



1st Quarter 2026 Brevard and Transylvania County Real Estate Market Analysis

The Brevard and Transylvania County housing market continued shifting toward a balanced market in the first quarter of 2026. Conditions remain generally neutral and not strongly favoring either buyers or sellers.

In the City of Brevard, the number of home sales slightly decreased from 27 sales in the first quarter of 2025 to 26 sales in the first quarter of 2026. In Transylvania County, the number of home sales increased from 64 sales in the first quarter of 2025 to 74 sales in the first quarter of 2026 ([Chart 2](#)). Median home prices decreased during this period in Brevard from \$476,000 to \$436,000 but increased in Transylvania County- from \$525,000 to \$535,000 ([Chart 3](#)).

Inventory levels increased in most price categories between the first quarters of 2025 and 2026 ([Table 3](#) and [Table 4](#)). A balanced market is typically defined as having six months of inventory—meaning it would take six months to sell all available homes based on the past year’s pace. Less than six months indicates a seller’s market, while more than six months signals a buyer’s market. In the city of Brevard inventory levels were less than 6 months in most price ranges. In Transylvania County inventory levels were less than 6 months in price ranges at or below \$450,000 ([Table 1](#) and [Table 2](#)).

Average Days on Market (DOM) jumped from 55 days in Brevard in 2025 to 98 days in the first quarter of 2026. In Transylvania County, DOM also increased from 89 days to 116 days ([Chart 4](#)). This fluctuation largely reflects higher inventory levels, giving buyers more options and reducing urgency compared to prior years. However, rising DOM can also indicate increased market activity, as older listings begin to sell. Trends in the second and third quarters of 2026 will help clarify whether this increase reflects a market shift or a temporary adjustment.

Table of Contents

Below is a list of the charts and tables in this report.

Number of Homes Sold

[Chart 1](#)- Number of Homes Sold in Brevard and Transylvania County

Median Sales Prices

[Chart 2](#)- Median Home Sale Price in Brevard Transylvania County

[Chart 3](#)- Median Home Sale Price in Brevard and Transylvania County by Quarter

Average Days on Market

[Chart 4](#)- Average Days on Market in Brevard and Transylvania County

Inventory of Homes

[Table 1](#)- Inventory Levels of Homes in Brevard

[Table 2](#)- Inventory Levels of Homes in Transylvania County

[Table 3](#)- Historical Inventory Levels of Homes in Brevard

[Table 4](#)- Historical Inventory Levels of Homes in Transylvania County

Chart 1 ([back to top](#))

