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3rd Quarter 2026 Waynesville and Haywood County Real Estate Market Analysis

The Waynesville and Haywood County housing market stabilized in the 3rd quarter of 2026, with conditions remaining generally balanced between buyers and sellers in the market overall, but with variations between price ranges.

In the first three quarters of 2026, the median home sale price remained the same for both the city of Waynesville and Haywood County as in 2025. Waynesville's median home sale price was $420,000 where Haywood County has a median sale price of $385,000 (Chart 3).

Compared to the first three quarters of 2025, the number of homes sold in Haywood County rose 4% in 2026, while in the city of Waynesville the number of home sales decreased by 3% (Chart 1). Interest rates rose in the last month of the 3rd quarter of 2026, and if they stay elevated throughout the end of the year, 4th quarter home sales may decline.

Days on Market (DOM) rose between 2025 and the first three quarters of 2026, with 78 DOM in the City of Waynesville and 91 DOM in Haywood County, showing that buyers are taking longer to make home buying decisions (Chart 4).

Inventory is the best predictor of market direction. 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 sales pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. Rising inventory indicates movement toward a buyer's market, while declining inventory signals a shift toward a seller's market. Comparing the 3rd quarters of 2025 and 2026 (Table 3 and Table 4), inventory levels fluctuated between price ranges, increasing in some price ranges and decreasing in others. Some lower- and mid-priced segments remained below six months of inventory, most categories were near 6 months, and some higher-priced segments exceeded six months (Table 1 and Table 2).

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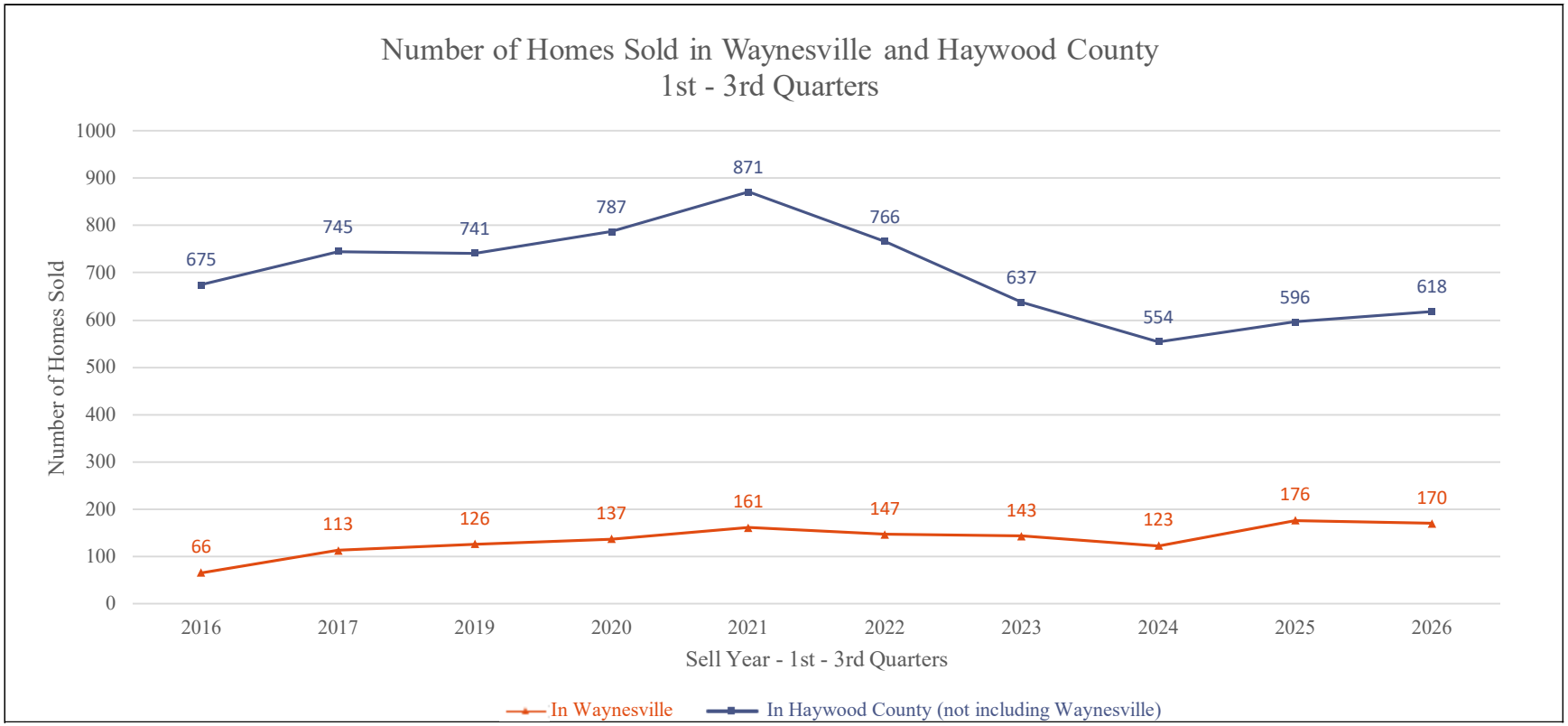


