

Local Market Update for June 2026

A research tool provided by the Canopy Realtor® Association
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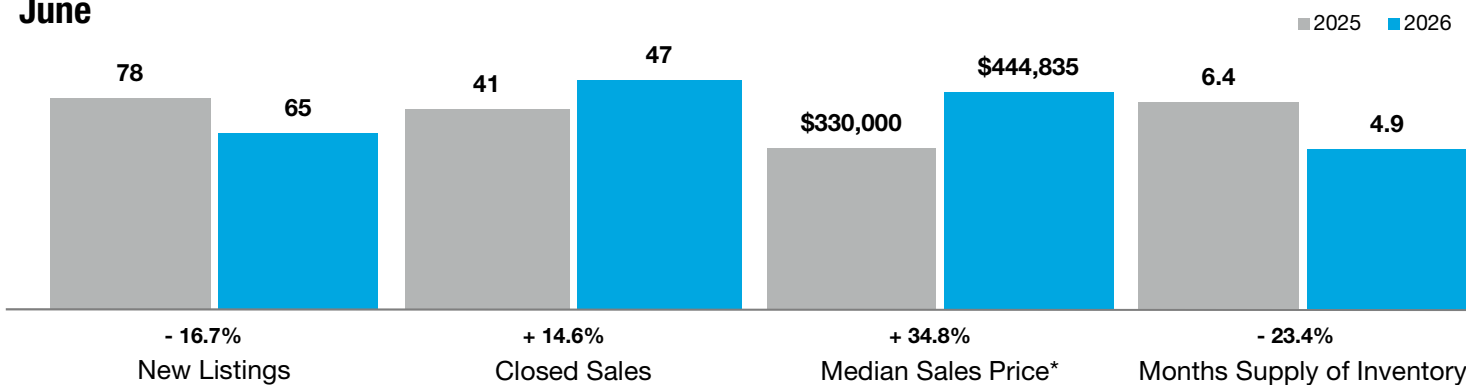
Waynesville

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	78	65	- 16.7%	409	393	- 3.9%
Pending Sales	48	54	+ 12.5%	248	258	+ 4.0%
Closed Sales	41	47	+ 14.6%	234	248	+ 6.0%
Median Sales Price*	\$330,000	\$444,835	+ 34.8%	\$406,495	\$413,750	+ 1.8%
Average Sales Price*	\$388,613	\$533,650	+ 37.3%	\$464,302	\$477,780	+ 2.9%
Percent of Original List Price Received*	92.9%	91.9%	- 1.1%	94.0%	92.8%	- 1.3%
List to Close	106	118	+ 11.3%	129	120	- 7.0%
Days on Market Until Sale	62	74	+ 19.4%	79	70	- 11.4%
Cumulative Days on Market Until Sale	64	78	+ 21.9%	90	83	- 7.8%
Average List Price	\$489,866	\$556,670	+ 13.6%	\$512,013	\$534,939	+ 4.5%
Inventory of Homes for Sale	253	223	- 11.9%	--	--	--
Months Supply of Inventory	6.4	4.9	- 23.4%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

