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3rd Quarter 2026 Brevard and Transylvania County Real Estate Market Analysis

The Brevard and Transylvania County housing market stabilized in the 3rd quarter of 2026, with conditions remaining generally balanced between buyers and sellers in the market overall, but with variations between price ranges.

The median home sale price in the City of Brevard was $473,000 in the first three quarters of 2026, which was slightly lower than 2025. The median home sale price of $570,000 in the first three quarters of 2026 in Transylvania County increased from the $525,000 median home sale price in 2025 (Chart 2). The median home sale price decreased in Brevard and Transylvania County between the 2nd and 3rd quarters of 2026, which is most likely random variability between quarters, but which is a data point that will be important to monitor future trends (Chart 3).

Compared to the first three quarters of 2025, the number of homes sold in Transylvania County rose 7% in 2026, while in the city of Brevard the number of home sales increased by 3% (Chart 1). Interest rates rose in the last month of the 3rd quarter of 2026, and if they stay elevated throughout the end of the year, 4th quarter home sales may decline.

Days on Market (DOM) rose between 2025 and the first three quarters of 2026, with 90 DOM in the City of Brevard and 115 DOM in Transylvania County, showing that buyers are taking longer to make home buying decisions (Chart 4).

Inventory is the best predictor of market direction. 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 sales pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. Rising inventory indicates movement toward a buyer's market, while declining inventory signals a shift toward a seller's market. Comparing the 3rd quarters of 2025 and 2026 (Table 3 and Table 4), inventory levels fluctuated between price ranges, increasing in some price ranges and decreasing in others. Some lower- and mid-priced segments remained below six months of inventory, most categories were near 6 months, and some higher-priced segments exceeded six months (Table 1 and Table 2).

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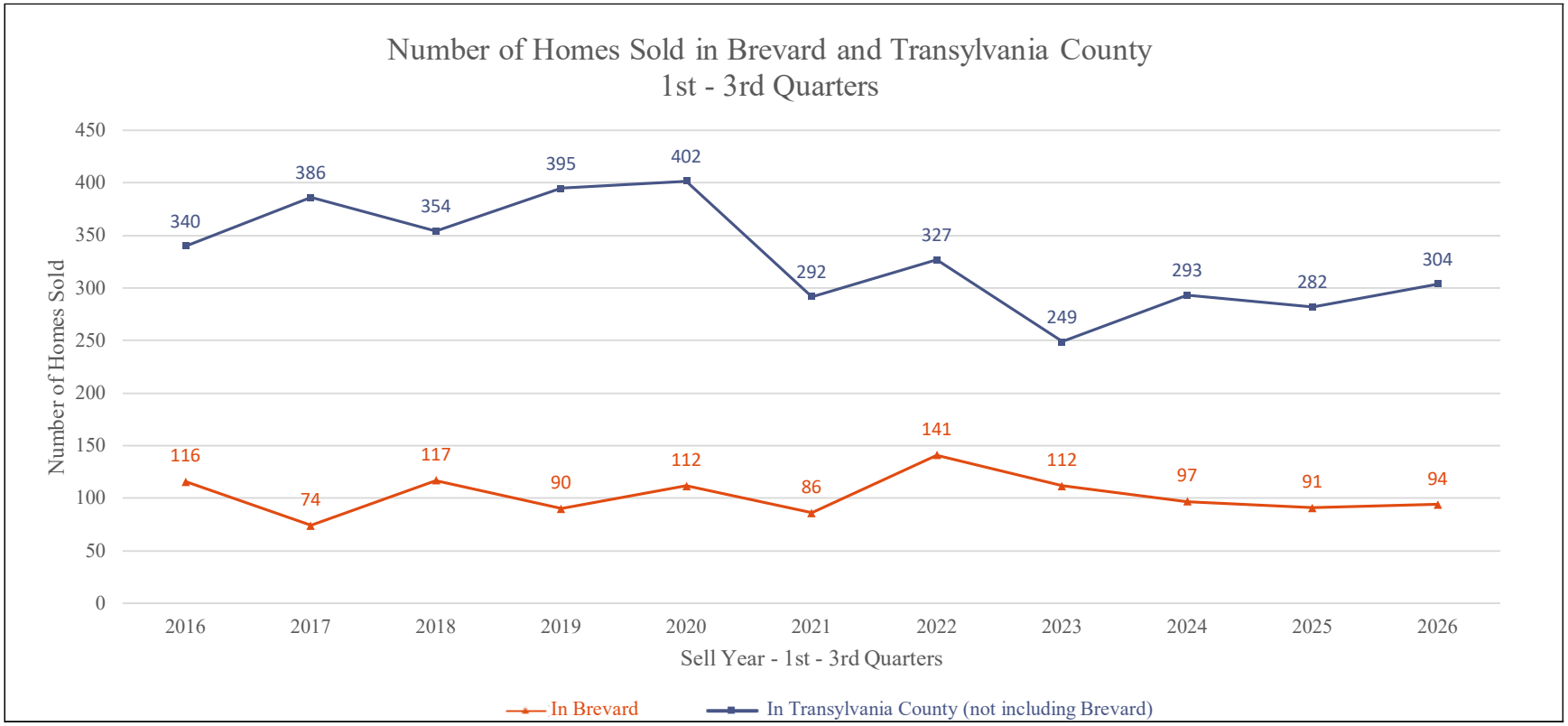


