

Local Market Update for November 2025

A research tool provided by the Canopy Realtor® Association
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Waynesville

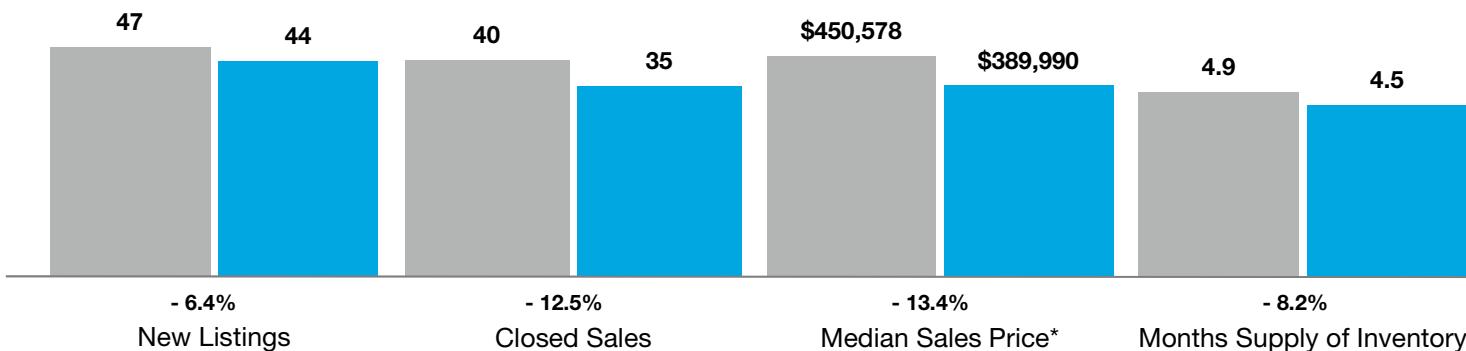
North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	47	44	- 6.4%	619	732	+ 18.3%
Pending Sales	38	41	+ 7.9%	411	498	+ 21.2%
Closed Sales	40	35	- 12.5%	398	484	+ 21.6%
Median Sales Price*	\$450,578	\$389,990	- 13.4%	\$422,445	\$411,990	- 2.5%
Average Sales Price*	\$516,568	\$475,415	- 8.0%	\$495,989	\$496,418	+ 0.1%
Percent of Original List Price Received*	92.7%	91.1%	- 1.7%	94.4%	93.0%	- 1.5%
List to Close	133	133	0.0%	101	124	+ 22.8%
Days on Market Until Sale	73	85	+ 16.4%	48	76	+ 58.3%
Cumulative Days on Market Until Sale	76	91	+ 19.7%	53	85	+ 60.4%
Average List Price	\$467,751	\$587,598	+ 25.6%	\$534,715	\$531,179	- 0.7%
Inventory of Homes for Sale	179	199	+ 11.2%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

* 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.

November

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Waynesville —