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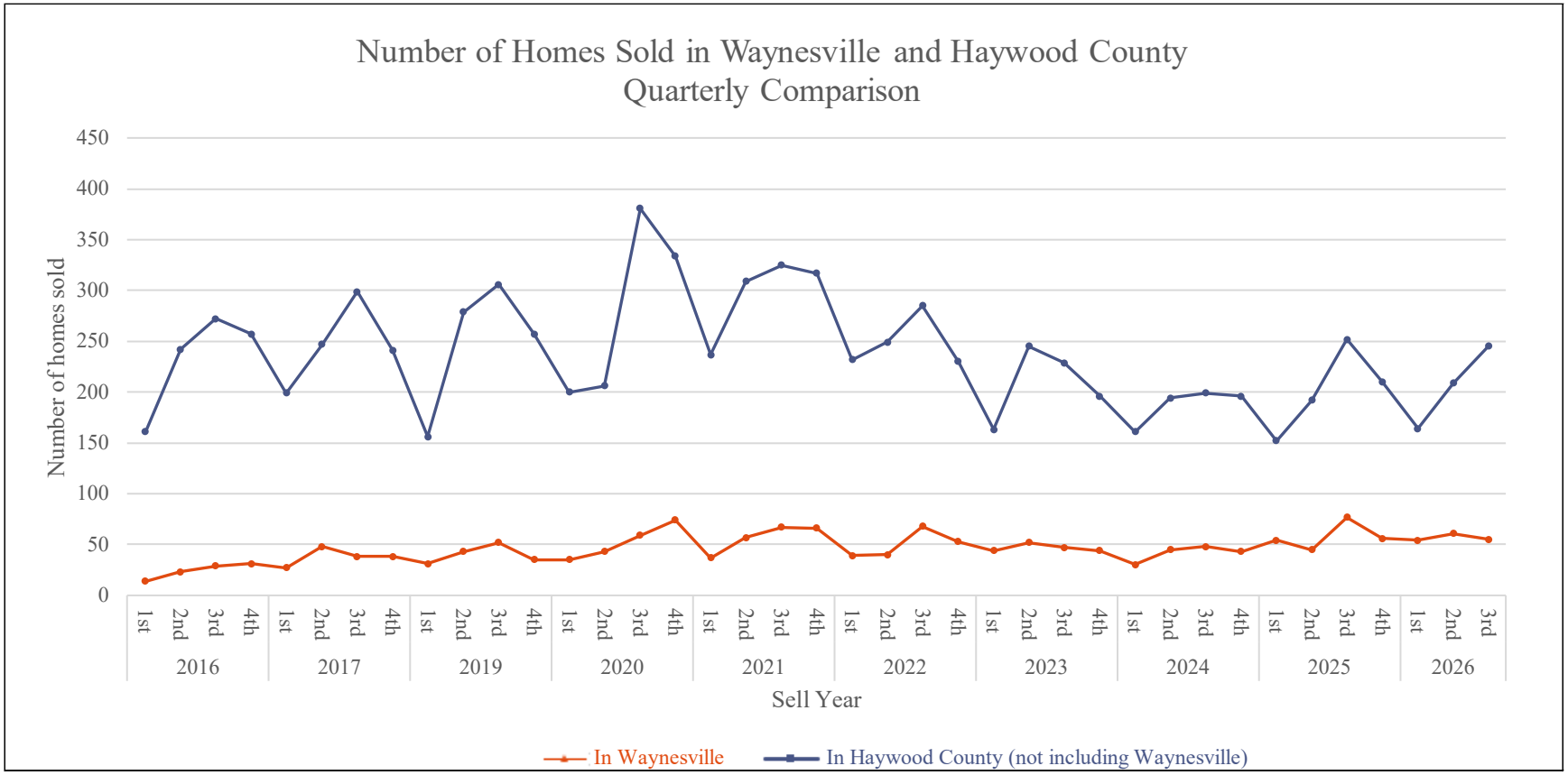


