

Local Market Update for January 2025

A research tool provided by the Canopy Realtor® Association
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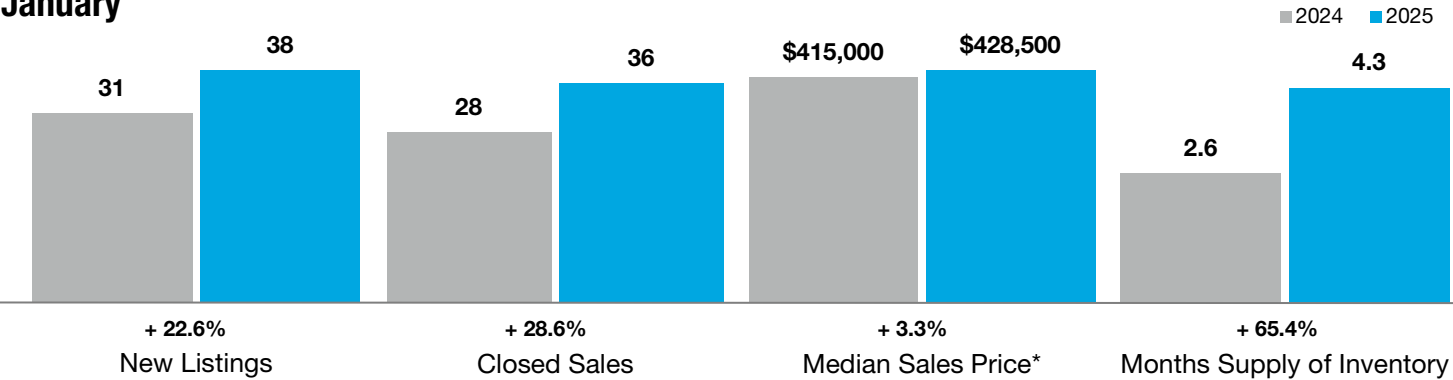
Waynesville

North Carolina

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 1-2024 | Thru 1-2025 | Percent Change |
| New Listings | 31 | 38 | + 22.6% | 31 | 38 | + 22.6% |
| Pending Sales | 23 | 29 | + 26.1% | 23 | 29 | + 26.1% |
| Closed Sales | 28 | 36 | + 28.6% | 28 | 36 | + 28.6% |
| Median Sales Price* | \$415,000 | \$428,500 | + 3.3% | \$415,000 | \$428,500 | + 3.3% |
| Average Sales Price* | \$464,712 | \$437,741 | - 5.8% | \$464,712 | \$437,741 | - 5.8% |
| Percent of Original List Price Received* | 95.9% | 94.3% | - 1.7% | 95.9% | 94.3% | - 1.7% |
| List to Close | 85 | 134 | + 57.6% | 85 | 134 | + 57.6% |
| Days on Market Until Sale | 56 | 70 | + 25.0% | 56 | 70 | + 25.0% |
| Cumulative Days on Market Until Sale | 61 | 77 | + 26.2% | 61 | 77 | + 26.2% |
| Average List Price | \$498,718 | \$517,392 | + 3.7% | \$498,718 | \$517,392 | + 3.7% |
| Inventory of Homes for Sale | 97 | 158 | + 62.9% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 4.3 | + 65.4% | -- | -- | -- |

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