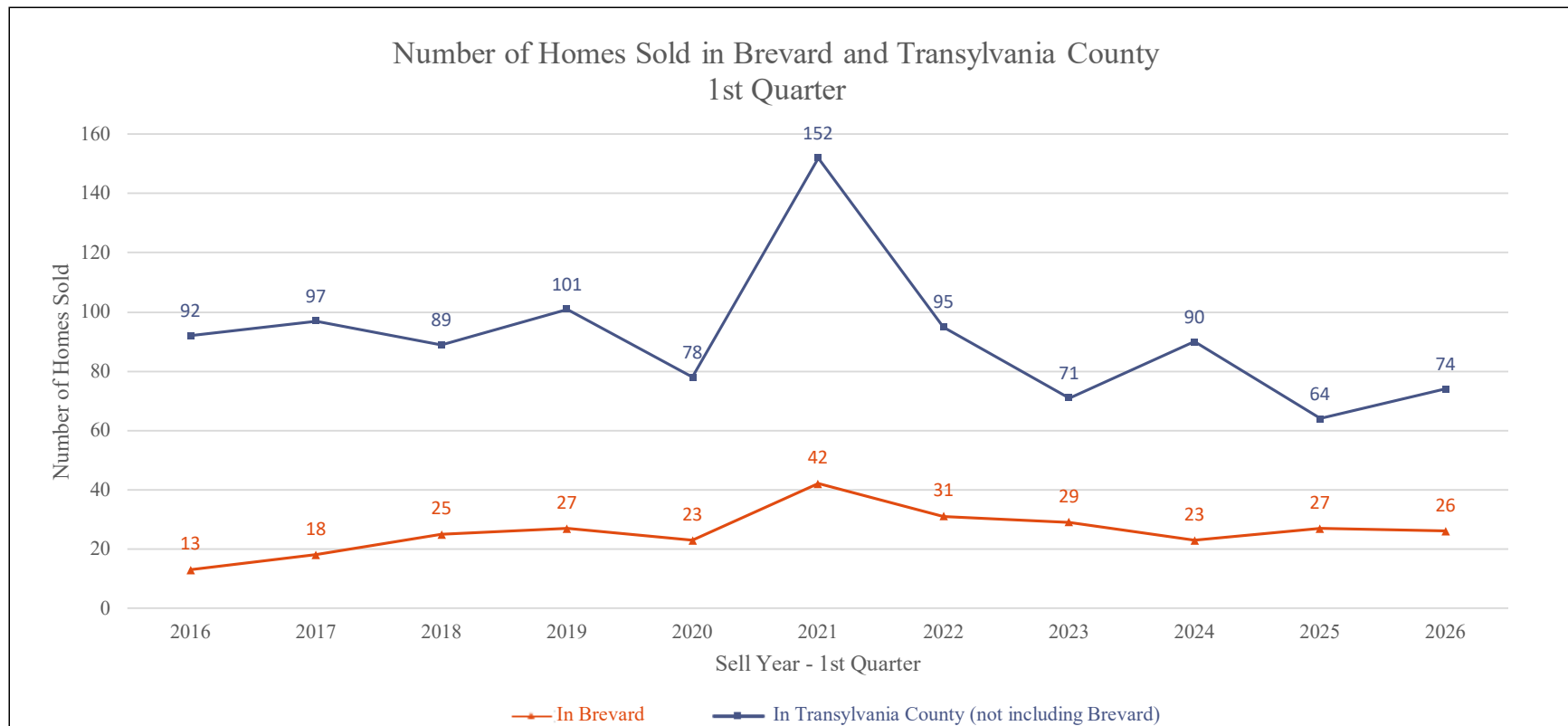


Chart 2 ([back to top](#))

