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**2nd Quarter 2026 Brevard and Transylvania County Real Estate Market Analysis**

The Brevard and Transylvania County housing market remains a mixed market in the second quarter of 2026, with some segments being a buyer's market and others being a seller's market.

The majority of the data illustrates the mixed market including average Days on Market, the number of home sales, and the median price of sold homes. The average Days on Market (DOM) reached its highest level in Brevard and in Transylvania County since 2020 (Chart 4). Additionally, inventory fluctuated across nearly every price range (Table 3 and Table 4), though overall levels remained generally higher compared to the previous three years – another indication of a normalizing market.

Inventory is the best predictor of market direction. Upward shifts indicate movement toward a buyer's market, while downward trends signal a shift toward a seller's market. A balanced market is typically defined as having six months of inventory, meaning it would take six months to sell all available homes at the previous year's inventory sales pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. In Brevard, inventory levels were less than six months in most price ranges and in Transylvania County, inventory levels were more than six months in all price ranges over $350,000 (Table 1 and Table 2).

The market is finding equilibrium, creating a balanced landscape for both buyers and sellers as the basic laws of supply, demand, and pricing work in our market. Median home sales prices rose in both Brevard and Transylvania County. In Transylvania County, the median price hit a record high (Chart 2, Chart 3) while the number of recorded sales was also the highest since 2022 (Chart 1). For more real-time market data see Mosaic Realty's bi-weekly market updates on Instagram and Facebook.

