



1st Quarter 2026 Waynesville and Haywood County Real Estate Market Analysis

The Waynesville and Haywood County housing market continued shifting toward a balanced market in the first quarter of 2026. Conditions remain generally neutral and not strongly favoring either buyers or sellers.

In the City of Waynesville, the number of home sales remained the same during the first quarter of 2025 compared to the first quarter of 2026 at 54 sales. In Haywood County, sales rose, from 152 in the first quarter of 2025 to 164 in the first quarter of 2026 ([Chart 2](#)). Median home prices edged downward during this period, with Haywood County decreasing from \$385,000 to \$361,000, and Waynesville from \$420,000 to \$398,000 ([Chart 3](#)).

Inventory levels decreased slightly in most price categories between the first quarters of 2025 and 2026 ([Table 3](#) and [Table 4](#)). A balanced market is typically defined as having six months of inventory—meaning it would take six months to sell all available homes based on the past year’s pace. Less than six months indicates a seller’s market, while more than six months signals a buyer’s market. In the city of Waynesville inventory levels were less than six months in most price ranges. In Haywood County inventory levels were less than six months in price ranges below \$450,000 ([Table 1](#) and [Table 2](#)).

Average Days on Market (DOM) increased from 74 days in Waynesville in 2025 to 96 days in the first quarter of 2026. In Haywood County, DOM rose from 84 days to 108 days ([Chart 4](#)). This increase largely reflects higher inventory levels, giving buyers more options and reducing urgency compared to prior years. However, rising DOM can also indicate increased market activity, as older listings begin to sell. Trends in the second and third quarters of 2026 will help clarify whether this increase reflects a market shift or a temporary adjustment.

Table of Contents

Below is a list of the charts and tables in this report.

Number of Homes Sold

[Chart 1](#)- Number of Homes Sold in Waynesville and Haywood County

[Chart 2](#) -Number of Home Sales Sold in Waynesville and Haywood County by Quarter

Median Sales Prices

[Chart 3](#)- Median Home Sale Price in Waynesville and Haywood County by Quarter

Average Days on Market

[Chart 4](#)- Average Days on Market in Waynesville and Haywood County

Inventory of Homes

[Table 1](#)- Inventory Levels of Homes in Waynesville

[Table 2](#)- Inventory Levels of Homes in Haywood County

[Table 3](#)- Historical Inventory Levels of Homes in Waynesville

[Table 4](#)- Historical Inventory Levels of Homes in Haywood County

Chart 1 [\(back to top\)](#)