Median Home Sale Price in Brevard and Transylvania County

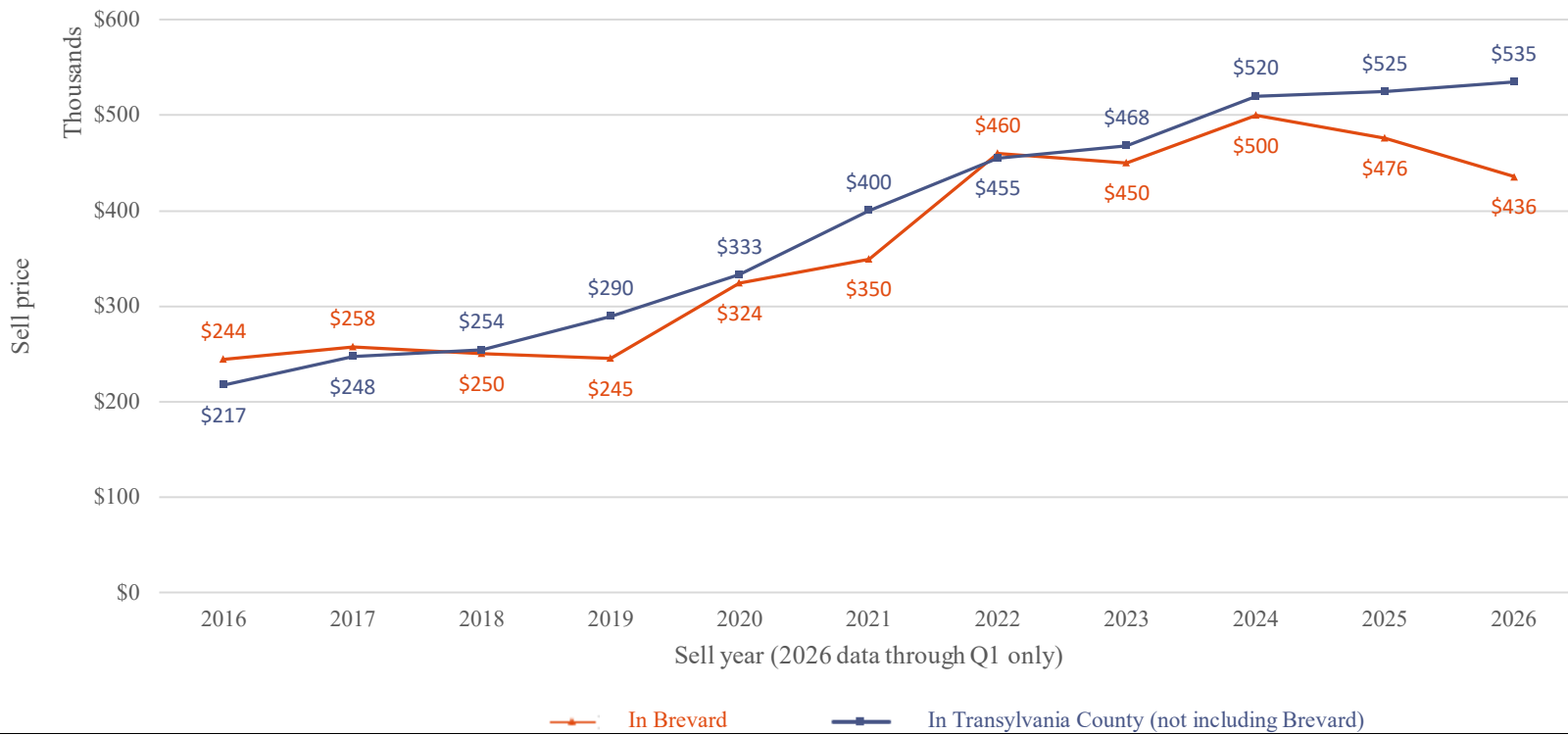


Chart 3 [\(back to top\)](#)

