

# Local Market Update for April 2025

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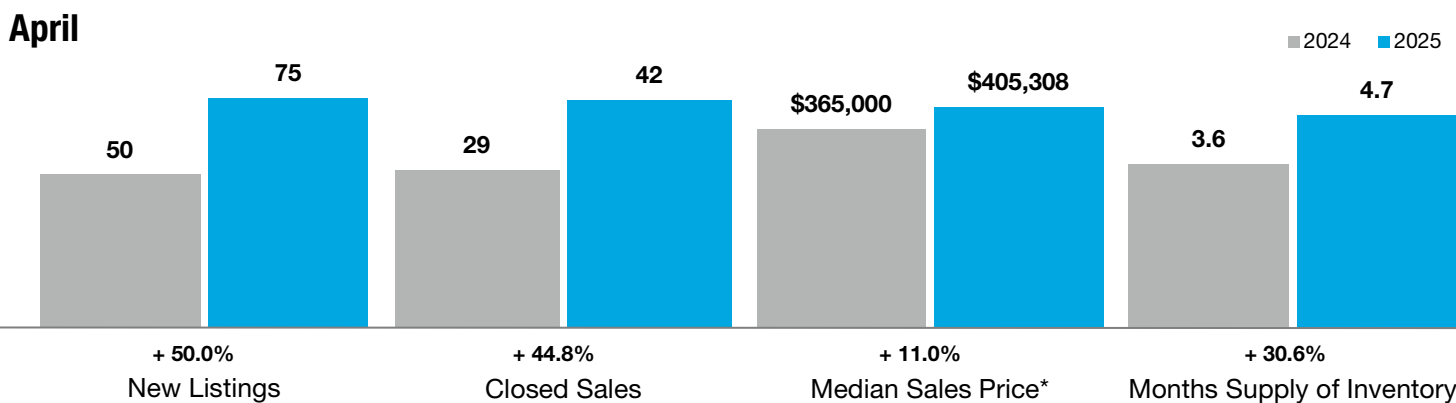


## Waynesville

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	50	75	+ 50.0%	190	226	+ 18.9%
Pending Sales	43	46	+ 7.0%	126	159	+ 26.2%
Closed Sales	29	42	+ 44.8%	103	151	+ 46.6%
Median Sales Price*	\$365,000	\$405,308	+ 11.0%	\$405,000	\$415,000	+ 2.5%
Average Sales Price*	\$452,800	\$542,348	+ 19.8%	\$450,815	\$471,893	+ 4.7%
Percent of Original List Price Received*	93.8%	96.4%	+ 2.8%	94.0%	94.0%	0.0%
List to Close	83	128	+ 54.2%	90	137	+ 52.2%
Days on Market Until Sale	46	101	+ 119.6%	50	88	+ 76.0%
Cumulative Days on Market Until Sale	50	116	+ 132.0%	58	97	+ 67.2%
Average List Price	\$551,417	\$550,457	- 0.2%	\$517,903	\$529,167	+ 2.2%
Inventory of Homes for Sale	132	184	+ 39.4%	--	--	--
Months Supply of Inventory	3.6	4.7	+ 30.6%	--	--	--

\* 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

