

Waynesville 28786

ZIP code · NC · North Carolina > Haywood County > Waynesville

BUYER'S MARKET

\$352K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

420

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



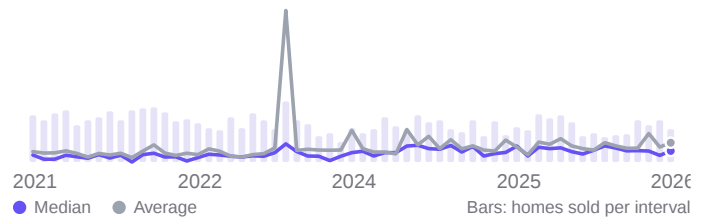
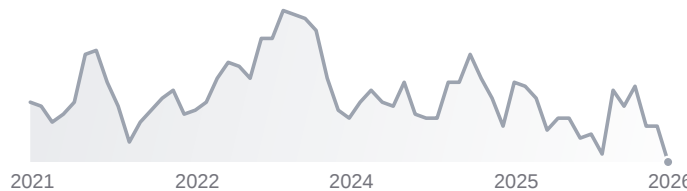
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$375K · Average \$498K

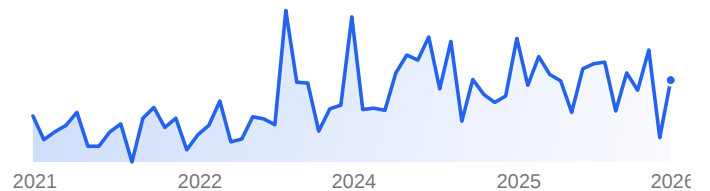
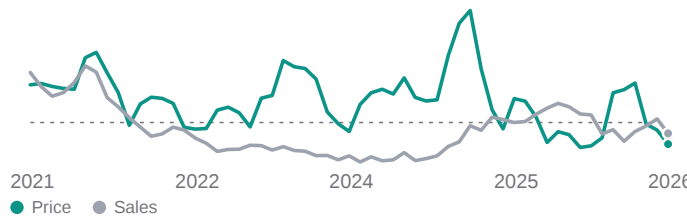


Growth (year over year)

Price -10.3% · Sales -5.2%

Price per square foot

\$308/ft²



Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

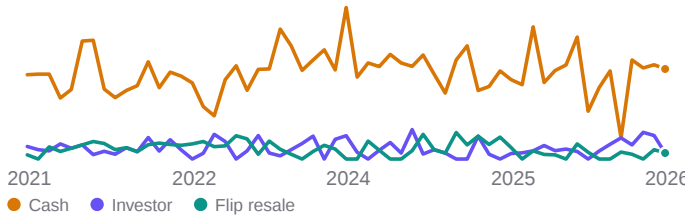
3.9%



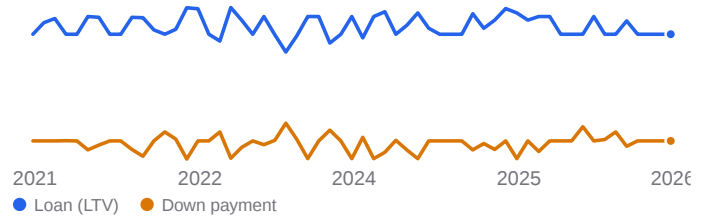
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 3.0% · Flip resale 3.0%

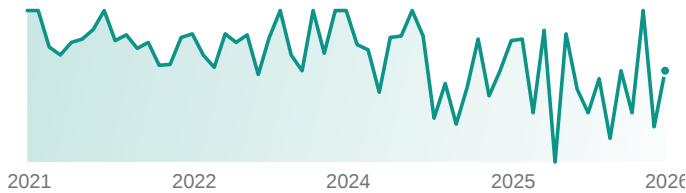


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



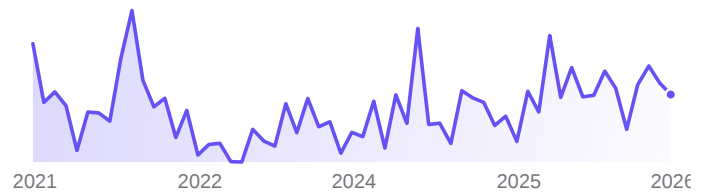
Sellers who sold at a gain

88%



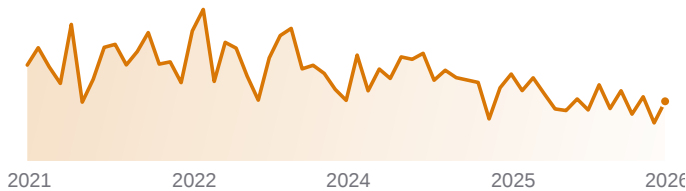
Typical hold before selling

5.1 yrs



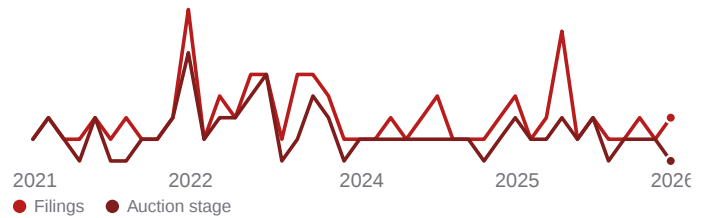
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,851
Median value (AVM)	\$329K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1978
Single family	87%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.7%
Owner occupied	55%
Company owned	20%
Median loan-to-value	22%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	21,955
Density	263 / mi²
Median household income	\$58K
Average household income	\$80K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	118
Homes occupied	82%
Bachelor's or higher	22%
Poverty rate	12.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	58 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.