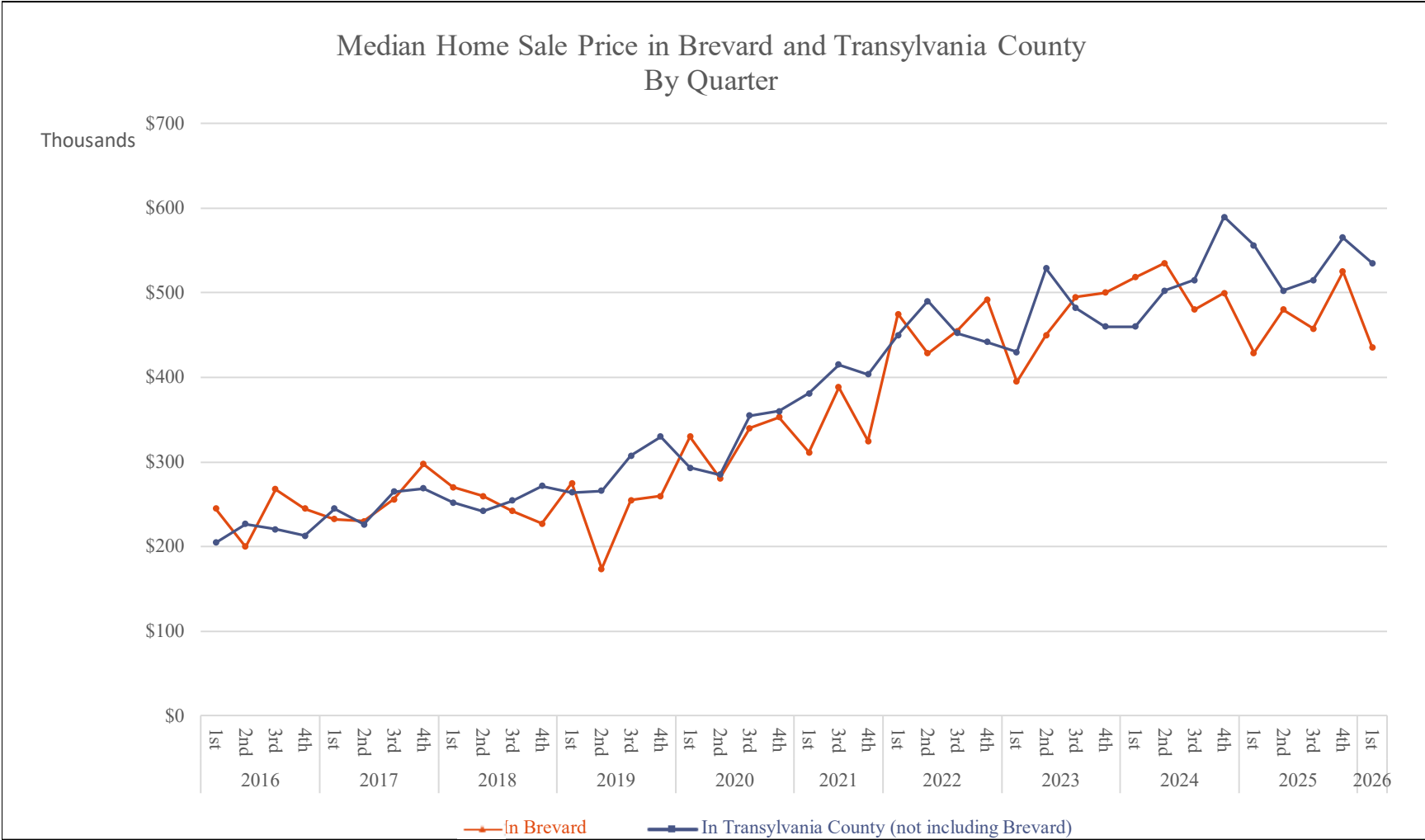


Chart 4 [\(back to top\)](#)

