

Local Market Update for June 2025

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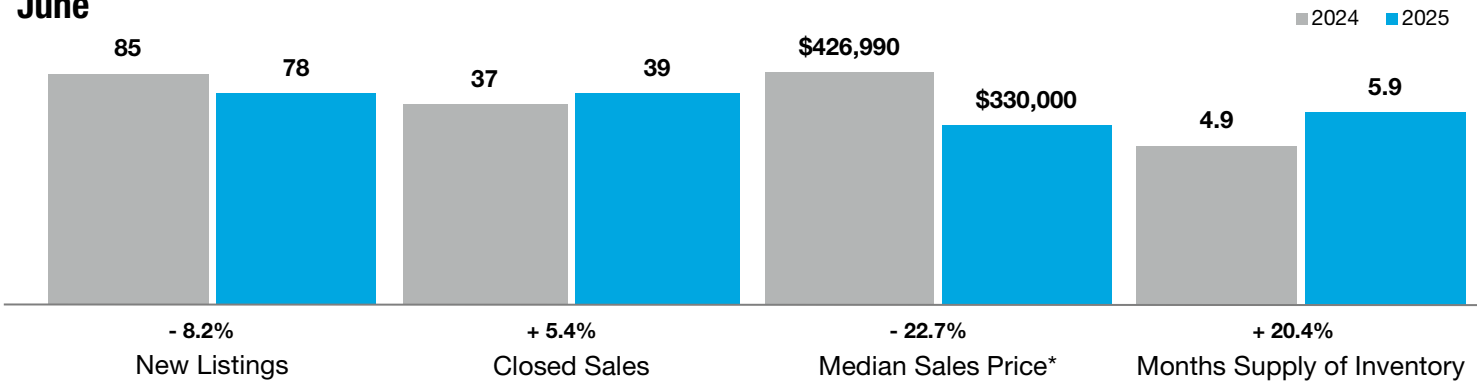
Waynesville

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	85	78	- 8.2%	346	409	+ 18.2%
Pending Sales	48	56	+ 16.7%	213	256	+ 20.2%
Closed Sales	37	39	+ 5.4%	185	232	+ 25.4%
Median Sales Price*	\$426,990	\$330,000	- 22.7%	\$414,800	\$406,495	- 2.0%
Average Sales Price*	\$475,050	\$392,516	- 17.4%	\$462,540	\$465,611	+ 0.7%
Percent of Original List Price Received*	96.2%	92.7%	- 3.6%	95.1%	94.0%	- 1.2%
List to Close	103	105	+ 1.9%	92	129	+ 40.2%
Days on Market Until Sale	39	62	+ 59.0%	45	79	+ 75.6%
Cumulative Days on Market Until Sale	40	64	+ 60.0%	50	90	+ 80.0%
Average List Price	\$469,629	\$520,571	+ 10.8%	\$511,885	\$530,417	+ 3.6%
Inventory of Homes for Sale	183	239	+ 30.6%	--	--	--
Months Supply of Inventory	4.9	5.9	+ 20.4%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

