

Local Market Update for August 2024

A research tool provided by the Canopy Realtor® Association
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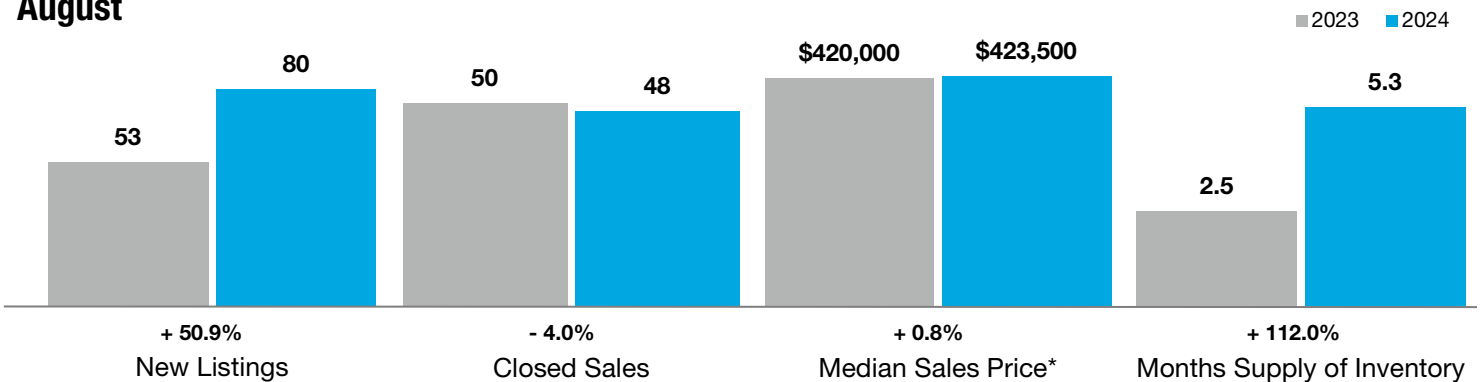
Waynesville

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	53	80	+ 50.9%	403	486	+ 20.6%
Pending Sales	51	48	- 5.9%	336	309	- 8.0%
Closed Sales	50	48	- 4.0%	314	277	- 11.8%
Median Sales Price*	\$420,000	\$423,500	+ 0.8%	\$377,779	\$420,000	+ 11.2%
Average Sales Price*	\$466,981	\$494,472	+ 5.9%	\$411,363	\$486,523	+ 18.3%
Percent of Original List Price Received*	94.2%	91.9%	- 2.4%	94.2%	94.5%	+ 0.3%
List to Close	91	102	+ 12.1%	91	95	+ 4.4%
Days on Market Until Sale	45	42	- 6.7%	47	44	- 6.4%
Cumulative Days on Market Until Sale	58	45	- 22.4%	50	49	- 2.0%
Average List Price	\$543,753	\$703,676	+ 29.4%	\$490,725	\$555,698	+ 13.2%
Inventory of Homes for Sale	100	196	+ 96.0%	--	--	--
Months Supply of Inventory	2.5	5.3	+ 112.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

