

Local Market Update for September 2025

A research tool provided by the Canopy Realtor® Association
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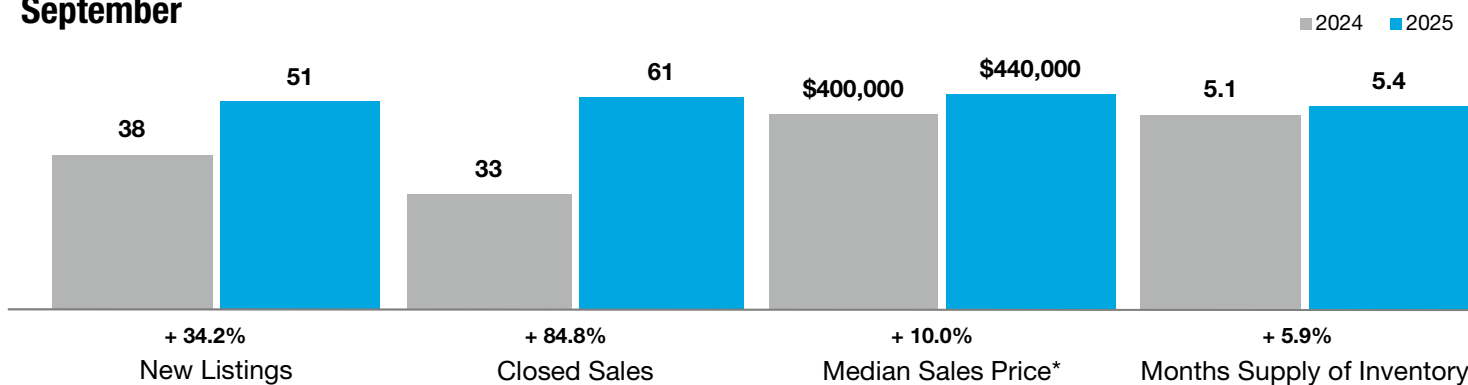
Waynesville

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	38	51	+ 34.2%	526	621	+ 18.1%
Pending Sales	40	35	- 12.5%	341	412	+ 20.8%
Closed Sales	33	61	+ 84.8%	312	401	+ 28.5%
Median Sales Price*	\$400,000	\$440,000	+ 10.0%	\$415,000	\$415,000	0.0%
Average Sales Price*	\$497,083	\$607,066	+ 22.1%	\$487,150	\$501,433	+ 2.9%
Percent of Original List Price Received*	96.0%	93.0%	- 3.1%	94.7%	93.5%	- 1.3%
List to Close	72	121	+ 68.1%	92	124	+ 34.8%
Days on Market Until Sale	36	75	+ 108.3%	43	76	+ 76.7%
Cumulative Days on Market Until Sale	54	81	+ 50.0%	49	86	+ 75.5%
Average List Price	\$517,387	\$599,712	+ 15.9%	\$544,379	\$524,185	- 3.7%
Inventory of Homes for Sale	192	229	+ 19.3%	--	--	--
Months Supply of Inventory	5.1	5.4	+ 5.9%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