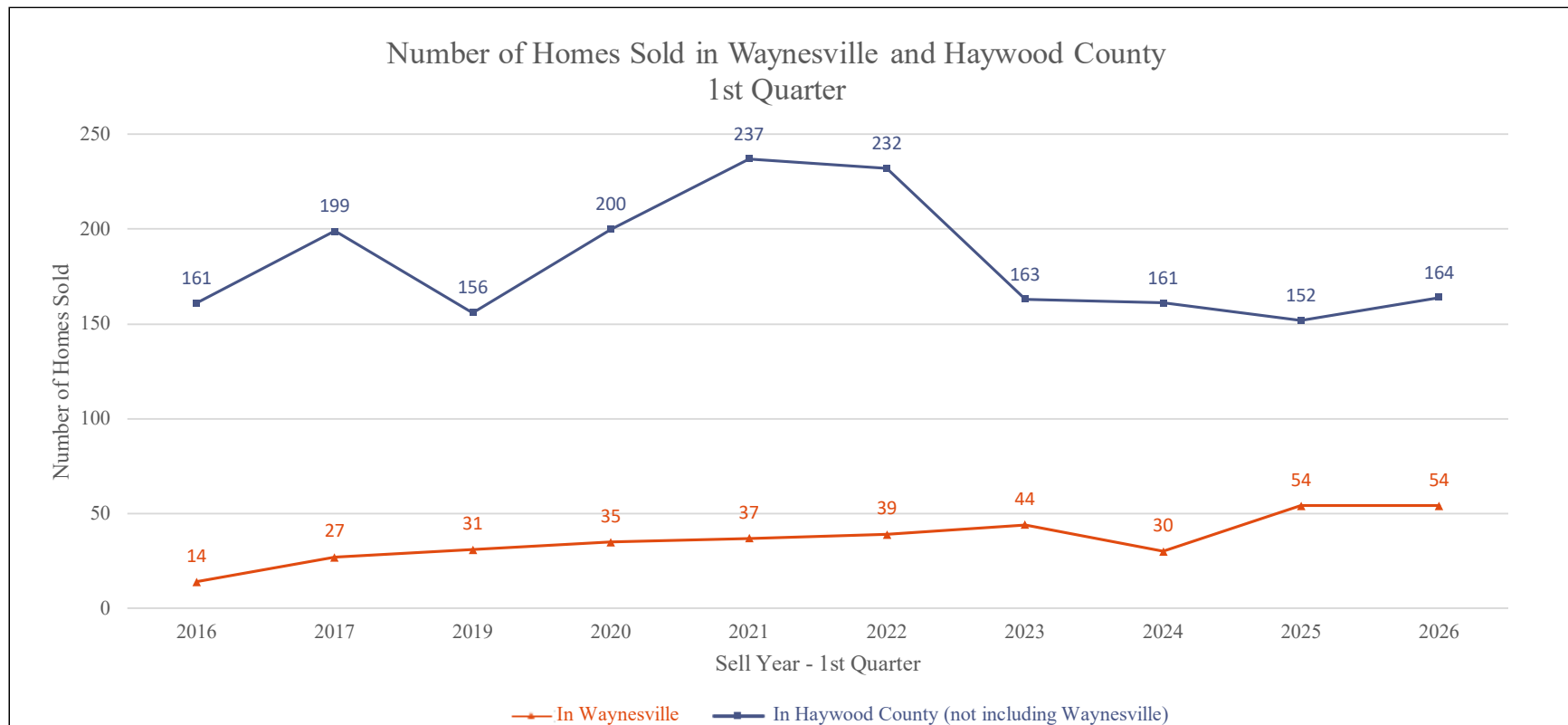


Chart 2 [\(back to top\)](#)

