

Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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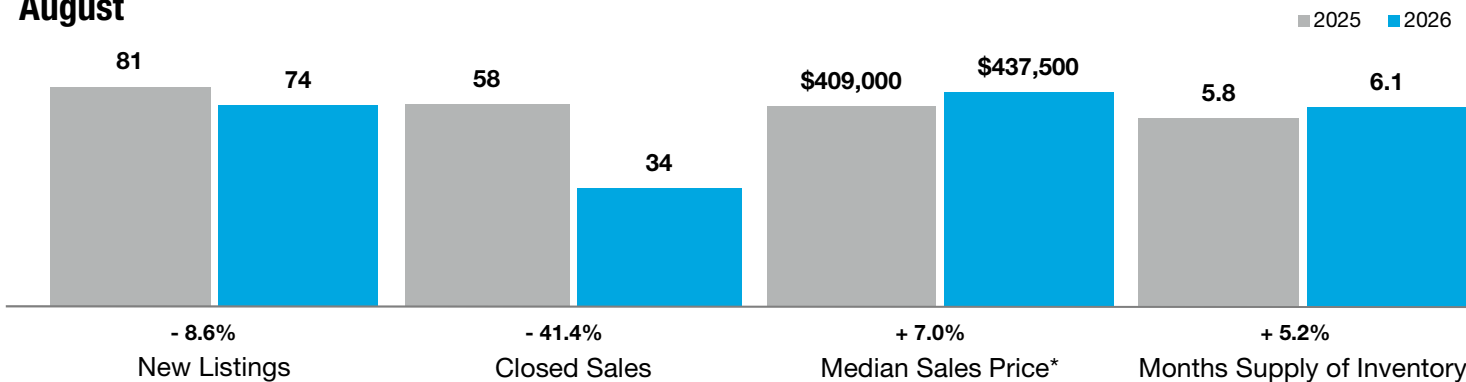
Waynesville

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	81	74	- 8.6%	570	542	- 4.9%
Pending Sales	71	51	- 28.2%	374	341	- 8.8%
Closed Sales	58	34	- 41.4%	340	336	- 1.2%
Median Sales Price*	\$409,000	\$437,500	+ 7.0%	\$410,000	\$406,000	- 1.0%
Average Sales Price*	\$498,479	\$441,024	- 11.5%	\$482,425	\$475,885	- 1.4%
Percent of Original List Price Received*	92.8%	93.8%	+ 1.1%	93.6%	93.1%	- 0.5%
List to Close	87	97	+ 11.5%	124	115	- 7.3%
Days on Market Until Sale	47	60	+ 27.7%	76	68	- 10.5%
Cumulative Days on Market Until Sale	59	70	+ 18.6%	87	81	- 6.9%
Average List Price	\$543,899	\$475,055	- 12.7%	\$511,080	\$523,647	+ 2.5%
Inventory of Homes for Sale	248	256	+ 3.2%	--	--	--
Months Supply of Inventory	5.8	6.1	+ 5.2%	--	--	--

* 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