Chart 3 (back to top)

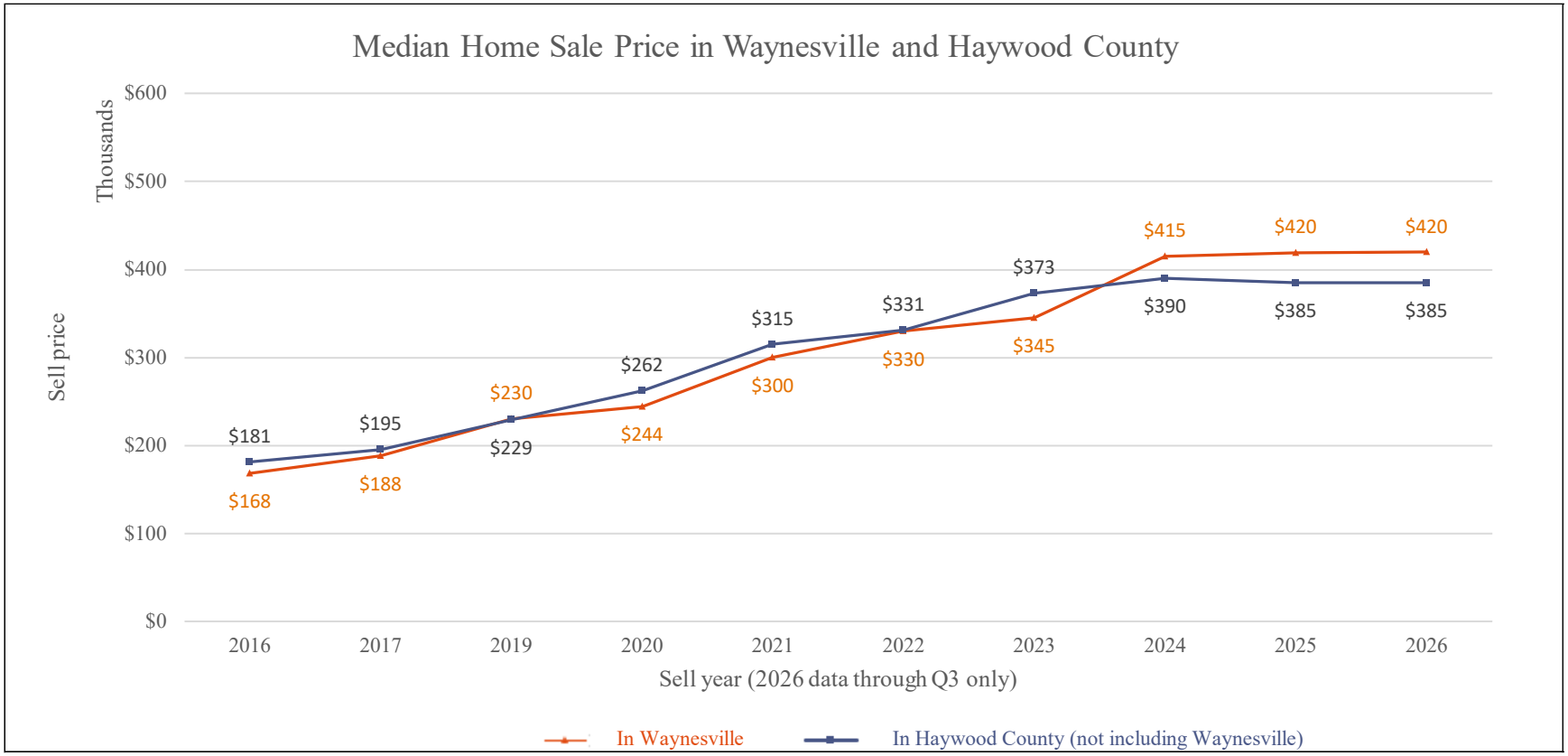


Chart 4 (back to top)