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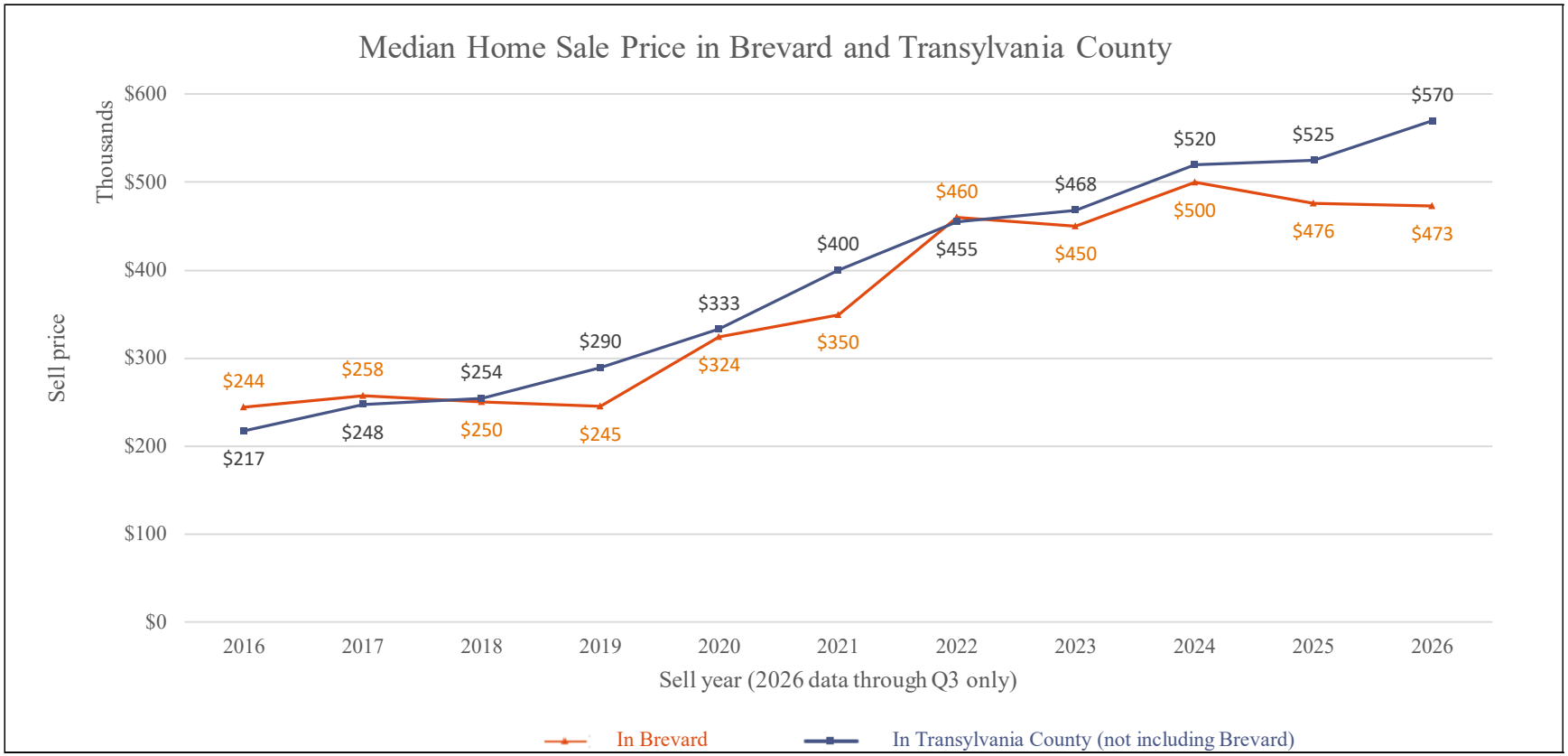


