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2nd Quarter 2026 Waynesville and Haywood County Real Estate Market Analysis

The Waynesville and Haywood County housing market remains a mixed market in the second quarter of 2026, with some segments being a buyer's market and others being a seller's market.

The majority of the data illustrates the mixed market including average Days on Market, the number of home sales, and the median price of sold homes. The average Days on Market (DOM) reached its highest since 2020 in both Waynesville and Haywood County (Chart 4). Additionally, inventory fluctuated across nearly every price range (Table 3 and Table 4), though overall levels remained generally higher compared to the previous three years – another indication of a normalizing market.

Inventory is the best predictor of market direction. Upward shifts indicate movement toward a buyer's market, while downward trends signal a shift toward a seller's market. Between the second quarters of 2025 and 2026, inventory levels decreased across most price categories in both Waynesville and Haywood County (Table 1 and Table 2). This decrease is most likely a result of the aftereffects of Tropical Storm Helene in 2024. A balanced market is typically defined as having six months of inventory, meaning it would take six months to sell all available homes at the previous year's inventory sales pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. In Waynesville, inventory levels were less than six months in most price ranges and in Haywood County, inventory levels were less than six months in all price ranges under $450,000.

The market is finding equilibrium, creating a balanced landscape for both buyers and sellers as the basic laws of supply, demand, and pricing work in our market. The median home sales price remains high (Chart 2, Chart 3), though more buyers have purchased homes. The second quarter of 2026 recorded more home sales since 2023 (Chart 1). For more real- time market data see Mosaic Realty's bi-weekly market updates on Instagram and Facebook.

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Average Days on Market

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Inventory of Homes

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Table 3- Historical Inventory Levels of Homes in Waynesville
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Chart 1 (back to top)

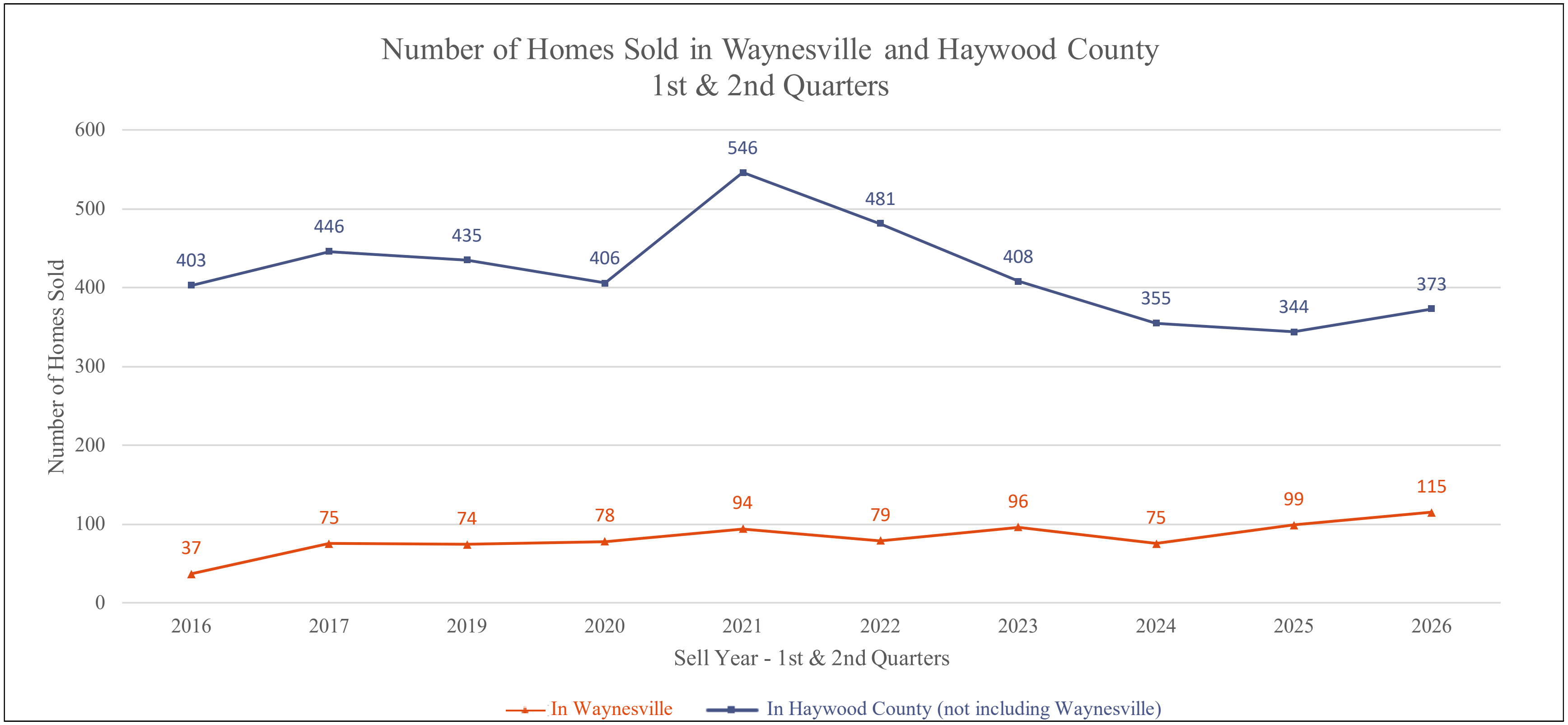
Number of Homes Sold in Waynesville and Haywood County
1st & 2nd Quarters
Number of Homes Sold
600
500
400
300
200
100
0
403
446
435
406
546
481
408
355
344
373
37
75
74
78
94
79
96
75
99
115
2016
2017
2019
2020
2021
2022
2023
2024
2025
2026
Sell Year - 1st & 2nd Quarters
In Waynesville
In Haywood County (not including Waynesville)

