

Local Market Update for December 2025

A research tool provided by the Canopy Realtor® Association
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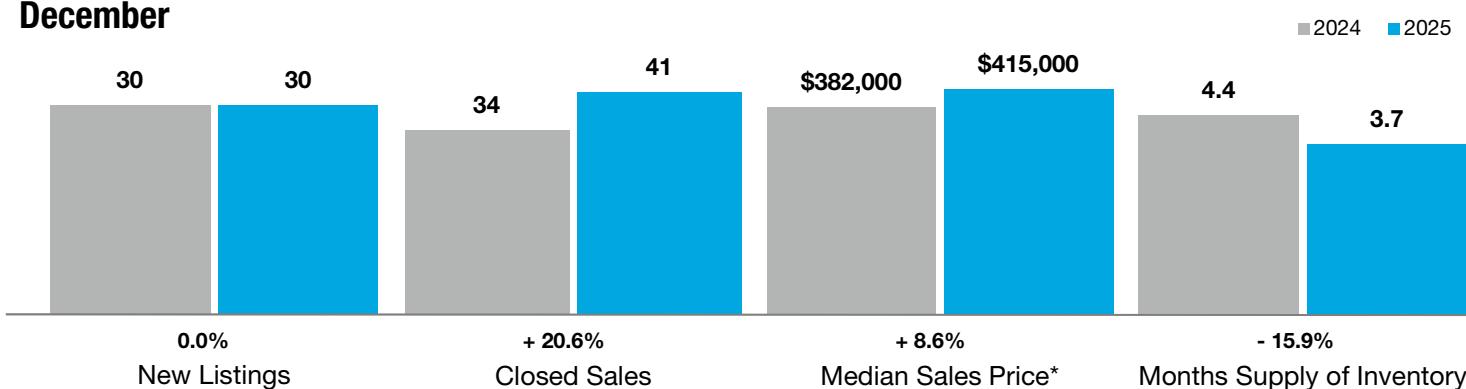
Waynesville

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	30	30	0.0%	649	767	+ 18.2%
Pending Sales	29	37	+ 27.6%	440	535	+ 21.6%
Closed Sales	34	41	+ 20.6%	432	527	+ 22.0%
Median Sales Price*	\$382,000	\$415,000	+ 8.6%	\$420,000	\$413,490	- 1.6%
Average Sales Price*	\$415,062	\$449,358	+ 8.3%	\$489,620	\$492,122	+ 0.5%
Percent of Original List Price Received*	93.2%	88.0%	- 5.6%	94.3%	92.6%	- 1.8%
List to Close	123	144	+ 17.1%	103	126	+ 22.3%
Days on Market Until Sale	62	92	+ 48.4%	49	77	+ 57.1%
Cumulative Days on Market Until Sale	65	112	+ 72.3%	54	87	+ 61.1%
Average List Price	\$481,517	\$547,922	+ 13.8%	\$532,229	\$530,331	- 0.4%
Inventory of Homes for Sale	161	167	+ 3.7%	--	--	--
Months Supply of Inventory	4.4	3.7	- 15.9%	--	--	--

* 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.

December



Historical Median Sales Price

Rolling 12-Month Calculation