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

### Number of Homes Sold



### Median Sales Prices



### Average Days on Market



### Inventory of Homes

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

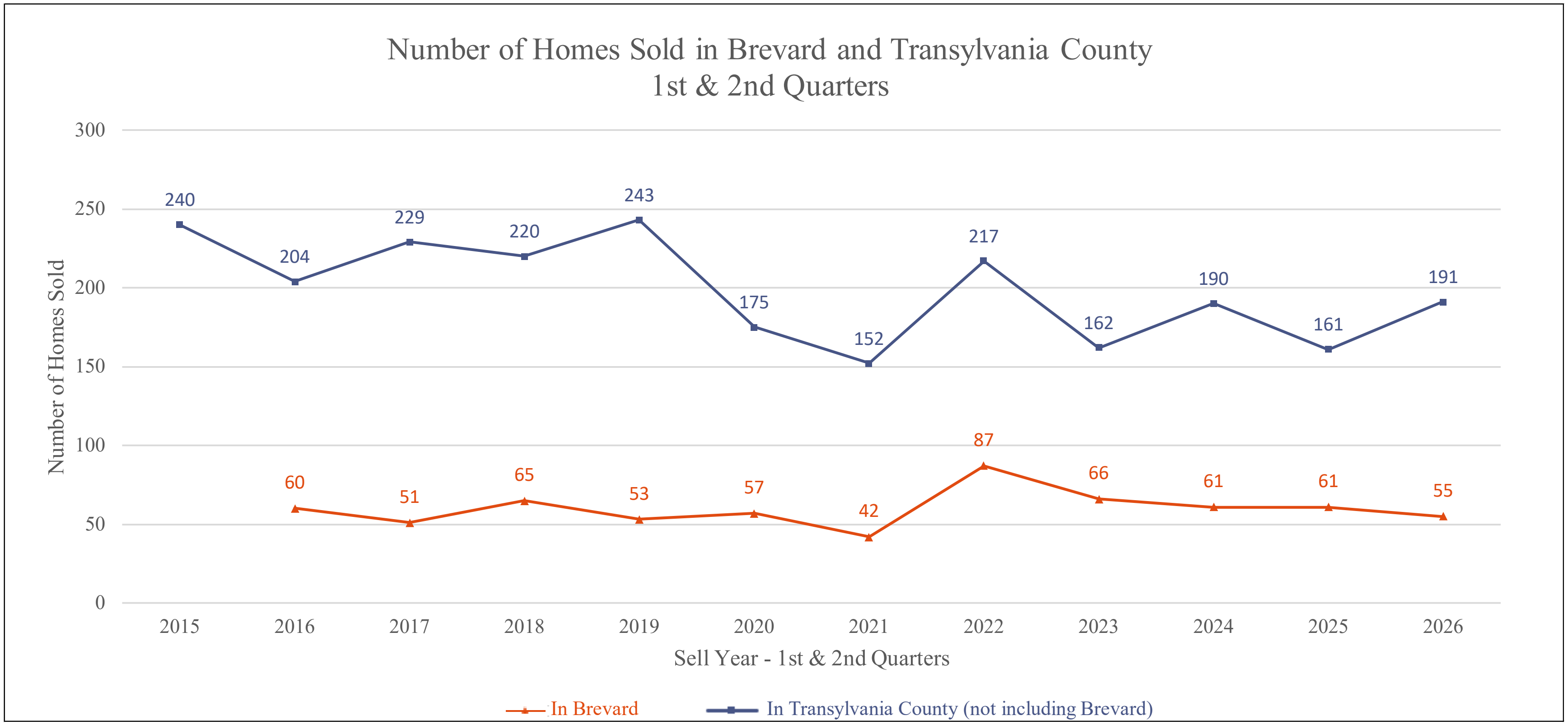


**Chart 2** [(back to top)](#)

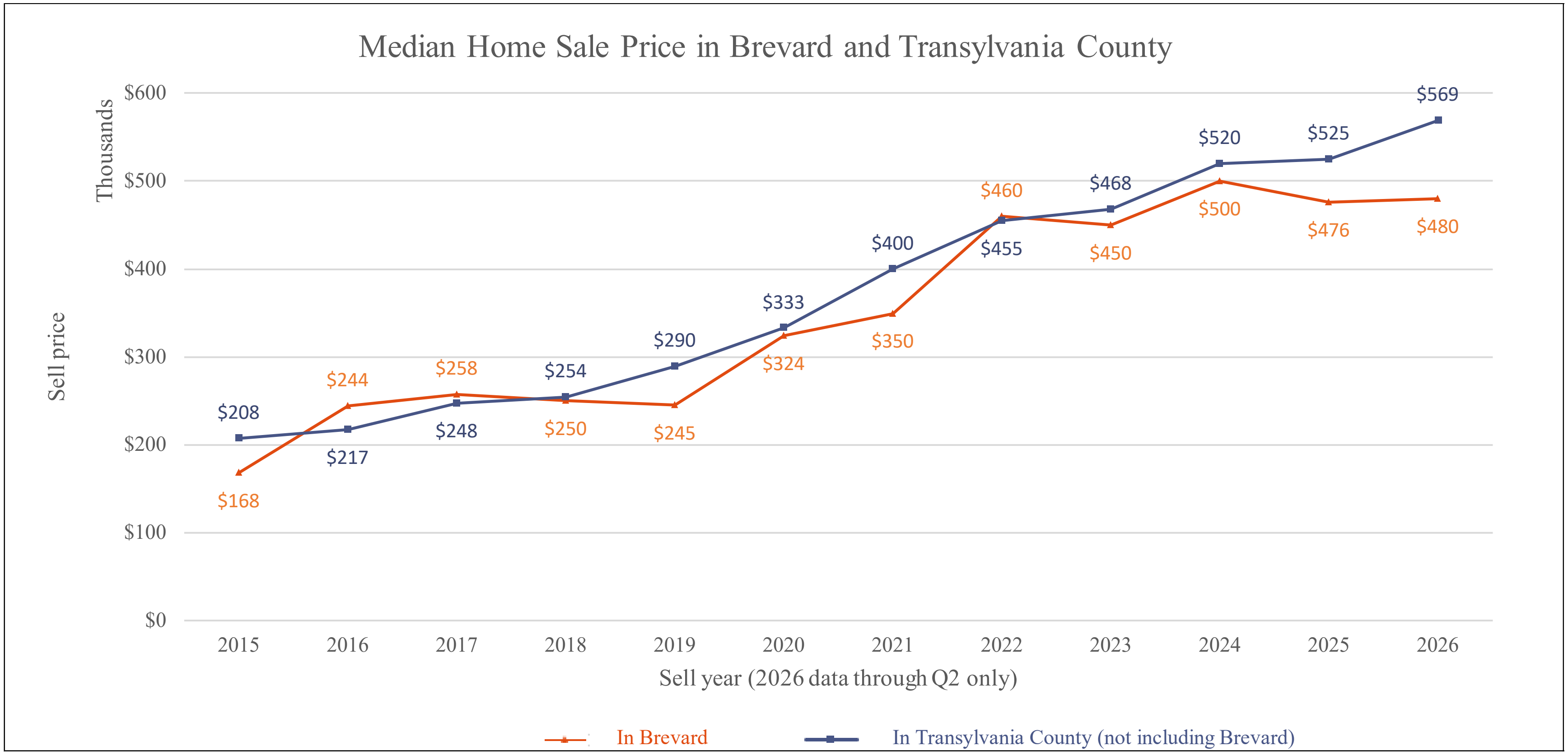
Median Home Sale Price in Brevard and Transylvania County
Thousands
Sell price
$600
$500
$400
$300
$200
$100
$0
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Sell year (2026 data through Q2 only)
In Brevard
In Transylvania County (not including Brevard)
$168
$244
$258
$250
$245
$324
$350
$460
$450
$500
$476
$480
$208
$217
$248
$254
$290
$333
$400
$455
$468
$520
$525
$569