Chart 2 [(back to top)]

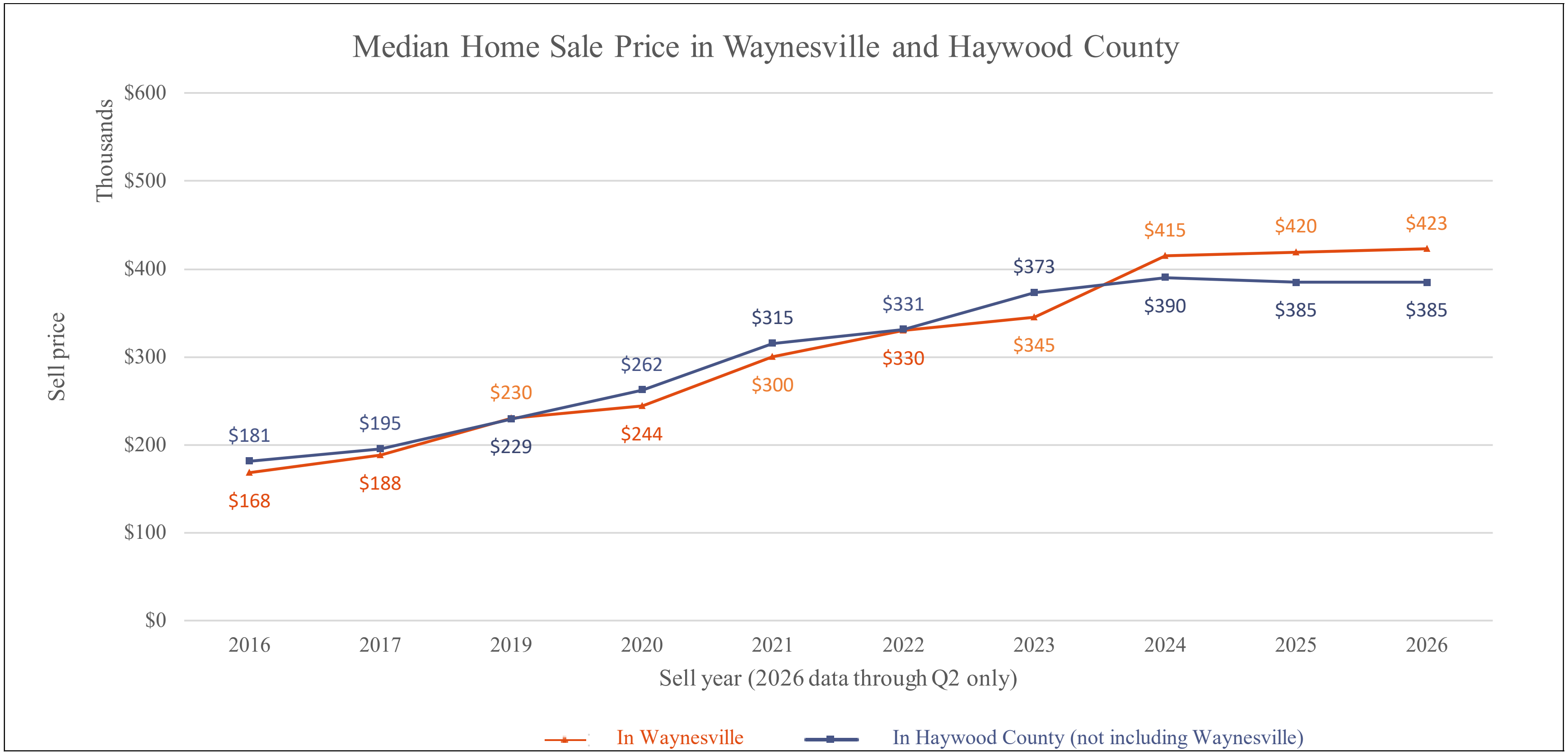

Chart 3 [(back to top)]

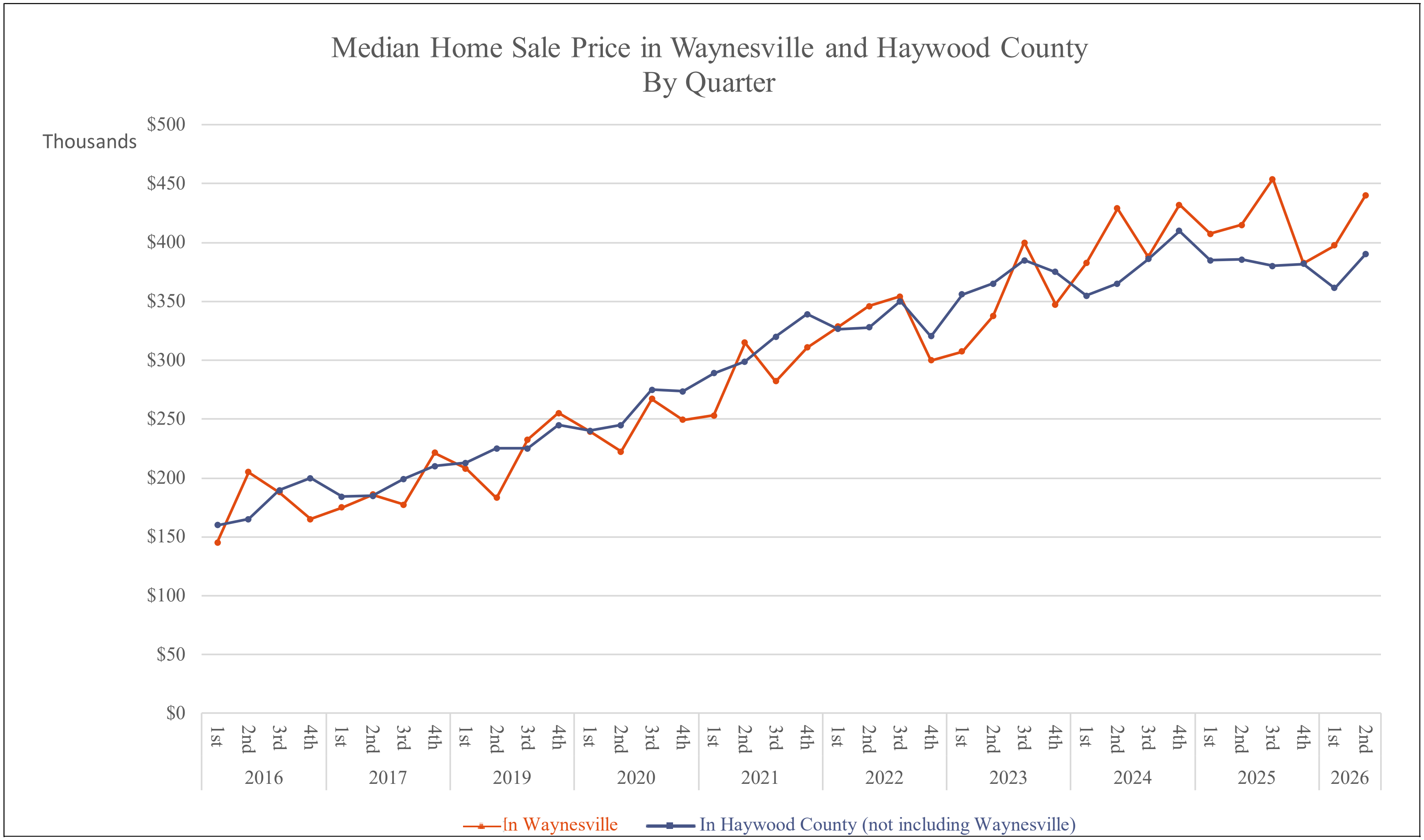
Median Home Sale Price in Waynesville and Haywood County
By Quarter
Thousands
$500
$450
$400
$350
$300
$250
$200
$150
$100
$50
$0
1st 2nd 3rd 4th
2016
1st 2nd 3rd 4th
2017
1st 2nd 3rd 4th
2019
1st 2nd 3rd 4th
2020
1st 2nd 3rd 4th
2021
1st 2nd 3rd 4th
2022
1st 2nd 3rd 4th
2023
1st 2nd 3rd 4th
2024
1st 2nd 3rd 4th
2025
1st 2nd
2026
In Waynesville
In Haywood County (not including Waynesville)

