

# Local Market Update for July 2024

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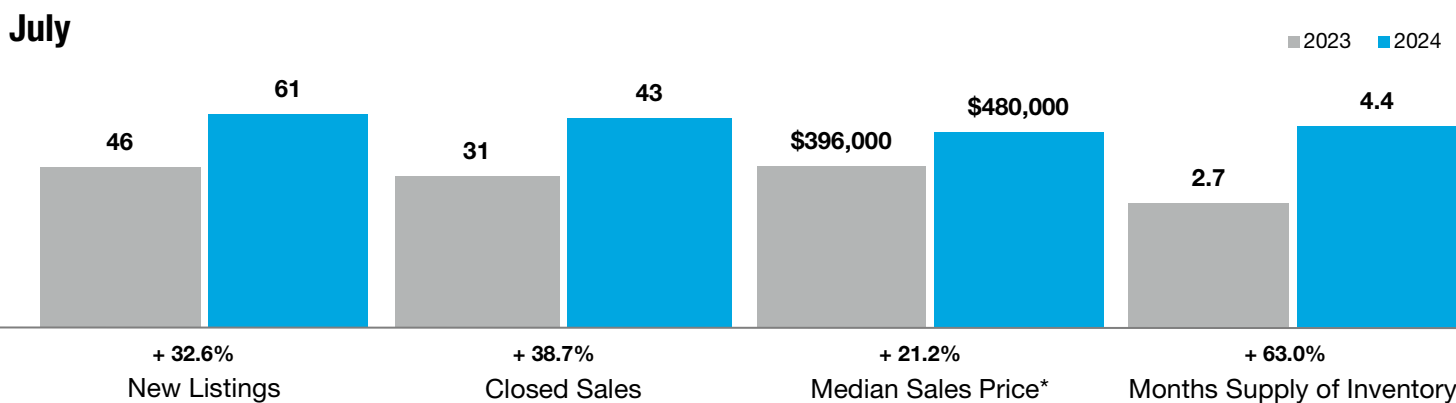


## Waynesville

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	46	61	+ 32.6%	350	406	+ 16.0%
Pending Sales	49	51	+ 4.1%	285	267	- 6.3%
Closed Sales	31	43	+ 38.7%	264	228	- 13.6%
Median Sales Price*	\$396,000	\$480,000	+ 21.2%	\$370,000	\$417,000	+ 12.7%
Average Sales Price*	\$417,328	\$577,728	+ 38.4%	\$400,830	\$484,264	+ 20.8%
Percent of Original List Price Received*	96.4%	94.6%	- 1.9%	94.2%	95.0%	+ 0.8%
List to Close	76	98	+ 28.9%	92	93	+ 1.1%
Days on Market Until Sale	29	45	+ 55.2%	48	45	- 6.3%
Cumulative Days on Market Until Sale	31	47	+ 51.6%	49	50	+ 2.0%
Average List Price	\$595,756	\$591,726	- 0.7%	\$483,654	\$529,401	+ 9.5%
Inventory of Homes for Sale	106	168	+ 58.5%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--

\* 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

