

Residential Home Sales

88	84	-4.5%
April 2022	April 2023	Yearly Change

Taxable Sales & Purchases

\$100,362,972	2.6%
March 2023	Yearly Change

New Listings

149	113	-24.2%
April 2022	April 2023	Yearly Change

Unemployment Rates

2.8%	2.6%	-0.2%
April 2022	April 2023	Yearly Change



- Lowest unemployment rate (2.6%) perhaps ever. State data goes back to 1990 and this is the lowest on record.
- Housing (sales and building permits) stand out with YY declines. 2022 might have been a peak year. Similar pattern in nation and state.



Tom Tveidt, Research Economist



Occupancy Tax Collections

\$227,743	\$203,479	-10.7%
April 2022	April 2023	Yearly Change

2022-23 INDICATORS SPONSORED BY:



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Re/Max Executive, Waynesville
71 N. Main St., Waynesville, NC 28786

Total Value of Building Permits

\$8,704,380 (April 2023)
-16.5% Yearly Change

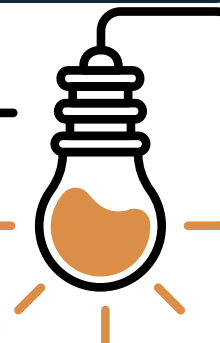
Total Number of Building Permits

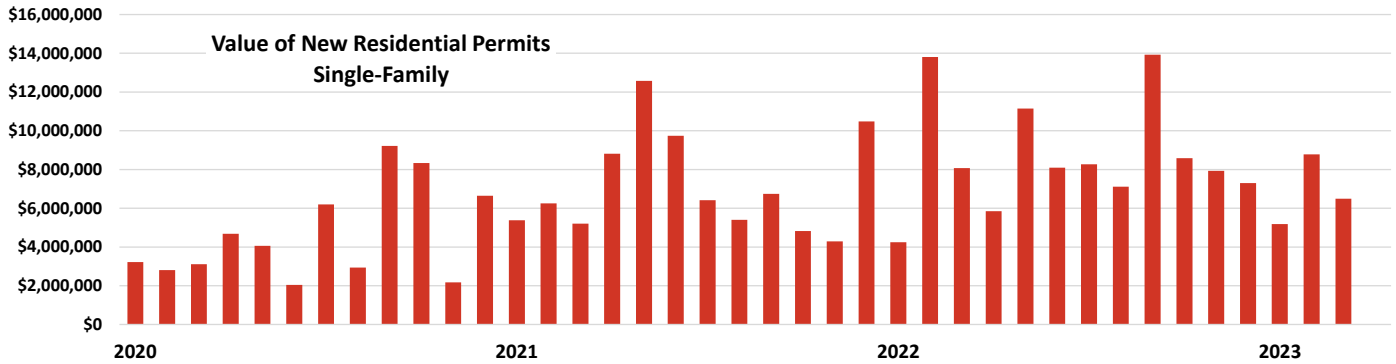
52 (April 2023) | -21.2% Yearly Change

Total Industry Employment
2022 4Q 17,909 | 3.4% Change

Total Wages - All Industries

2022 4Q \$209,381,313 | 1.9% Change





	Monthly Data (most current available)					
	April 2022	April 2023	Change	AVG Y-T-D 2022	AVG Y-T-D 2023	Change
Employment						
Total Labor Force	30,141	30,796	2.2%	30,089	30,391	1.0%
Employed	29,283	29,995	2.4%	29,128	29,486	1.2%
Unemployed	858	801	-6.6%	962	905	-5.9%
Unemployment Rate (%)	2.8%	2.6%	-0.2%	3.2%	3.0%	-0.2%
Retail Sales	March 2022	March 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Taxable Sales & Purchases	\$97,815,245	\$100,362,972	2.6%	\$256,538,418	\$274,278,972	6.9%
Tourism	April 2022	April 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Occupancy Tax Collections	\$227,743	\$203,479	-10.7%	\$721,365	\$718,340	-0.4%
Home Sales	April 2022	April 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
New Listings	149	113	-24.2%	421	388	-7.8%
Pending Sales (signed purchase agreement)	97	113	16.5%	365	386	5.8%
Closed Sales (sold & no longer active)	88	84	-4.5%	370	288	-22.2%
Median Sales Price	\$329,000	\$325,000	-1.2%	\$322,250	\$336,725	4.5%
Average Sales Price	\$335,721	\$364,805	8.7%	\$370,004	\$386,876	4.6%
Percent of Original List Price Received	97.5%	96.7%	-0.8%	97.7%	93.2%	-4.6%
Average Days on Market Until Sale	28	43	53.6%	37	55	47.3%
Average Inventory of Homes for Sale	211	185	-12.3%	150	186	24.0%
Average Months Supply of Inventory	2.0	2.0	0.0%	1.3	2.0	50.0%
Value of Building Permits	April 2022	April 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Total Value	\$10,428,935	\$8,704,380	-16.5%	\$49,882,597	\$63,279,374	26.9%
New Residential (single and multi family)	\$8,073,768	\$6,493,255	-19.6%	\$36,612,468	\$27,754,818	-24.2%
Residential Additions/Alterations	\$2,008,772	\$1,315,065	-34.5%	\$6,912,839	\$7,562,282	9.4%
Mobile Homes	\$945,845	\$509,475	-46.1%	\$3,552,532	\$2,754,364	-22.5%
New Commercial	\$5,000	\$1,500	-70.0%	\$1,413,220	\$26,373,688	1766.2%
Commercial Additions/Alterations	\$213,875	\$671,600	214.0%	\$4,432,804	\$1,211,466	-72.7%
Number of Building Permits	April 2022	April 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Total Number	66	52	-21.2%	294	232	-21.1%
New Residential (single and multi family)	16	12	-25.0%	95	61	-35.8%
Residential Additions/Alterations	35	25	-28.6%	127	129	1.6%
Mobile Homes	12	6	-50.0%	294	232	-21.1%
New Commercial	1	1	0.0%	22	10	-54.5%
Commercial Additions/Alterations	7	8	14.3%	23	18	-21.7%