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

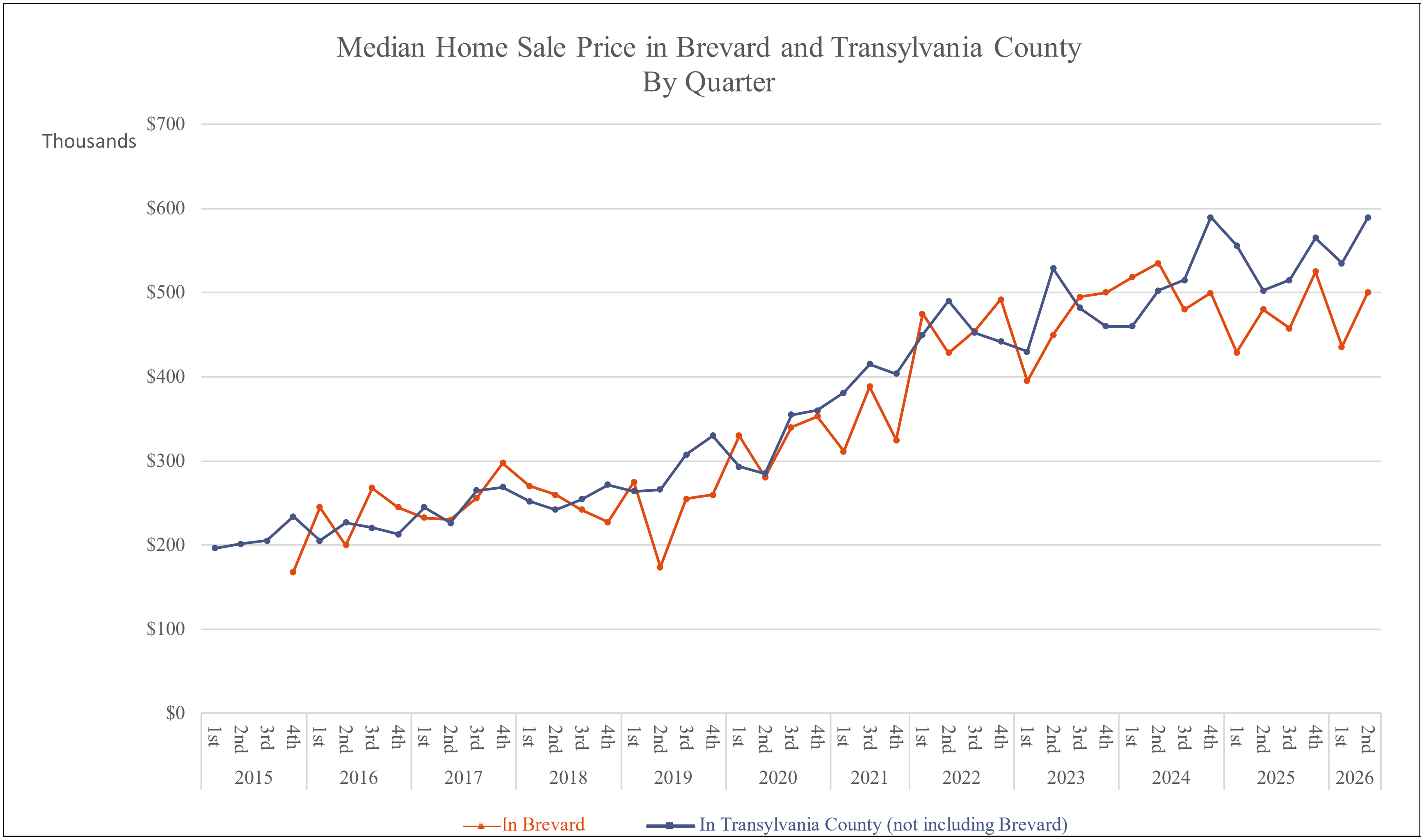

**Chart 4** (back to top)

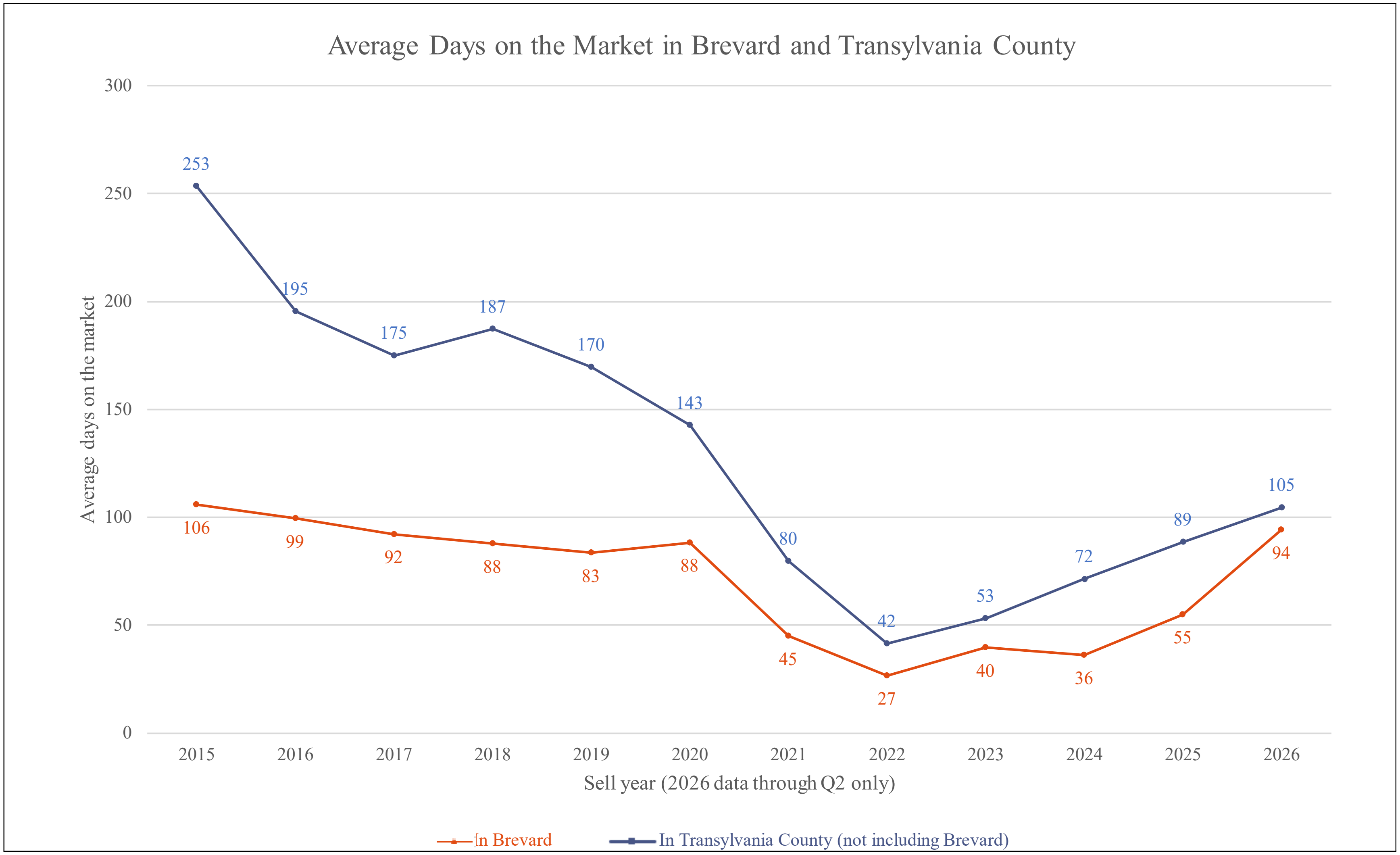

**Table 1** (back to top)

| Brevard Housing Inventory 2nd Quarter 2026 | | | |
|---|---|---|---|
| Price range | Number of Homes On the Market (as of Jun 30, 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 | 3 | 4.00 |
| $200,001-$250,000 | 2 | 5 | 4.80 |
| $250,001-$300,000 | 0 | 6 | 0.00 |
| $300,001-$350,000 | 4 | 14 | 3.43 |
| $350,001-$400,000 | 7 | 11 | 7.64 |
| $400,001-$450,000 | 4 | 10 | 4.80 |
| $450,001-$500,000 | 7 | 10 | 8.40 |
| $500,001-$600,000 | 6 | 19 | 3.79 |
| $600,001-$700,000 | 6 | 13 | 5.54 |
| $700,001-$800,000 | 1 | 5 | 2.40 |
| $800,001-$900,000 | 3 | 6 | 6.00 |
| $900,001-$1,000,000 | 4 | 4 | 12.00 |
| $1,000,001-$1,500,000 | 4 | 5 | 9.60 |
| $1,500,001+ | 5 | 2 | 30.00 |