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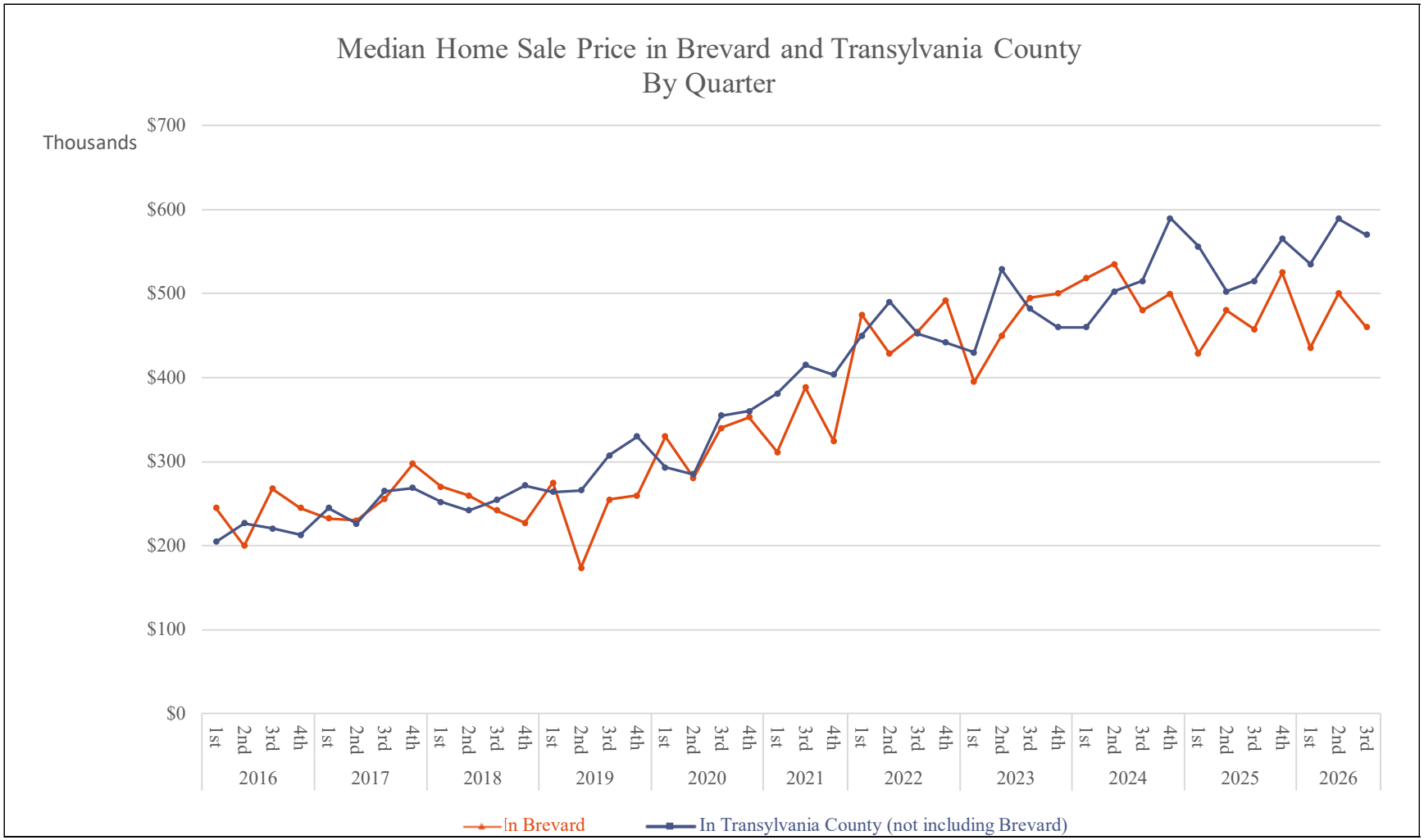