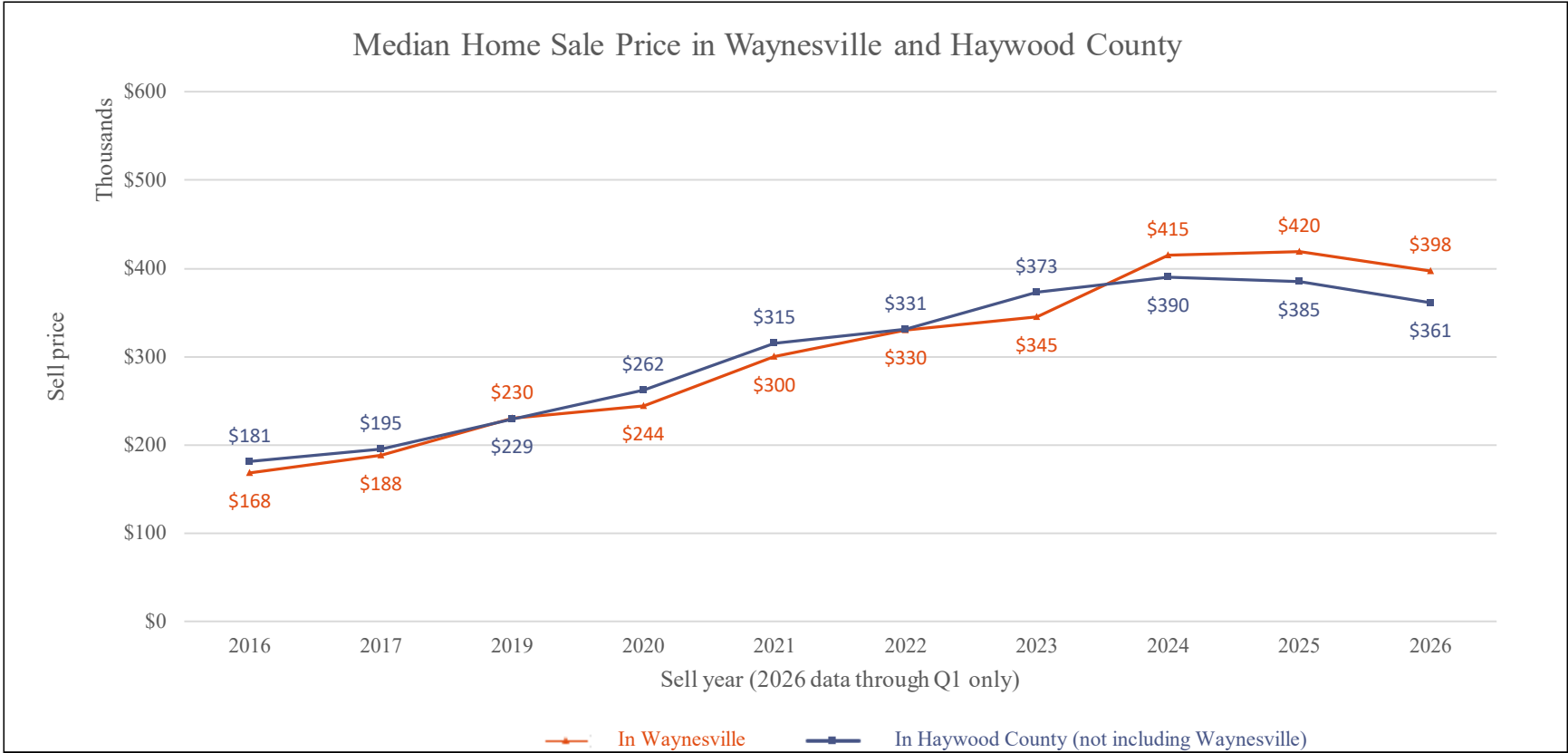


Chart 3 [\(back to top\)](#)

