

Local Market Update for October 2025

A research tool provided by the Canopy Realtor® Association
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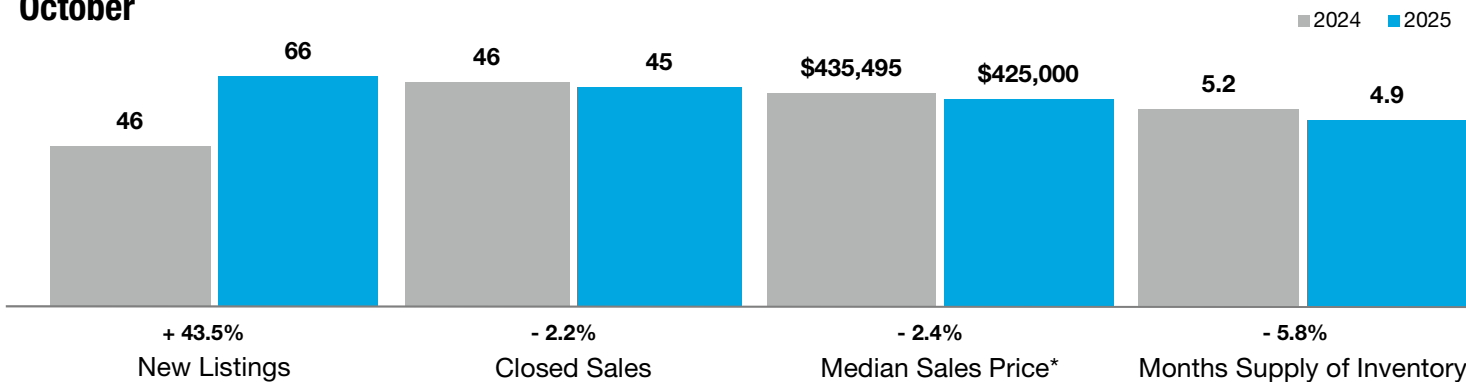
Waynesville

North Carolina

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	46	66	+ 43.5%	572	688	+ 20.3%
Pending Sales	32	48	+ 50.0%	373	459	+ 23.1%
Closed Sales	46	45	- 2.2%	358	448	+ 25.1%
Median Sales Price*	\$435,495	\$425,000	- 2.4%	\$420,791	\$415,000	- 1.4%
Average Sales Price*	\$538,050	\$451,505	- 16.1%	\$493,690	\$495,706	+ 0.4%
Percent of Original List Price Received*	94.4%	90.7%	- 3.9%	94.6%	93.2%	- 1.5%
List to Close	135	128	- 5.2%	98	124	+ 26.5%
Days on Market Until Sale	59	72	+ 22.0%	45	75	+ 66.7%
Cumulative Days on Market Until Sale	60	80	+ 33.3%	50	85	+ 70.0%
Average List Price	\$499,278	\$594,460	+ 19.1%	\$540,048	\$529,307	- 2.0%
Inventory of Homes for Sale	188	216	+ 14.9%	--	--	--
Months Supply of Inventory	5.2	4.9	- 5.8%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

