

# Local Market Update for February 2026

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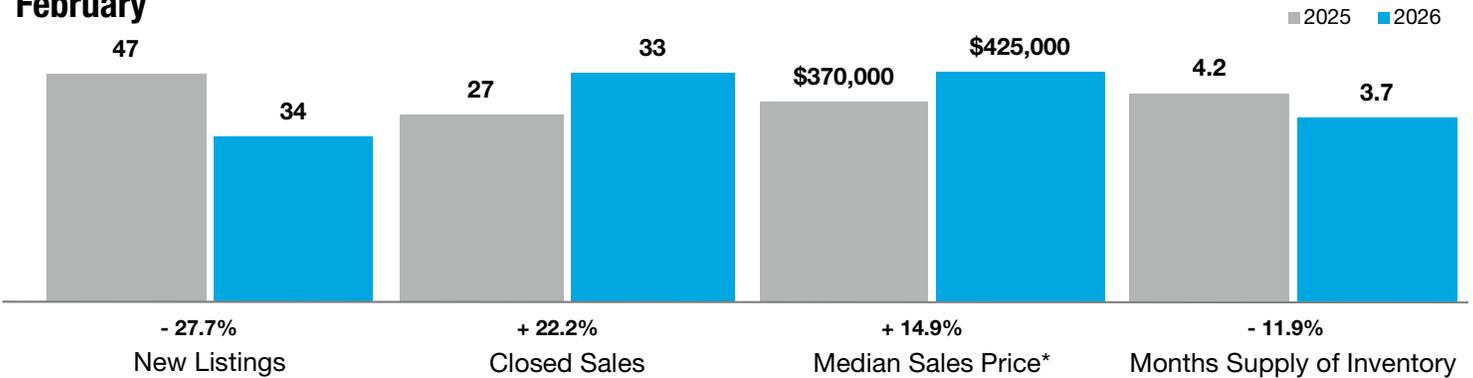
## Waynesville

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	47	34	- 27.7%	87	86	- 1.1%
Pending Sales	40	35	- 12.5%	67	68	+ 1.5%
Closed Sales	27	33	+ 22.2%	63	64	+ 1.6%
Median Sales Price*	\$370,000	\$425,000	+ 14.9%	\$400,000	\$409,495	+ 2.4%
Average Sales Price*	\$431,590	\$473,846	+ 9.8%	\$435,105	\$458,114	+ 5.3%
Percent of Original List Price Received*	90.7%	91.8%	+ 1.2%	92.8%	90.3%	- 2.7%
List to Close	146	142	- 2.7%	139	140	+ 0.7%
Days on Market Until Sale	84	82	- 2.4%	76	83	+ 9.2%
Cumulative Days on Market Until Sale	93	99	+ 6.5%	83	95	+ 14.5%
Average List Price	\$516,801	\$522,711	+ 1.1%	\$510,992	\$463,013	- 9.4%
Inventory of Homes for Sale	157	162	+ 3.2%	--	--	--
Months Supply of Inventory	4.2	3.7	- 11.9%	--	--	--

\* 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.

### February



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