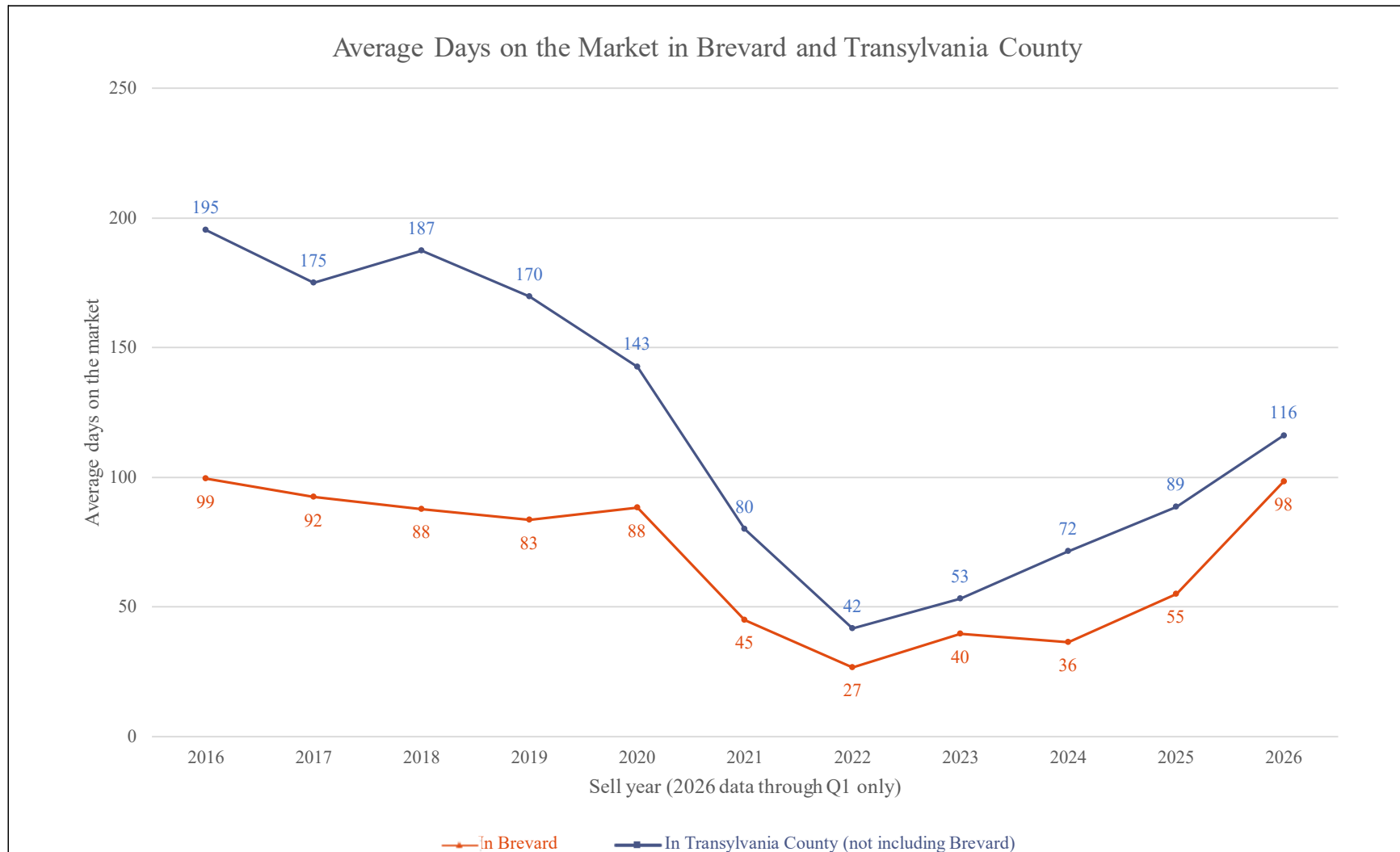


Table 1 ([back to top](#))

Brevard Housing Inventory 1st Quarter 2026			
Price range	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	0	0	NA
\$100,001-\$150,000	0	1	0.00
\$150,001-\$200,000	1	5	2.40
\$200,001-\$250,000	3	4	9.00
\$250,001-\$300,000	3	8	4.50
\$300,001-\$350,000	1	9	1.33
\$350,001-\$400,000	8	14	6.86
\$400,001-\$450,000	2	13	1.85
\$450,001-\$500,000	3	8	4.50
\$500,001-\$600,000	9	20	5.40
\$600,001-\$700,000	4	14	3.43
\$700,001-\$800,000	4	7	6.86
\$800,001-\$900,000	3	4	9.00
\$900,001-\$1,000,000	2	4	6.00
\$1,000,001-\$1,500,000	2	6	4.00
\$1,500,001+	4	2	24.00

Table 2 ([back to top](#))

Transylvania County (not Brevard) Housing Inventory 1st Quarter 2026			
Price range	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	0	7	0.00
\$100,001-\$150,000	1	3	4.00
\$150,001-\$200,000	1	10	1.20
\$200,001-\$250,000	6	10	7.20
\$250,001-\$300,000	14	31	5.42
\$300,001-\$350,000	13	28	5.57
\$350,001-\$400,000	25	42	7.14
\$400,001-\$450,000	8	30	3.20
\$450,001-\$500,000	16	28	6.86
\$500,001-\$600,000	29	50	6.96
\$600,001-\$700,000	20	34	7.06
\$700,001-\$800,000	12	20	7.20
\$800,001-\$900,000	12	23	6.26
\$900,001-\$1,000,000	8	9	10.67
\$1,000,001-\$1,500,000	15	32	5.63
\$1,500,001+	33	34	11.65