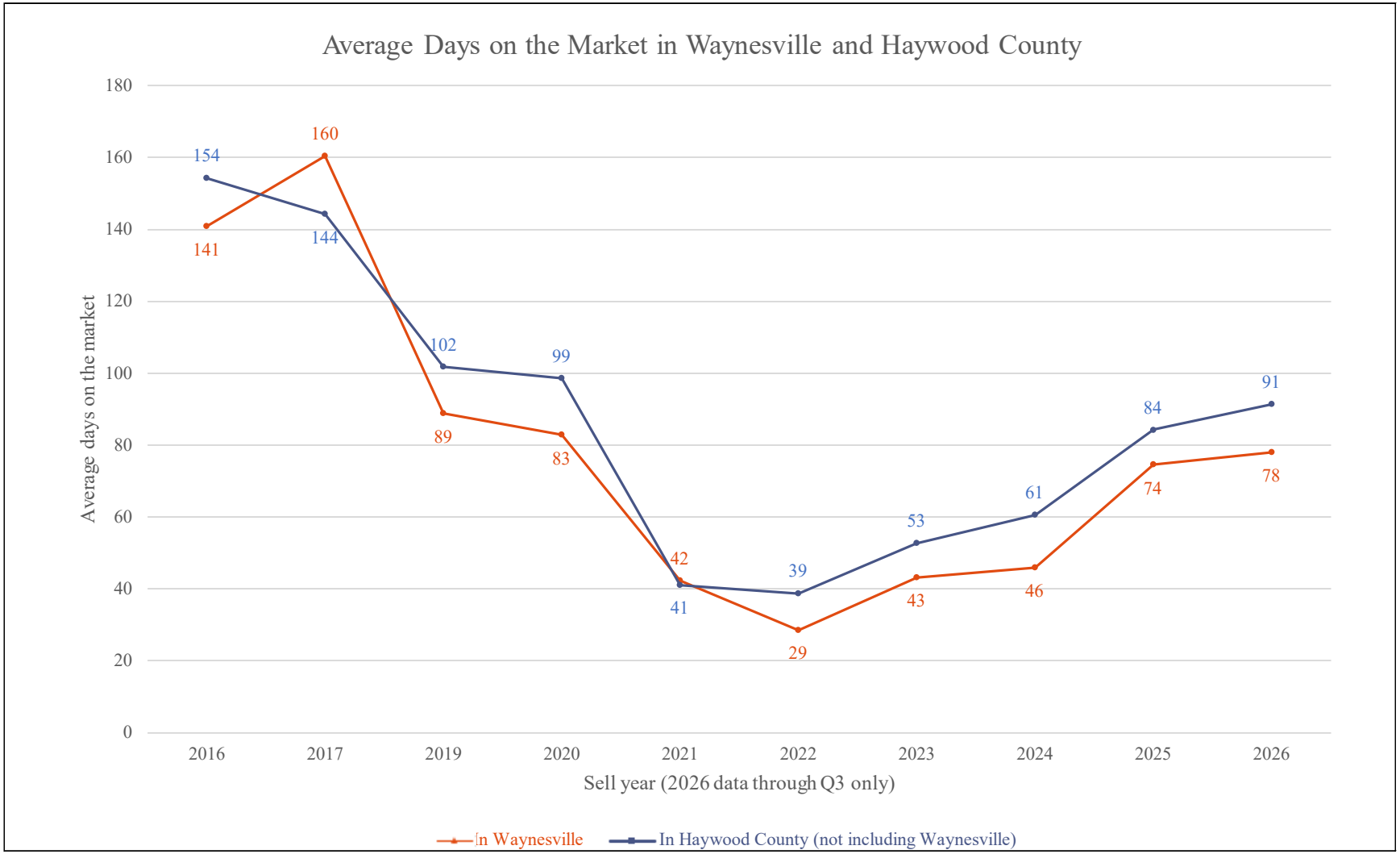


Table 1 (back to top)