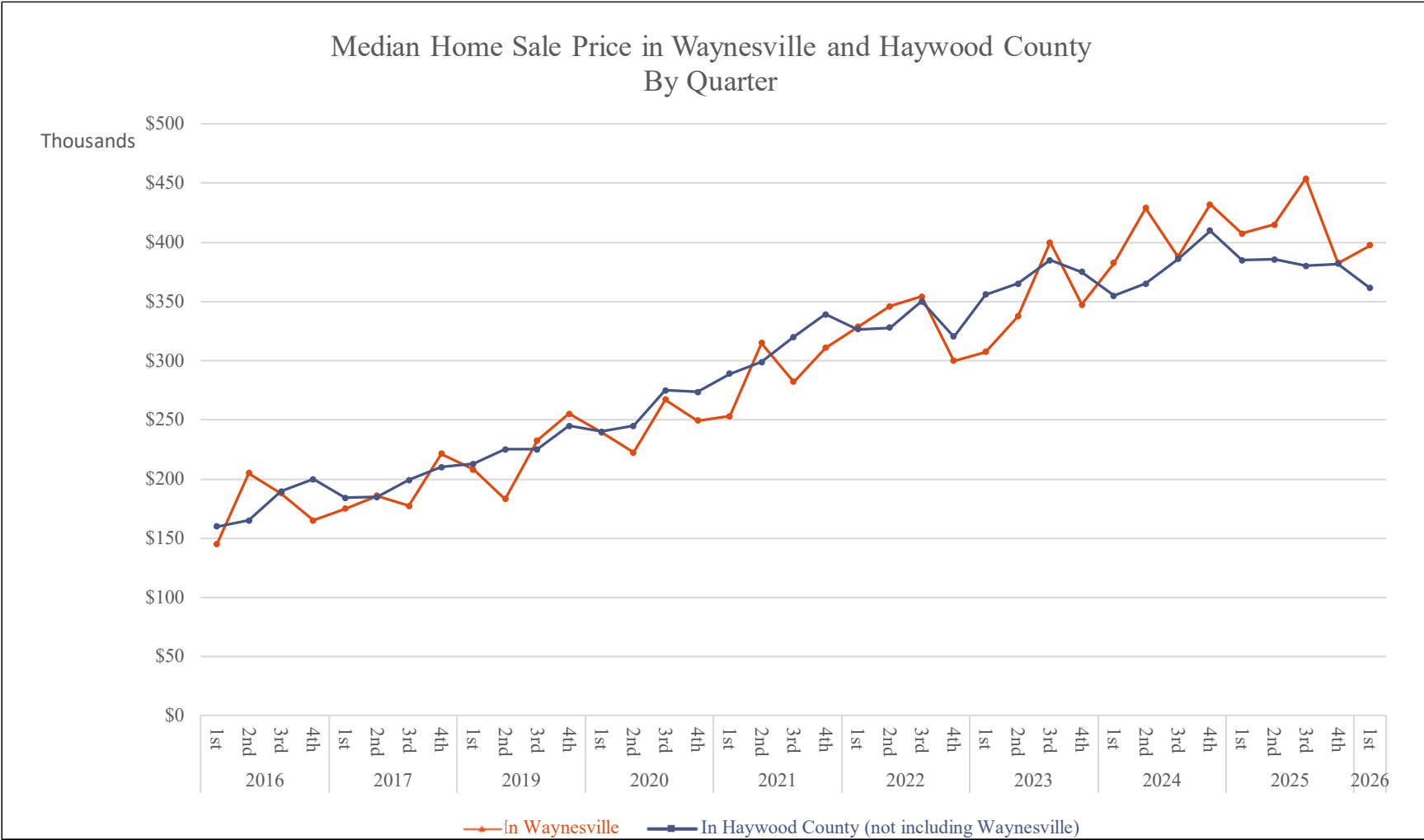


Chart 4 [\(back to top\)](#)