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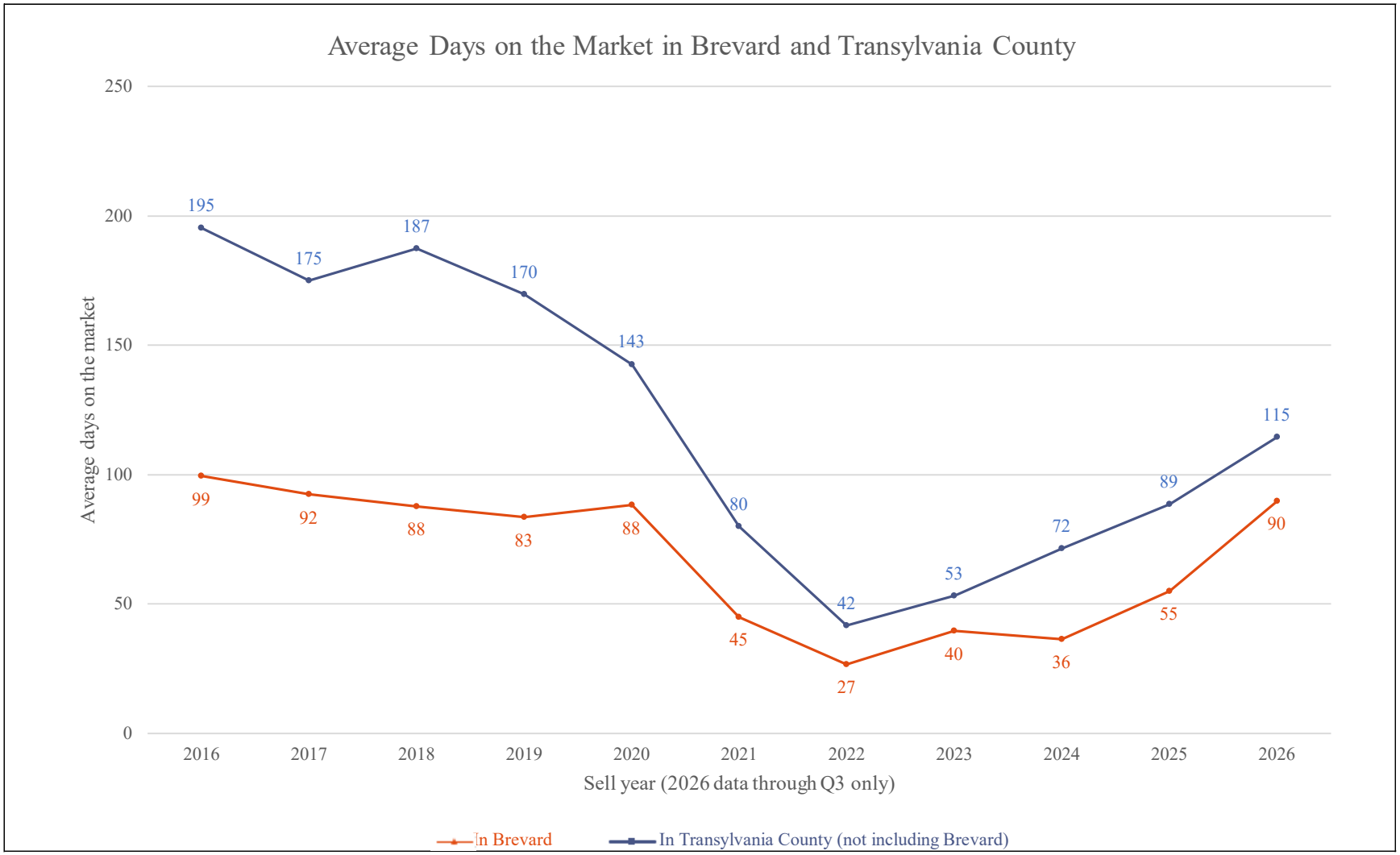


Table 1 (back to top)