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Quarterly Data (most current available)						
Industry Employment	2021 4Q	2022 4Q	Change	AVG Y-T-D 2021	AVG Y-T-D 2022	Change
Total, All Industries	17,324	17,909	3.4%	17,228	17,523	1.7%
Retail Trade	3,242	3,269	0.8%	3,178	3,225	1.5%
Manufacturing	2,551	2,554	0.1%	2,587	2,572	-0.6%
Accommodation & Food Services	2,322	2,421	4.3%	2,306	2,350	1.9%
Health Care & Social Assistance	2,217	2,302	3.8%	2,292	2,229	-2.7%
Educational Services	1,499	1,449	-3.3%	1,430	1,379	-3.6%
Public Administration (Government)	1,174	1,201	2.3%	1,147	1,179	2.9%
Construction	930	931	0.1%	893	924	3.4%
Administrative Services	660	788	19.4%	684	763	11.5%
Professional, Scientific & Technical Services	539	596	10.6%	545	587	7.7%
Other Services	502	556	10.8%	518	531	2.5%
Finance & Insurance	398	437	9.8%	389	416	7.1%
Arts, Entertainment & Recreation	303	321	5.9%	298	323	8.2%
Wholesale Trade	261	284	8.8%	243	277	13.9%
Real Estate	190	221	16.3%	184	215	16.8%
Transportation & Warehousing	200	206	3.0%	205	203	-1.1%
Information	105	124	18.1%	104	117	13.0%
Utilities	99	93	-6.1%	100	99	-1.0%
Management of Companies and Enterprises	72	78	8.3%	71	73	3.9%
Wages	2021 4Q	2022 4Q	Change	Y-T-D 2021	Y-T-D 2022	Change
Total, All Industries	\$205,441,375	\$209,381,313	1.9%	\$181,087,411	\$196,144,201	8.3%
Weekly Average	\$849	\$899	5.9%	\$808	\$861	6.6%
Businesses	2021 4Q	2022 4Q	Change	AVG Y-T-D 2021	AVG Y-T-D 2022	Change
Total establishments with employees	1,748	1,905	9.0%	1,699	1,846	8.7%

Comparisons- (most current available)	Haywood	North Carolina	Nation
One-Year Change in Employment (April 2023)	2.4%	1.3%	2.0%
Unemployment Rate (April 2023)	2.6%	3.1%	3.1%
Average Weekly Wage (2022 4Q)	\$899	\$1,235	\$1,385
One-Year Change Average Weekly Wage (2022 4Q)	5.9%	2.3%	-2.3%
Median Home Sales Price (April 2023)	\$325,000	\$357,900*	\$388,800
One-Year Change Median Home Sales Price (April 2023)	-1.2%	0.6%*	-1.7%
One-Year Change Home Sales (April 2023)	-4.5%	-24.4%*	-27.4%
One-Year Change in Value of New Res. Building Permits (April 2023)	-19.6%	-15.0%	-22.4%
One-Year Change in Units of New Res. Building Permits (April 2023)	-25.0%	-11.4%	-26.4%

*North Carolina unavailable, data reflects southern states average.

Sources: Carolina Multiple Listing Services, Inc., Haywood County Development Services, Haywood County Finance Department, NC Department of Commerce, NC Department of Revenue, National Association of REALTORS®, U.S. Census Bureau, U.S. Bureau of Labor Statistics.

Compiled by SYNEVA Economics

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