

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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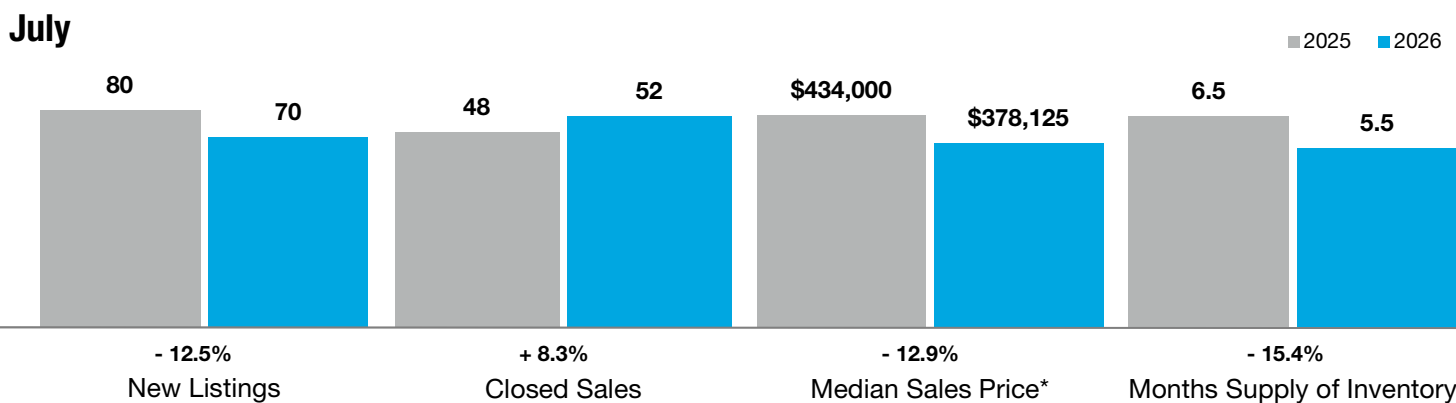


Waynesville

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	80	70	- 12.5%	489	465	- 4.9%
Pending Sales	55	41	- 25.5%	303	293	- 3.3%
Closed Sales	48	52	+ 8.3%	282	302	+ 7.1%
Median Sales Price*	\$434,000	\$378,125	- 12.9%	\$411,353	\$401,500	- 2.4%
Average Sales Price*	\$551,708	\$495,424	- 10.2%	\$479,180	\$479,660	+ 0.1%
Percent of Original List Price Received*	92.5%	94.0%	+ 1.6%	93.7%	93.0%	- 0.7%
List to Close	145	104	- 28.3%	132	117	- 11.4%
Days on Market Until Sale	94	63	- 33.0%	82	68	- 17.1%
Cumulative Days on Market Until Sale	107	79	- 26.2%	93	82	- 11.8%
Average List Price	\$474,239	\$558,092	+ 17.7%	\$505,608	\$534,722	+ 5.8%
Inventory of Homes for Sale	263	240	- 8.7%	--	--	--
Months Supply of Inventory	6.5	5.5	- 15.4%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

