Local Market Update for October 2026

A research tool provided by the Canopy Realtor® Association
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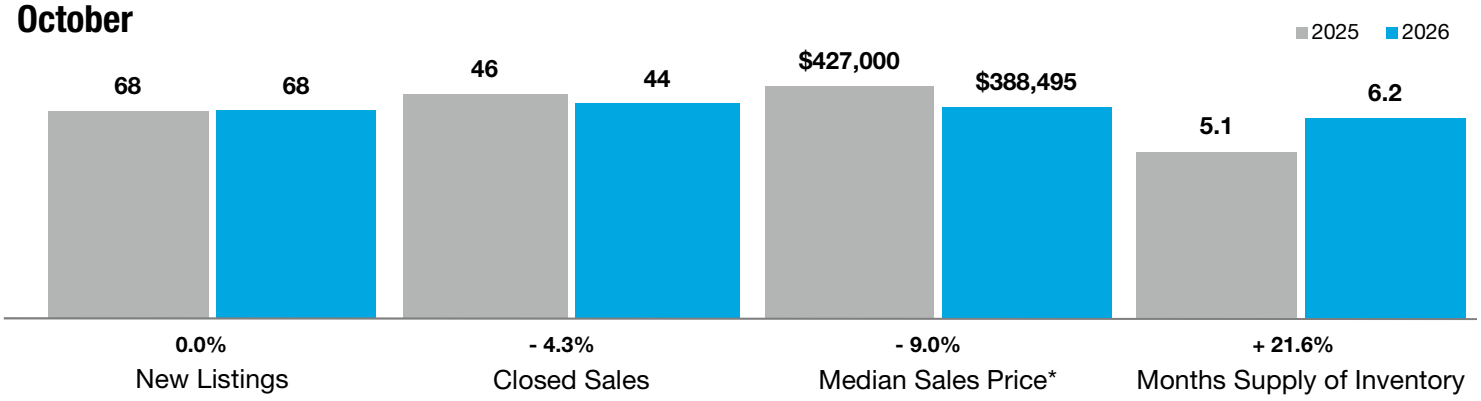
Waynesville

North Carolina

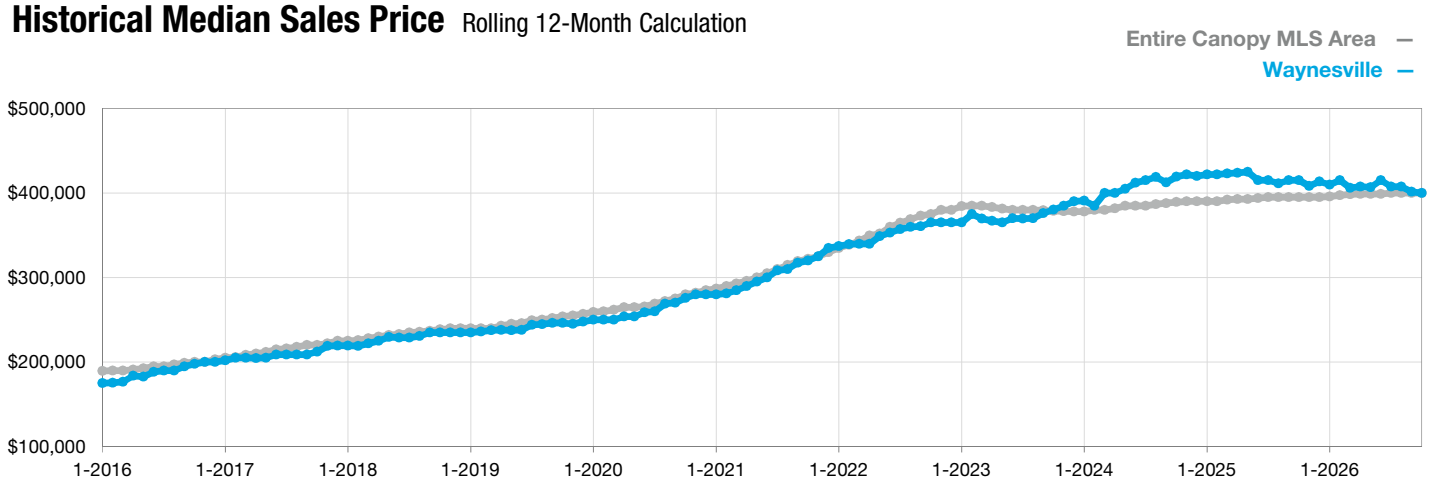
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	68	**68**	0.0%	693	**667**	- 3.8%
Pending Sales	46	**49**	+ 6.5%	459	**428**	- 6.8%
Closed Sales	46	**44**	- 4.3%	449	**428**	- 4.7%
Median Sales Price*	$427,000	**$388,495**	- 9.0%	$415,000	**$400,000**	- 3.6%
Average Sales Price*	$475,385	**$505,465**	+ 6.3%	$498,059	**$475,281**	- 4.6%
Percent of Original List Price Received*	90.5%	**90.0%**	- 0.6%	93.2%	**92.8%**	- 0.4%
List to Close	125	**145**	+ 16.0%	124	**116**	- 6.5%
Days on Market Until Sale	71	**102**	+ 43.7%	75	**69**	- 8.0%
Cumulative Days on Market Until Sale	78	**107**	+ 37.2%	85	**82**	- 3.5%
Average List Price	$562,839	**$736,032**	+ 30.8%	$520,213	**$542,465**	+ 4.3%
Inventory of Homes for Sale	225	**258**	+ 14.7%	--	--	--
Months Supply of Inventory	5.1	**6.2**	+ 21.6%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.