

Haywood County, NC

County · NC · North Carolina

SELLER'S MARKET

\$363K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

1,369

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



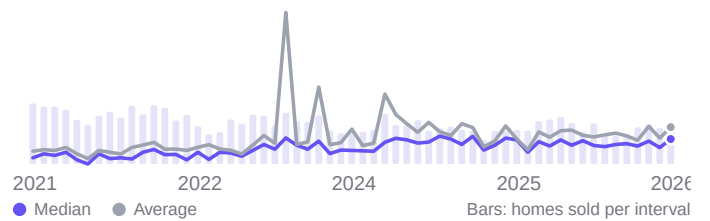
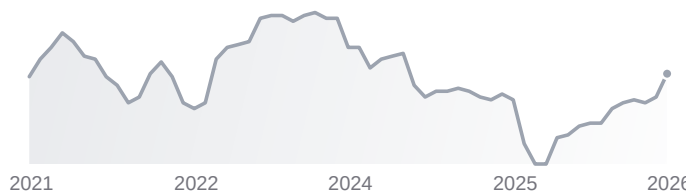
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$386K · Average \$462K

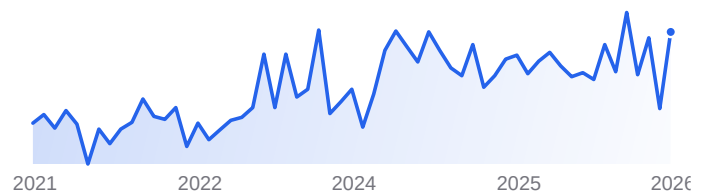
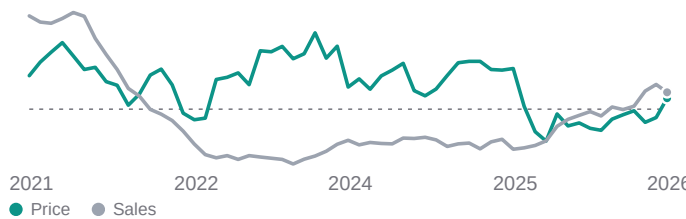


Growth (year over year)

Price +3.7% · Sales +5.7%

Price per square foot

\$345/ft²

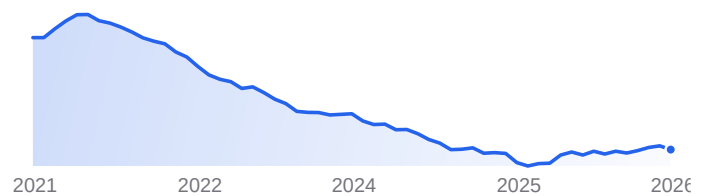
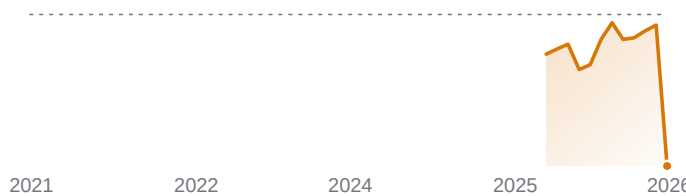


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

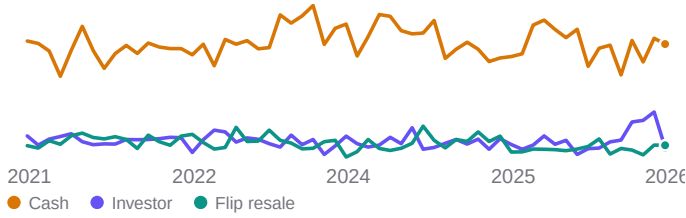
3.9%



BUYERS & OUTCOMES

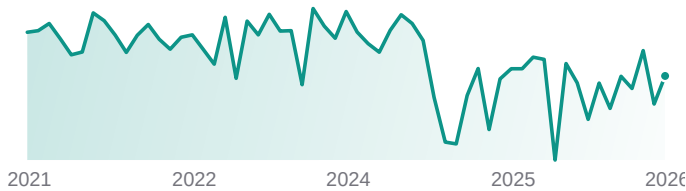
Buyer mix

Cash 42% · Investor 3.5% · Flip resale 4.4%



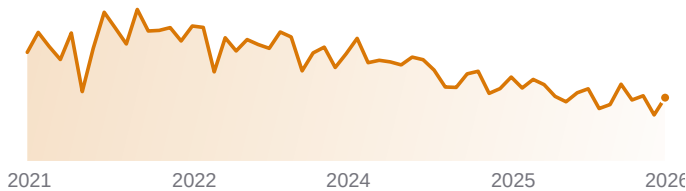
Sellers who sold at a gain

87%

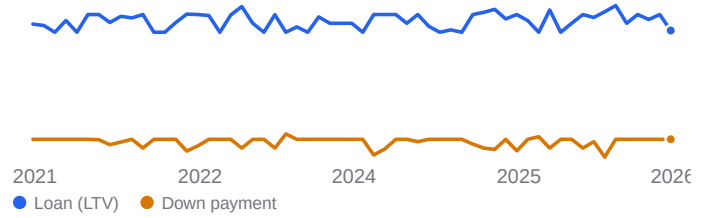


Median annualized return at resale

+6.7%

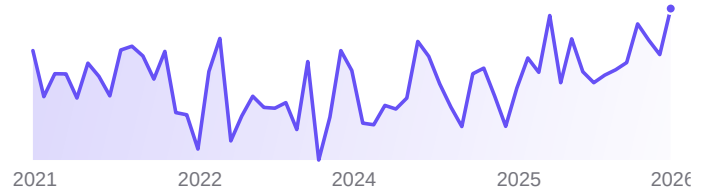


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



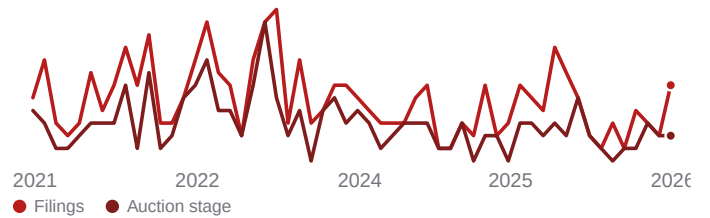
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	34,979
Median value (AVM)	\$325K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1985
Single family	86%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	53%
Company owned	18%
Median loan-to-value	24%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	63,573
Density	115 / mi²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	121
Homes occupied	78%
Bachelor's or higher	19%
Poverty rate	10.7%
Unemployment	1.0%
Average temp	52°F
Annual precip	50 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.