



Waynesville, North Carolina.

Current market data.

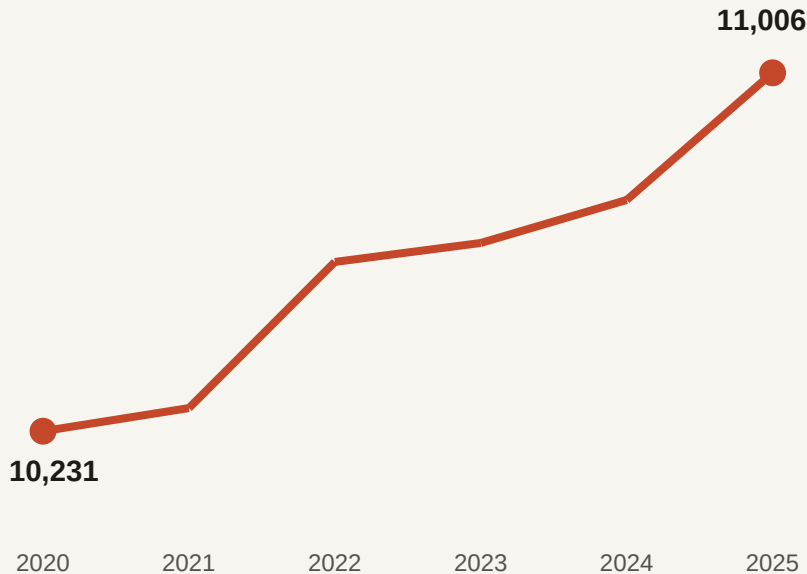
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.6% since 2020.

11,006

people, the 88th-largest of North Carolina's cities and towns.



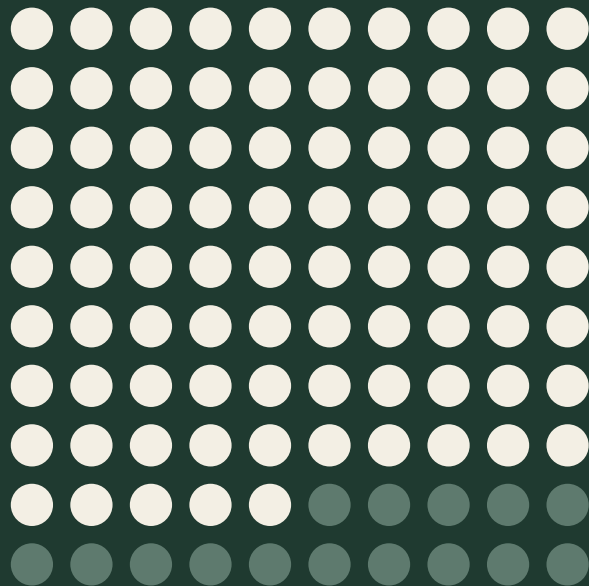
THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

85.2%

of 6,998 jobs located in Waynesville are filled by in-commuters.

Source: Census LEHD LODES, 2023



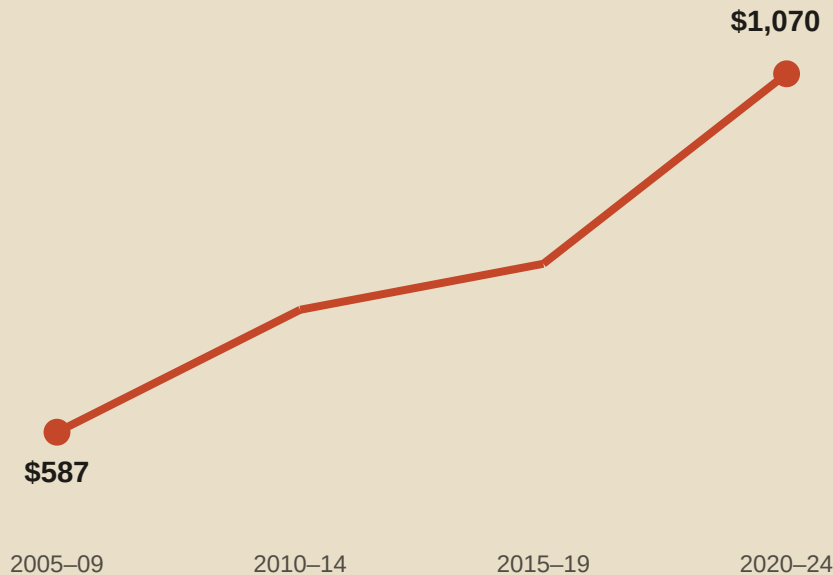
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$1,070

a month. North Carolina's median is \$1,228.



THE SEAM

Cross one tract line and median rent doubles.

A \$778 gap between neighbors, the sharpest rent edge between adjacent tracts in Haywood County.

TRACT 9211

\$523

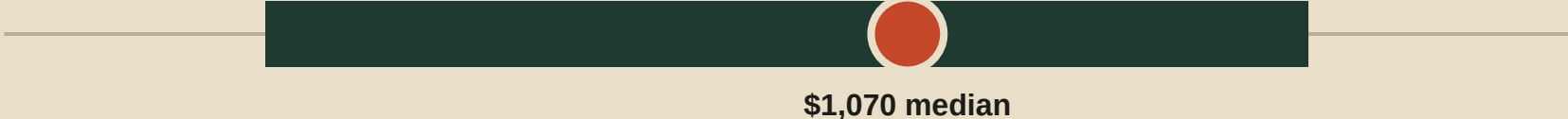
TRACT 9212.01

\$1,301

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$818–\$1,227



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

500

homes permitted, 2022–2025

48%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 6,057 homes here.

20–70

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 2% less than North Carolina's.

\$281,700

median home value in Waynesville.

Waynesville



\$281,700

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS WAYNESVILLE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nc/waynesville/

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