

# Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®

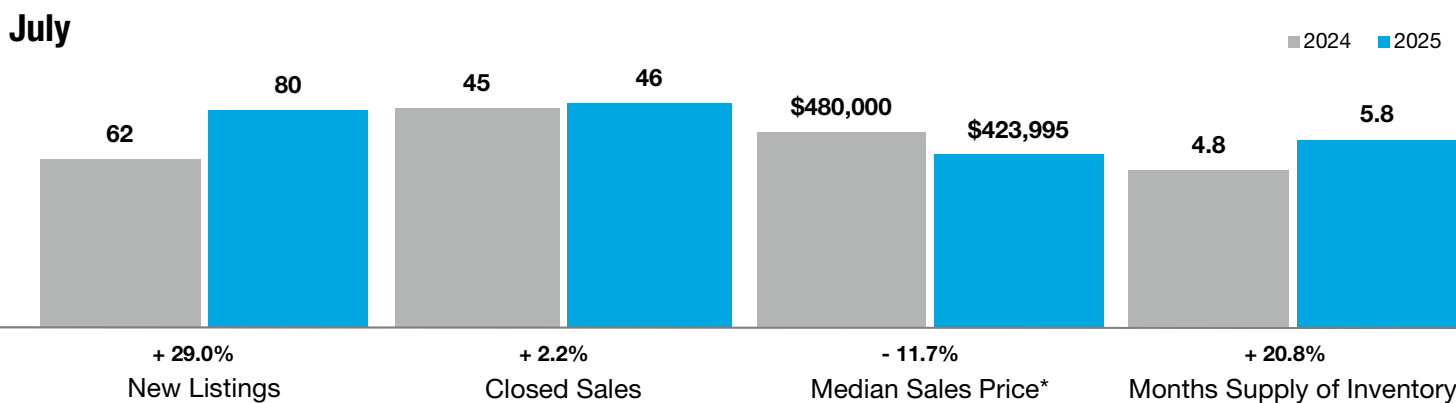


## Waynesville

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	62	80	+ 29.0%	408	489	+ 19.9%
Pending Sales	46	65	+ 41.3%	259	319	+ 23.2%
Closed Sales	45	46	+ 2.2%	230	280	+ 21.7%
Median Sales Price*	\$480,000	\$423,995	- 11.7%	\$417,000	\$410,358	- 1.6%
Average Sales Price*	\$573,718	\$551,673	- 3.8%	\$484,292	\$478,656	- 1.2%
Percent of Original List Price Received*	94.9%	92.3%	- 2.7%	95.1%	93.7%	- 1.5%
List to Close	98	149	+ 52.0%	93	132	+ 41.9%
Days on Market Until Sale	44	97	+ 120.5%	45	82	+ 82.2%
Cumulative Days on Market Until Sale	46	111	+ 141.3%	49	93	+ 89.8%
Average List Price	\$576,782	\$489,355	- 15.2%	\$521,698	\$519,001	- 0.5%
Inventory of Homes for Sale	180	241	+ 33.9%	--	--	--
Months Supply of Inventory	4.8	5.8	+ 20.8%	--	--	--

\* 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