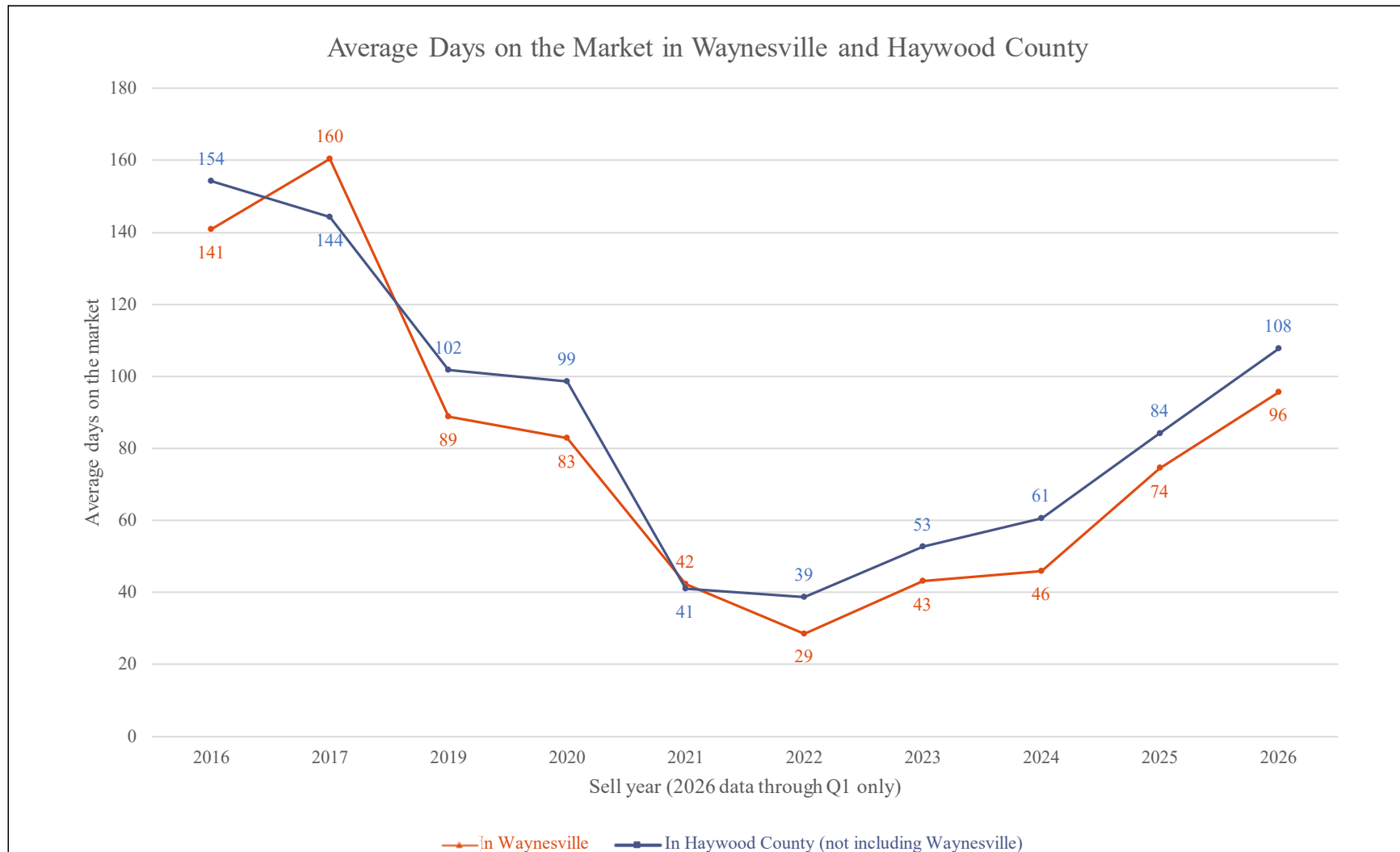


Table 1 ([back to top](#))

Waynesville Housing Inventory 1st Quarter 2026			
Price range	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	1	2	6.00
\$100,001-\$150,000	1	6	2.00
\$150,001-\$200,000	2	8	3.00
\$200,001-\$250,000	2	15	1.60
\$250,001-\$300,000	6	27	2.67
\$300,001-\$350,000	4	22	2.18
\$350,001-\$400,000	11	26	5.08
\$400,001-\$450,000	11	40	3.30
\$450,001-\$500,000	3	20	1.80
\$500,001-\$600,000	7	17	4.94
\$600,001-\$700,000	4	11	4.36
\$700,001-\$800,000	3	10	3.60
\$800,001-\$900,000	2	10	2.40
\$900,001-\$1,000,000	2	6	4.00
\$1,000,001-\$1,500,000	2	7	3.43
\$1,500,001+	1	5	2.40

Table 2 [\(back to top\)](#)

Haywood County (not Waynesville) Housing Inventory 1st Quarter 2026			
Price range	Number of Homes On the Market (as of Mar 31, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
\$0-\$100,000	4	18	2.67
\$100,001-\$150,000	4	20	2.40
\$150,001-\$200,000	9	23	4.70
\$200,001-\$250,000	10	57	2.11
\$250,001-\$300,000	22	103	2.56
\$300,001-\$350,000	43	111	4.65
\$350,001-\$400,000	36	123	3.51
\$400,001-\$450,000	37	92	4.83
\$450,001-\$500,000	30	55	6.55
\$500,001-\$600,000	28	82	4.10
\$600,001-\$700,000	29	55	6.33
\$700,001-\$800,000	18	28	7.71
\$800,001-\$900,000	19	14	16.29
\$900,001-\$1,000,000	7	7	12.00
\$1,000,001-\$1,500,000	15	18	10.00
\$1,500,001+	16	12	16.00

