

# Local Market Update for March 2025

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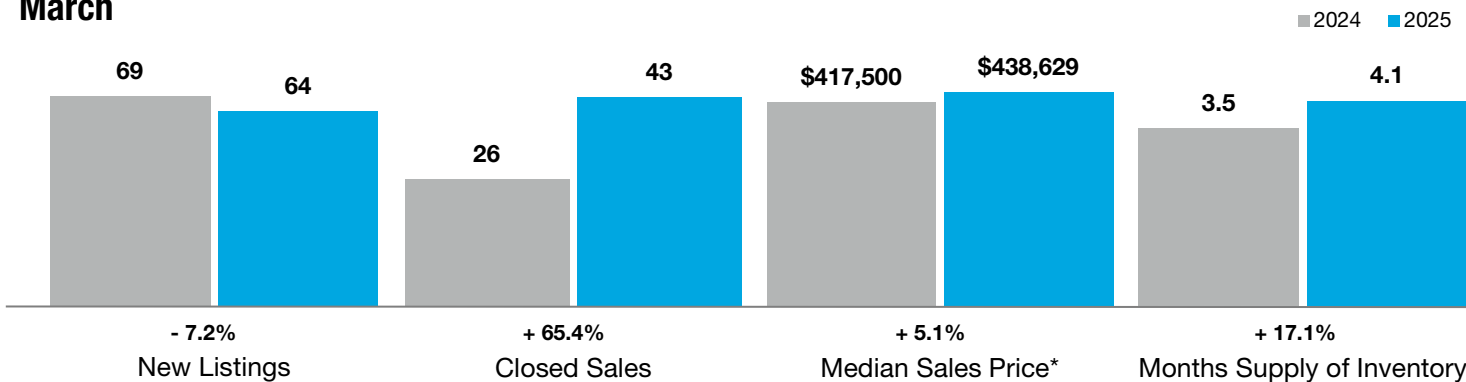
## Waynesville

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	69	64	- 7.2%	140	151	+ 7.9%
Pending Sales	29	49	+ 69.0%	83	117	+ 41.0%
Closed Sales	26	43	+ 65.4%	74	105	+ 41.9%
Median Sales Price*	\$417,500	\$438,629	+ 5.1%	\$412,250	\$425,000	+ 3.1%
Average Sales Price*	\$459,186	\$475,248	+ 3.5%	\$450,037	\$454,545	+ 1.0%
Percent of Original List Price Received*	94.6%	93.2%	- 1.5%	94.0%	93.4%	- 0.6%
List to Close	111	146	+ 31.5%	94	138	+ 46.8%
Days on Market Until Sale	56	95	+ 69.6%	52	82	+ 57.7%
Cumulative Days on Market Until Sale	70	105	+ 50.0%	61	90	+ 47.5%
Average List Price	\$533,004	\$519,117	- 2.6%	\$506,293	\$522,221	+ 3.1%
Inventory of Homes for Sale	133	161	+ 21.1%	--	--	--
Months Supply of Inventory	3.5	4.1	+ 17.1%	--	--	--

\* 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.

### March



### Historical Median Sales Price Rolling 12-Month Calculation