Chart 4 (back to top)

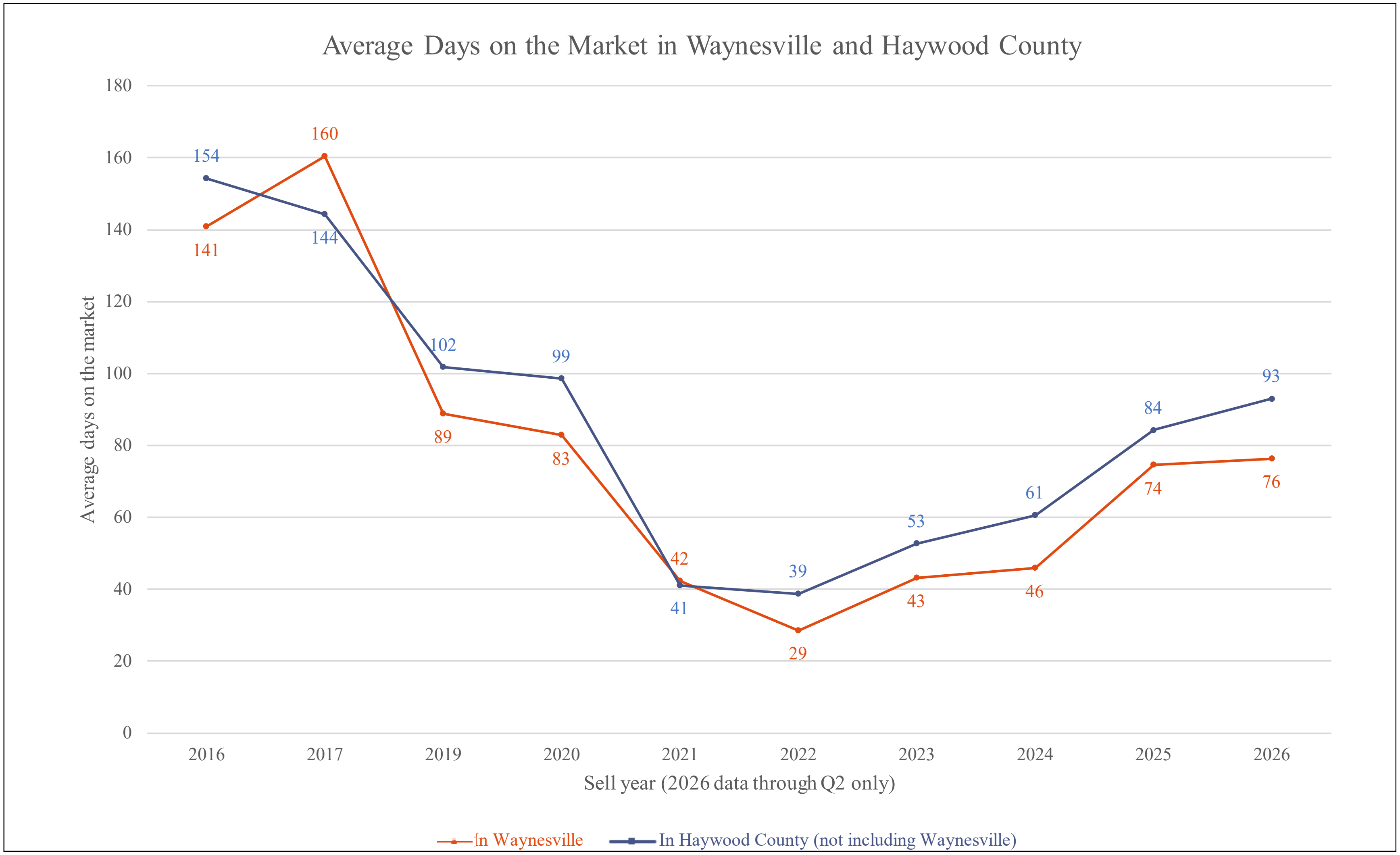

Table 1 [(back to top)]

