

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
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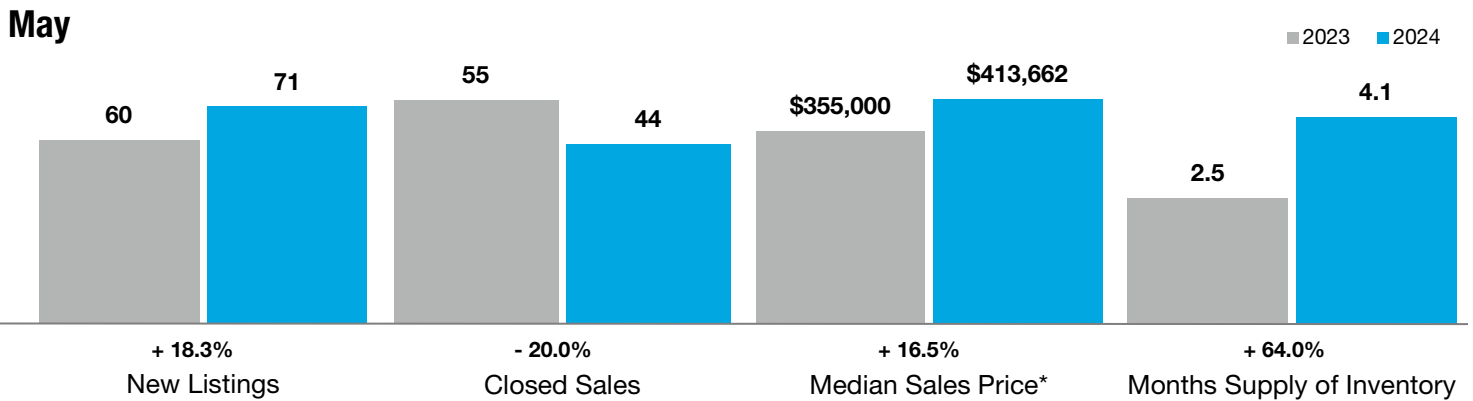


Waynesville

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	60	71	+ 18.3%	243	260	+ 7.0%
Pending Sales	47	43	- 8.5%	205	171	- 16.6%
Closed Sales	55	44	- 20.0%	180	147	- 18.3%
Median Sales Price*	\$355,000	\$413,662	+ 16.5%	\$348,785	\$405,000	+ 16.1%
Average Sales Price*	\$398,289	\$482,027	+ 21.0%	\$397,135	\$460,157	+ 15.9%
Percent of Original List Price Received*	94.3%	96.9%	+ 2.8%	93.4%	94.9%	+ 1.6%
List to Close	78	87	+ 11.5%	95	89	- 6.3%
Days on Market Until Sale	40	36	- 10.0%	51	46	- 9.8%
Cumulative Days on Market Until Sale	41	42	+ 2.4%	54	53	- 1.9%
Average List Price	\$550,099	\$566,664	+ 3.0%	\$463,111	\$541,322	+ 16.9%
Inventory of Homes for Sale	101	150	+ 48.5%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 64.0%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

