

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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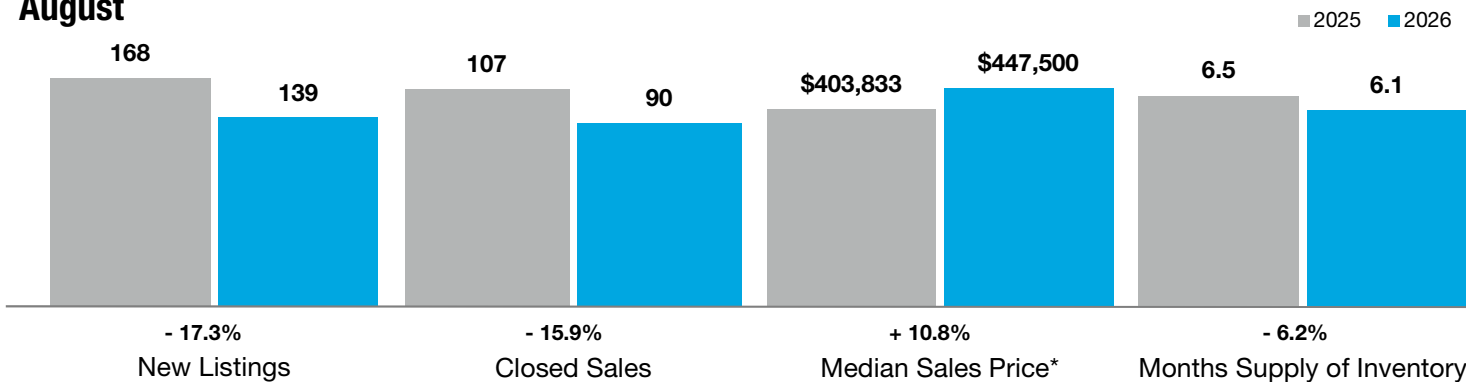
Haywood County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	168	139	- 17.3%	1,177	1,127	- 4.2%
Pending Sales	127	104	- 18.1%	721	720	- 0.1%
Closed Sales	107	90	- 15.9%	665	689	+ 3.6%
Median Sales Price*	\$403,833	\$447,500	+ 10.8%	\$395,000	\$395,500	+ 0.1%
Average Sales Price*	\$465,808	\$484,623	+ 4.0%	\$445,741	\$457,088	+ 2.5%
Percent of Original List Price Received*	92.2%	93.1%	+ 1.0%	93.6%	93.0%	- 0.6%
List to Close	94	118	+ 25.5%	114	117	+ 2.6%
Days on Market Until Sale	56	72	+ 28.6%	67	71	+ 6.0%
Cumulative Days on Market Until Sale	66	87	+ 31.8%	77	87	+ 13.0%
Average List Price	\$507,510	\$504,215	- 0.6%	\$489,449	\$516,405	+ 5.5%
Inventory of Homes for Sale	543	533	- 1.8%	--	--	--
Months Supply of Inventory	6.5	6.1	- 6.2%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