Waynesville Housing Inventory 2nd Quarter 2026			
Price range	**Number of Homes On the Market (as of Jun 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	1	1	12.00
$100,001-$150,000	2	5	4.80
$150,001-$200,000	1	9	1.33
$200,001-$250,000	4	13	3.69
$250,001-$300,000	6	32	2.25
$300,001-$350,000	9	22	4.91
$350,001-$400,000	11	26	5.08
$400,001-$450,000	7	47	1.79
$450,001-$500,000	11	24	5.50
$500,001-$600,000	7	17	4.94
$600,001-$700,000	7	11	7.64
$700,001-$800,000	4	12	4.00
$800,001-$900,000	4	8	6.00
$900,001-$1,000,000	1	7	1.71
$1,000,001-$1,500,000	4	8	6.00
$1,500,001+	4	6	8.00

Table 2 (back to top)

Haywood County (not Waynesville) Housing Inventory 2nd Quarter 2026			
Price range	Number of Homes On the Market (as of Jun 30, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
$0-$100,000	2	16	1.50
$100,001-$150,000	4	15	3.20
$150,001-$200,000	13	29	5.38
$200,001-$250,000	17	64	3.19
$250,001-$300,000	31	106	3.51
$300,001-$350,000	53	112	5.68
$350,001-$400,000	45	119	4.54
$400,001-$450,000	43	96	5.38
$450,001-$500,000	31	58	6.41
$500,001-$600,000	65	78	10.00
$600,001-$700,000	32	55	6.98
$700,001-$800,000	21	32	7.88
$800,001-$900,000	21	16	15.75
$900,001-$1,000,000	11	7	18.86
$1,000,001-$1,500,000	27	23	14.09
$1,500,001+	17	9	22.67

Table 3 [(back to top)]

Inventory Trend in Waynesville (measured in months)				
Price range	**2nd Qtr. 2023**	**2nd Qtr. 2024**	**2nd Qtr. 2025**	**2nd Qtr. 2026**
$0-$100,000	0.0	0.0	0.0	12.0
$100,001-$150,000	0.0	0.0	3.4	4.8
$150,001-$200,000	0.9	1.3	6.0	1.3
$200,001-$250,000	0.5	0.7	4.6	3.7
$250,001-$300,000	1.1	1.8	6.0	2.3
$300,001-$350,000	1.0	4.4	5.7	4.9
$350,001-$400,000	2.7	4.2	3.8	5.1
$400,001-$450,000	0.7	2.5	5.3	1.8
$450,001-$500,000	3.3	10.2	3.1	5.5
$500,001-$600,000	1.6	5.1	9.3	4.9
$600,001-$700,000	2.8	6.7	10.3	7.6
$700,001-$800,000	12.0	2.2	15.4	4.0
$800,001-$900,000	12.0	14.4	5.3	6.0
$900,001-$1,000,000	12.0	0.0	4.0	1.7
$1,000,001-$1,500,000	2.4	12.0	19.2	6.0
$1,500,001+	0.0	0.0	18.0	8.0

Table 4 (back to top)

Inventory Trend in Haywood County not including Waynesville (measured in months)				
Price range	**2nd Qtr. 2023**	**2nd Qtr. 2024**	**2nd Qtr. 2025**	**2nd Qtr. 2026**
$0-$100,000	0.0	2.4	2.3	1.5
$100,001-$150,000	0.3	1.7	4.6	3.2
$150,001-$200,000	0.8	1.9	12.0	5.4
$200,001-$250,000	1.4	1.3	2.9	3.2
$250,001-$300,000	1.2	1.5	5.7	3.5
$300,001-$350,000	1.2	2.8	4.3	5.7
$350,001-$400,000	2.2	4.4	6.4	4.5
$400,001-$450,000	2.2	6.2	6.3	5.4
$450,001-$500,000	2.9	3.7	9.2	6.4
$500,001-$600,000	2.3	5.3	9.1	10.0
$600,001-$700,000	4.8	5.4	9.5	7.0
$700,001-$800,000	6.9	7.6	8.8	7.9
$800,001-$900,000	2.4	7.8	8.6	15.8
$900,001-$1,000,000	3.0	24.0	13.2	18.9
$1,000,001-$1,500,000	16.8	9.6	18.5	14.1
$1,500,001+	26.0	15.3	10.2	22.7

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).