Table 3 ([back to top](#))

Inventory Trend in Brevard (measured in months)				
Price range	1st Qtr. 2023	1st Qtr. 2024	1st Qtr. 2025	1st Qtr. 2026
\$0-\$100,000	0.0	0.0	0.0	NA
\$100,001-\$150,000	0.0	0.0	0.0	0.0
\$150,001-\$200,000	1.7	0.0	1.3	2.4
\$200,001-\$250,000	1.7	0.0	3.3	9.0
\$250,001-\$300,000	0.0	1.3	3.0	4.5
\$300,001-\$350,000	0.0	1.1	0.0	1.3
\$350,001-\$400,000	0.0	4.0	7.2	6.9
\$400,001-\$450,000	0.6	1.4	0.0	1.8
\$450,001-\$500,000	3.5	2.0	0.0	4.5
\$500,001-\$600,000	0.9	2.1	2.8	5.4
\$600,001-\$700,000	2.3	1.4	2.8	3.4
\$700,001-\$800,000	0.0	1.2	2.4	6.9
\$800,001-\$900,000	1.7	1.3	1.7	9.0
\$900,001-\$1,000,000	2.0	8.0	0.0	6.0
\$1,000,001-\$1,500,000	4.0	0.0	3.0	4.0
\$1,500,001+	0.0	24.0	4.0	24.0

Table 4 [\(back to top\)](#)

Inventory Trend in Transylvania County not including Brevard (measured in months)				
Price range	1st Qtr. 2023	1st Qtr. 2024	1st Qtr. 2025	1st Qtr. 2026
\$0-\$100,000	2.4	0.0	0.0	0.0
\$100,001-\$150,000	0.9	0.0	4.8	4.0
\$150,001-\$200,000	0.9	0.0	2.0	1.2
\$200,001-\$250,000	0.5	0.0	6.0	7.2
\$250,001-\$300,000	1.1	2.1	4.0	5.4
\$300,001-\$350,000	1.7	1.9	3.3	5.6
\$350,001-\$400,000	1.2	3.4	3.2	7.1
\$400,001-\$450,000	1.4	1.3	2.6	3.2
\$450,001-\$500,000	2.2	6.6	6.7	6.9
\$500,001-\$600,000	3.1	4.3	4.6	7.0
\$600,001-\$700,000	4.0	1.7	8.9	7.1
\$700,001-\$800,000	3.0	2.3	5.8	7.2
\$800,001-\$900,000	2.3	5.6	5.6	6.3
\$900,001-\$1,000,000	4.4	4.5	8.7	10.7
\$1,000,001-\$1,500,000	3.2	4.6	8.0	5.6
\$1,500,001+	5.8	14.8	8.4	11.6

About this Report

The data used in this report comes from the Carolina Multiple Listing Service (Carolina MLS). Information is given for all residential property types: single family homes, condominiums, and townhomes.

Mosaic Community Lifestyle Realty uses five statistical indicators in this report: 1) Number of Homes Sold, 2) Average Sales Price, 3) Average Days on Market (DOM), 4) Inventory, and 5) Average Price per Square Foot by Sell Price Category. When Transylvania County statistics are given, they do not include sales in Brevard.

Number of Homes Sold: A measure of how many sales took place over a certain period of time.

Median Sales Price: The median price of all of the properties sold.

Average Days on Market (DOM): The average number of days that it took properties to go under contract from the time they were listed on MLS.

Inventory: Inventory is a measure of how many months it would take for all of the homes that are currently on the market to sell based on the sales volume of the preceding 12 months. For example, if there were 200 homes on the market and 400 homes sold in the last 12 months, there would be 6 months of inventory (i.e. it would take 6 months for all of the currently on the market to sell).