Table 3 ([back to top](#))

Inventory Trend in Waynesville (measured in months)				
Price range	1st Qtr. 2023	1st Qtr. 2024	1st Qtr. 2025	1st Qtr. 2026
\$0-\$100,000	0.0	0.0	0.0	6.0
\$100,001-\$150,000	0.8	0.0	0.0	2.0
\$150,001-\$200,000	6.0	1.1	1.5	3.0
\$200,001-\$250,000	0.5	0.6	3.0	1.6
\$250,001-\$300,000	0.8	0.6	1.3	2.7
\$300,001-\$350,000	1.1	0.5	2.2	2.2
\$350,001-\$400,000	2.2	2.5	3.0	5.1
\$400,001-\$450,000	1.8	3.7	3.6	3.3
\$450,001-\$500,000	2.7	4.4	5.1	1.8
\$500,001-\$600,000	3.0	5.1	5.5	4.9
\$600,001-\$700,000	1.2	1.5	7.5	4.4
\$700,001-\$800,000	3.0	2.7	8.4	3.6
\$800,001-\$900,000	2.4	36.0	6.0	2.4
\$900,001-\$1,000,000	6.0	6.0	6.0	4.0
\$1,000,001-\$1,500,000	9.6	9.0	12.0	3.4
\$1,500,001+	0.0	0.0	6.0	2.4

Table 4 ([back to top](#))

Inventory Trend in Haywood County not including Waynesville (measured in months)				
Price range	1st Qtr. 2023	1st Qtr. 2024	1st Qtr. 2025	1st Qtr. 2026
\$0-\$100,000	0.0	1.0	1.5	2.7
\$100,001-\$150,000	0.3	1.3	3.0	2.4
\$150,001-\$200,000	2.0	1.3	4.7	4.7
\$200,001-\$250,000	0.6	1.6	3.3	2.1
\$250,001-\$300,000	1.5	1.7	3.6	2.6
\$300,001-\$350,000	1.1	2.2	2.6	4.6
\$350,001-\$400,000	1.4	2.3	5.7	3.5
\$400,001-\$450,000	2.8	2.6	4.7	4.8
\$450,001-\$500,000	3.1	1.5	5.7	6.5
\$500,001-\$600,000	2.7	2.1	8.2	4.1
\$600,001-\$700,000	1.4	3.9	6.8	6.3
\$700,001-\$800,000	7.8	5.2	4.0	7.7
\$800,001-\$900,000	1.4	4.8	3.5	16.3
\$900,001-\$1,000,000	6.0	16.8	2.8	12.0
\$1,000,001-\$1,500,000	8.4	7.2	7.4	10.0
\$1,500,001+	27.0	12.0	9.3	16.0

About this Report

The data used in this report comes from the Carolina Multiple Listing Service (Carolina MLS). Information is given for all residential property types: single family homes, condominiums, and townhomes.

Mosaic Community Lifestyle Realty uses five statistical indicators in this report: 1) Number of Homes Sold, 2) Average Sales Price, 3) Average Days on Market (DOM), 4) Inventory, and 5) Average Price per Square Foot by Sell Price Category. When Haywood County statistics are given, they do not include sales in Waynesville.

Number of Homes Sold: A measure of how many sales took place over a certain period of time.

Median Sales Price: The median price of all of the properties sold.

Average Days on Market (DOM): The average number of days that it took properties to go under contract from the time they were listed on MLS.

Inventory: Inventory is a measure of how many months it would take for all of the homes that are currently on the market to sell based on the sales volume of the preceding 12 months. For example, if there were 200 homes on the market and 400 homes sold in the last 12 months, there would be 6 months of inventory (i.e. it would take 6 months for all of the currently on the market to sell).