

# Local Market Update for August 2025

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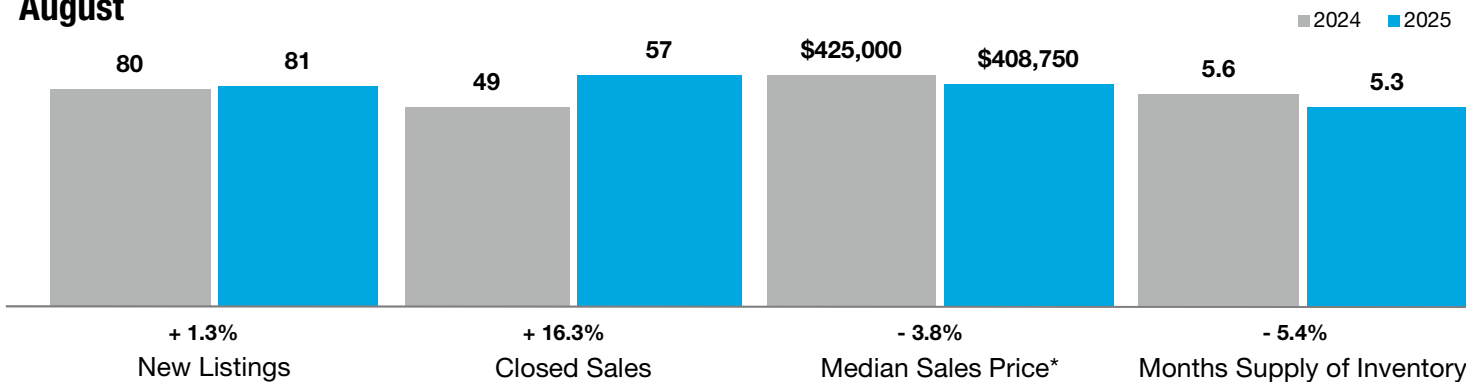
## Waynesville

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	80	81	+ 1.3%	488	570	+ 16.8%
Pending Sales	42	80	+ 90.5%	301	384	+ 27.6%
Closed Sales	49	57	+ 16.3%	279	339	+ 21.5%
Median Sales Price*	\$425,000	\$408,750	- 3.8%	\$420,000	\$410,000	- 2.4%
Average Sales Price*	\$493,870	\$495,238	+ 0.3%	\$485,975	\$481,840	- 0.9%
Percent of Original List Price Received*	92.1%	92.8%	+ 0.8%	94.5%	93.6%	- 1.0%
List to Close	101	86	- 14.9%	95	124	+ 30.5%
Days on Market Until Sale	41	46	+ 12.2%	44	76	+ 72.7%
Cumulative Days on Market Until Sale	44	58	+ 31.8%	48	87	+ 81.3%
Average List Price	\$673,815	\$557,465	- 17.3%	\$546,537	\$520,694	- 4.7%
Inventory of Homes for Sale	204	229	+ 12.3%	--	--	--
Months Supply of Inventory	5.6	5.3	- 5.4%	--	--	--

\* 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.

### August



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