Waynesville Housing Inventory 3rd Quarter 2026			
Price range	**Number of Homes On the Market (as of Sep 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	1	1	12.00
$100,001-$150,000	1	10	1.20
$150,001-$200,000	3	6	6.00
$200,001-$250,000	7	15	5.60
$250,001-$300,000	4	30	1.60
$300,001-$350,000	10	22	5.45
$350,001-$400,000	14	28	6.00
$400,001-$450,000	12	39	3.69
$450,001-$500,000	4	23	2.09
$500,001-$600,000	14	11	15.27
$600,001-$700,000	7	12	7.00
$700,001-$800,000	1	8	1.50
$800,001-$900,000	3	4	9.00
$900,001-$1,000,000	1	5	2.40
$1,000,001-$1,500,000	6	9	8.00
$1,500,001+	5	3	20.00

Table 2 (back to top)

Haywood County (not Waynesville) Housing Inventory 3rd Quarter 2026			
Price range	**Number of Homes On the Market (as of Sep 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	0	15	0.00
$100,001-$150,000	3	15	2.40
$150,001-$200,000	12	29	4.97
$200,001-$250,000	19	63	3.62
$250,001-$300,000	37	103	4.31
$300,001-$350,000	48	111	5.19
$350,001-$400,000	50	116	5.17
$400,001-$450,000	41	85	5.79
$450,001-$500,000	41	60	8.20
$500,001-$600,000	65	76	10.26
$600,001-$700,000	33	53	7.47
$700,001-$800,000	23	45	6.13
$800,001-$900,000	15	19	9.47
$900,001-$1,000,000	6	5	14.40
$1,000,001-$1,500,000	29	23	15.13
$1,500,001+	20	10	24.00

Table 3 (back to top)

Inventory Trend in Waynesville (measured in months)				
Price range	**3rd Qtr. 2023**	**3rd Qtr. 2024**	**3rd Qtr. 2025**	**3rd Qtr. 2026**
$0-$100,000	0.0	0.0	4.0	12.0
$100,001-$150,000	2.0	0.0	1.7	1.2
$150,001-$200,000	0.0	1.2	6.0	6.0
$200,001-$250,000	2.8	0.6	2.8	5.6
$250,001-$300,000	0.4	1.7	6.7	1.6
$300,001-$350,000	1.3	3.2	4.0	5.5
$350,001-$400,000	0.0	5.5	4.4	6.0
$400,001-$450,000	1.3	6.3	4.6	3.7
$450,001-$500,000	4.4	10.3	4.0	2.1
$500,001-$600,000	2.4	10.8	4.0	15.3
$600,001-$700,000	1.8	6.7	10.3	7.0
$700,001-$800,000	0.0	4.0	6.9	1.5
$800,001-$900,000	9.0	9.0	4.0	9.0
$900,001-$1,000,000	12.0	12.0	8.0	2.4
$1,000,001-$1,500,000	12.0	7.2	19.2	8.0
$1,500,001+	12.0	48.0	12.0	20.0

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Inventory Trend in Haywood County not including Waynesville (measured in months)				
Price range	**3rd Qtr. 2023**	**3rd Qtr. 2024**	**3rd Qtr. 2025**	**3rd Qtr. 2026**
$0-$100,000	0.0	2.6	0.8	0.0
$100,001-$150,000	0.3	1.9	2.3	2.4
$150,001-$200,000	1.8	1.9	9.0	5.0
$200,001-$250,000	1.7	1.5	4.7	3.6
$250,001-$300,000	0.9	1.4	6.4	4.3
$300,001-$350,000	2.7	4.2	6.7	5.2
$350,001-$400,000	1.6	6.1	5.7	5.2
$400,001-$450,000	2.3	6.5	6.7	5.8
$450,001-$500,000	2.1	4.9	8.3	8.2
$500,001-$600,000	2.7	5.0	7.8	10.3
$600,001-$700,000	5.3	7.0	8.1	7.5
$700,001-$800,000	4.6	7.7	10.2	6.1
$800,001-$900,000	8.4	6.4	10.9	9.5
$900,001-$1,000,000	5.0	18.0	15.6	14.4
$1,000,001-$1,500,000	15.6	11.2	22.9	15.1
$1,500,001+	22.0	15.4	14.8	24.0

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).