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

| Transylvania County (not Brevard) Housing Inventory<br>2nd Quarter 2026 | | | |
|---|---|---|---|
| Price range | Number of Homes On the Market (as of Jun 30, 2026) | Number of Homes Sold in Last 12 Months | Inventory (in months) |
| $0-$100,000 | 0 | 6 | 0.00 |
| $100,001-$150,000 | 1 | 5 | 2.40 |
| $150,001-$200,000 | 2 | 9 | 2.67 |
| $200,001-$250,000 | 4 | 12 | 4.00 |
| $250,001-$300,000 | 14 | 35 | 4.80 |
| $300,001-$350,000 | 12 | 31 | 4.65 |
| $350,001-$400,000 | 21 | 35 | 7.20 |
| $400,001-$450,000 | 21 | 30 | 8.40 |
| $450,001-$500,000 | 21 | 24 | 10.50 |
| $500,001-$600,000 | 45 | 49 | 11.02 |
| $600,001-$700,000 | 29 | 41 | 8.49 |
| $700,001-$800,000 | 15 | 20 | 9.00 |
| $800,001-$900,000 | 15 | 28 | 6.43 |
| $900,001-$1,000,000 | 8 | 12 | 8.00 |
| $1,000,001-$1,500,000 | 25 | 40 | 7.50 |
| $1,500,001+ | 45 | 34 | 15.88 |

**Table 3** (back to top)

| Inventory Trend in Brevard (measured in months) | | | | |
|---|---|---|---|---|
| **Price range** | **2nd Qtr. 2023** | **2nd Qtr. 2024** | **2nd Qtr. 2025** | **2nd 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 | 0.0 | 2.0 | 0.0 | 4.0 |
| $200,001-$250,000 | 2.0 | 1.1 | 5.1 | 4.8 |
| $250,001-$300,000 | 0.0 | 6.0 | 1.7 | 0.0 |
| $300,001-$350,000 | 1.0 | 1.0 | 0.0 | 3.4 |
| $350,001-$400,000 | 0.6 | 4.0 | 9.3 | 7.6 |
| $400,001-$450,000 | 0.7 | 1.6 | 0.8 | 4.8 |
| $450,001-$500,000 | 1.0 | 0.0 | 4.0 | 8.4 |
| $500,001-$600,000 | 0.8 | 2.7 | 6.4 | 3.8 |
| $600,001-$700,000 | 0.9 | 2.3 | 4.9 | 5.5 |
| $700,001-$800,000 | 4.0 | 1.1 | 1.7 | 2.4 |
| $800,001-$900,000 | 2.4 | 1.3 | 8.0 | 6.0 |
| $900,001-$1,000,000 | 2.0 | 12.0 | 12.0 | 12.0 |
| $1,000,001-$1,500,000 | 0.0 | 4.0 | 0.0 | 9.6 |
| $1,500,001+ | 0.0 | 8.0 | 6.0 | 30.0 |

**Table 4** (back to top)

| Inventory Trend in Transylvania County not including Brevard (measured in months) | | | | |
|---|---|---|---|---|
| **Price range** | **2nd Qtr. 2023** | **2nd Qtr. 2024** | **2nd Qtr. 2025** | **2nd Qtr. 2026** |
| $0-$100,000 | 8.0 | 3.0 | 12.0 | 0.0 |
| $100,001-$150,000 | 0.0 | 0.0 | 0.0 | 2.4 |
| $150,001-$200,000 | 0.9 | 0.0 | 3.0 | 2.7 |
| $200,001-$250,000 | 1.8 | 1.6 | 4.0 | 4.0 |
| $250,001-$300,000 | 0.6 | 2.3 | 5.6 | 4.8 |
| $300,001-$350,000 | 1.8 | 3.2 | 8.8 | 4.6 |
| $350,001-$400,000 | 2.7 | 2.5 | 5.1 | 7.2 |
| $400,001-$450,000 | 2.1 | 2.9 | 8.6 | 8.4 |
| $450,001-$500,000 | 5.6 | 3.5 | 8.4 | 10.5 |
| $500,001-$600,000 | 2.4 | 7.1 | 7.2 | 11.0 |
| $600,001-$700,000 | 6.4 | 2.5 | 10.4 | 8.5 |
| $700,001-$800,000 | 2.1 | 4.0 | 8.6 | 9.0 |
| $800,001-$900,000 | 4.5 | 7.1 | 9.9 | 6.4 |
| $900,001-$1,000,000 | 6.5 | 7.2 | 13.2 | 8.0 |
| $1,000,001-$1,500,000 | 4.4 | 6.4 | 11.5 | 7.5 |
| $1,500,001+ | 8.3 | 18.6 | 12.3 | 15.9 |

## 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).