



ZIP 28786, Waynesville, North Carolina.

Current market data.

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

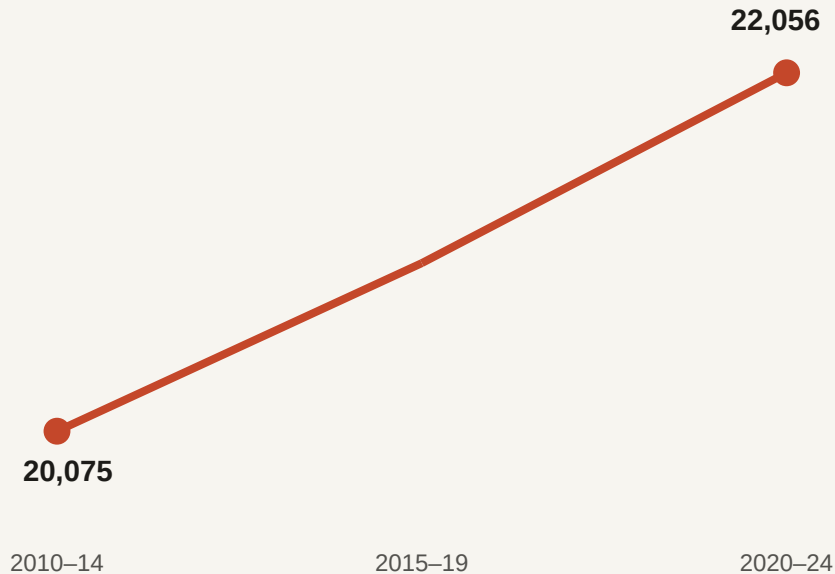


POPULATION

**22,056 people call ZIP
28786 home.**

22,056

people.

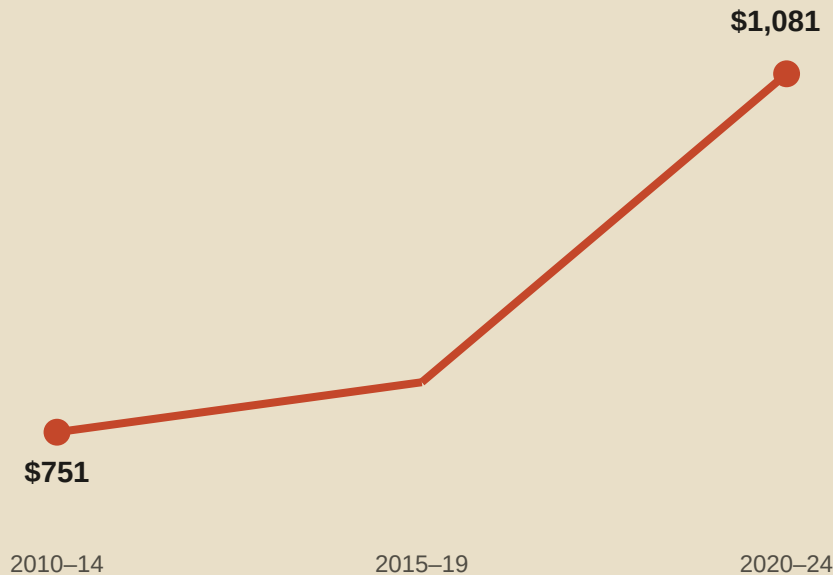


RENT

Median rent is up 44%
since the 2010–2014
survey, before inflation.

\$1,081

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



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$849–\$1,274



\$1,081 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

80%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 12,112 homes here.

29–89

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



HOME VALUE

A median home costs 3% more than North Carolina's.

\$297,800

median home value in ZIP 28786.

ZIP 28786



North Carolina



U.S.



THAT WAS ZIP 28786'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/zip/28786/

The Almanac · your hyper-diligent research partner