

# Local Market Update for January 2026

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



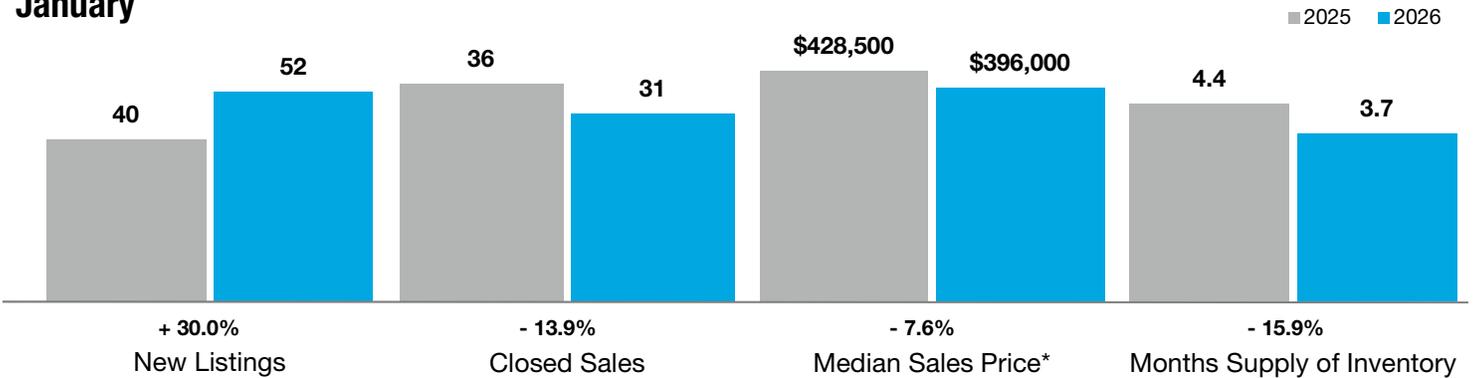
## Waynesville

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	40	52	+ 30.0%	40	52	+ 30.0%
Pending Sales	27	36	+ 33.3%	27	36	+ 33.3%
Closed Sales	36	31	- 13.9%	36	31	- 13.9%
Median Sales Price*	\$428,500	\$396,000	- 7.6%	\$428,500	\$396,000	- 7.6%
Average Sales Price*	\$437,741	\$441,368	+ 0.8%	\$437,741	\$441,368	+ 0.8%
Percent of Original List Price Received*	94.3%	88.7%	- 5.9%	94.3%	88.7%	- 5.9%
List to Close	134	139	+ 3.7%	134	139	+ 3.7%
Days on Market Until Sale	70	84	+ 20.0%	70	84	+ 20.0%
Cumulative Days on Market Until Sale	77	92	+ 19.5%	77	92	+ 19.5%
Average List Price	\$503,960	\$426,502	- 15.4%	\$503,960	\$426,502	- 15.4%
Inventory of Homes for Sale	162	167	+ 3.1%	--	--	--
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.

### January



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

