201	\$595,683	+ 1.8%
Percent of Original List Price Received*	94.4%	94.9%	+ 0.5%	96.4%	95.0%	- 1.5%
List to Close	85	87	+ 2.4%	85	94	+ 10.6%
Days on Market Until Sale	35	38	+ 8.6%	37	47	+ 27.0%
Cumulative Days on Market Until Sale	35	35	0.0%	35	51	+ 45.7%
Average List Price	\$682,200	\$798,351	+ 17.0%	\$603,853	\$733,732	+ 21.5%
Inventory of Homes for Sale	120	163	+ 35.8%	--	--	--
Months Supply of Inventory	2.3	4.1	+ 78.3%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