Brevard Housing Inventory 3rd Quarter 2026			
Price range	**Number of Homes On the Market (as of Sep 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	0	0	NA
$100,001-$150,000	0	0	NA
$150,001-$200,000	0	5	0.00
$200,001-$250,000	3	5	7.20
$250,001-$300,000	2	8	3.00
$300,001-$350,000	4	12	4.00
$350,001-$400,000	8	15	6.40
$400,001-$450,000	5	9	6.67
$450,001-$500,000	6	9	8.00
$500,001-$600,000	9	21	5.14
$600,001-$700,000	4	15	3.20
$700,001-$800,000	1	5	2.40
$800,001-$900,000	5	8	7.50
$900,001-$1,000,000	3	3	12.00
$1,000,001-$1,500,000	4	6	8.00
$1,500,001+	3	2	18.00

Table 2 (back to top)

Transylvania County (not Brevard) Housing Inventory 3rd Quarter 2026			
Price range	**Number of Homes On the Market (as of Sep 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	2	4	6.00
$100,001-$150,000	3	6	6.00
$150,001-$200,000	3	6	6.00
$200,001-$250,000	6	11	6.55
$250,001-$300,000	13	34	4.59
$300,001-$350,000	16	29	6.62
$350,001-$400,000	22	30	8.80
$400,001-$450,000	20	32	7.50
$450,001-$500,000	19	23	9.91
$500,001-$600,000	39	50	9.36
$600,001-$700,000	20	42	5.71
$700,001-$800,000	10	21	5.71
$800,001-$900,000	15	33	5.45
$900,001-$1,000,000	7	11	7.64
$1,000,001-$1,500,000	27	41	7.90
$1,500,001+	46	30	18.40

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Inventory Trend in Brevard (measured in months)				
Price range	**3rd Qtr. 2023**	**3rd Qtr. 2024**	**3rd Qtr. 2025**	**3rd Qtr. 2026**
$0-$100,000	0.0	0.0	0.0	NA
$100,001-$150,000	0.0	0.0	0.0	NA
$150,001-$200,000	0.0	0.0	0.0	0.0
$200,001-$250,000	6.0	0.9	1.7	7.2
$250,001-$300,000	1.8	6.0	6.9	3.0
$300,001-$350,000	4.0	2.4	5.1	4.0
$350,001-$400,000	0.6	3.0	6.7	6.4
$400,001-$450,000	0.0	5.0	2.4	6.7
$450,001-$500,000	5.0	3.5	7.0	8.0
$500,001-$600,000	1.7	3.0	7.8	5.1
$600,001-$700,000	1.8	1.3	4.2	3.2
$700,001-$800,000	12.0	1.3	5.1	2.4
$800,001-$900,000	2.4	1.5	4.0	7.5
$900,001-$1,000,000	4.0	0.0	0.0	12.0
$1,000,001-$1,500,000	4.0	4.8	12.0	8.0
$1,500,001+	0.0	3.0	3.0	18.0

Table 4 (back to top)

Inventory Trend in Transylvania County not including Brevard (measured in months)				
Price range	**3rd Qtr. 2023**	**3rd Qtr. 2024**	**3rd Qtr. 2025**	**3rd Qtr. 2026**
$0-$100,000	4.0	0.0	0.0	6.0
$100,001-$150,000	1.0	3.0	0.0	6.0
$150,001-$200,000	0.9	0.0	7.5	6.0
$200,001-$250,000	1.8	4.0	7.0	6.5
$250,001-$300,000	2.0	2.8	8.5	4.6
$300,001-$350,000	3.2	3.3	4.6	6.6
$350,001-$400,000	5.1	0.9	6.5	8.8
$400,001-$450,000	2.1	1.5	6.7	7.5
$450,001-$500,000	3.4	3.8	8.0	9.9
$500,001-$600,000	4.3	6.3	5.9	9.4
$600,001-$700,000	4.8	7.5	16.9	5.7
$700,001-$800,000	3.7	4.3	6.4	5.7
$800,001-$900,000	6.0	4.2	8.5	5.5
$900,001-$1,000,000	7.6	7.6	6.0	7.6
$1,000,001-$1,500,000	5.7	5.8	12.5	7.9
$1,500,001+	12.0	18.5	13.4	18.4

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).