

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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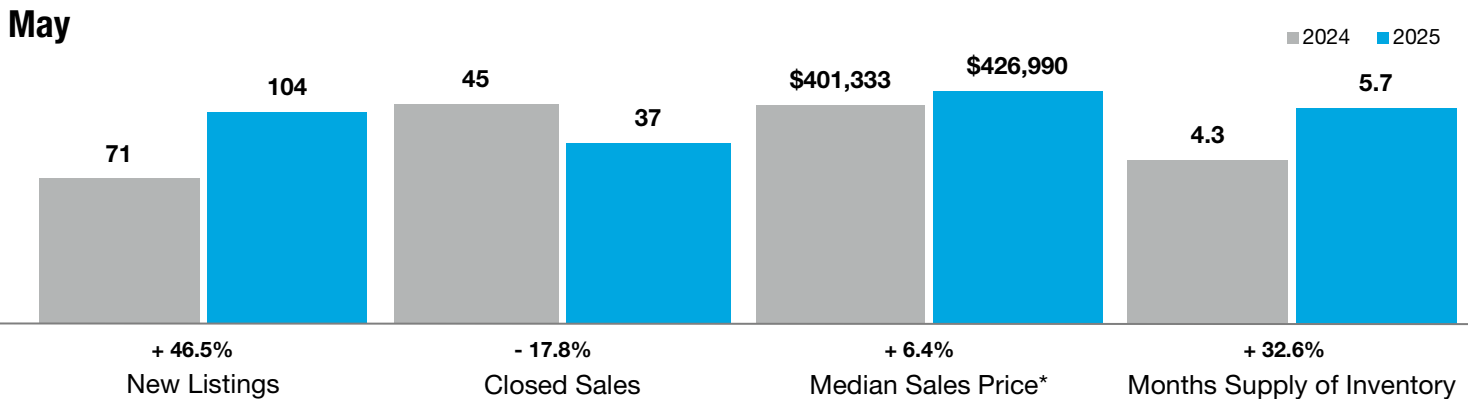


Waynesville

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	71	104	+ 46.5%	261	331	+ 26.8%
Pending Sales	39	49	+ 25.6%	165	205	+ 24.2%
Closed Sales	45	37	- 17.8%	148	192	+ 29.7%
Median Sales Price*	\$401,333	\$426,990	+ 6.4%	\$403,167	\$415,000	+ 2.9%
Average Sales Price*	\$479,093	\$531,481	+ 10.9%	\$459,413	\$480,279	+ 4.5%
Percent of Original List Price Received*	96.7%	95.1%	- 1.7%	94.8%	94.2%	- 0.6%
List to Close	87	134	+ 54.0%	89	134	+ 50.6%
Days on Market Until Sale	36	73	+ 102.8%	46	83	+ 80.4%
Cumulative Days on Market Until Sale	42	83	+ 97.6%	53	95	+ 79.2%
Average List Price	\$548,364	\$575,628	+ 5.0%	\$526,071	\$540,328	+ 2.7%
Inventory of Homes for Sale	155	227	+ 46.5%	--	--	--
Months Supply of Inventory	4.3	5.7	+ 32.6%	--	--	--

* 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

