

Haywood County Economic Indicators

Latest Data Available

Residential Home Sales

108	88	-18.5%
July 2022	July 2023	Yearly Change

Taxable Sales & Purchases

\$112,037,541	4%
June 2023	Yearly Change

New Listings

144	98	-31.9%
July 2022	July 2023	Yearly Change

Unemployment Rates

3.3%	3.1%	-0.2%
July 2022	July 2023	Yearly Change

Occupancy Tax Collections

\$369,696	\$374,553	1.3%
July 2022	July 2023	Yearly Change

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- Despite the Canton Mill’s closure, employment numbers still hold steady in the county. Unemployment numbers remain at historic lows and the pace job growth matched both the state and Nation.
- Retail sales continue stable growth over 2022, up 4% in June and averaging 5.3% for the year.
- Building permit issuance took a sharp decline in July versus 2022 marking continued volatility in residential and commercial building activity.

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Tom Tveidt,
Research
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2022-23 INDICATORS SPONSORED BY:



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Total Value of Building Permits

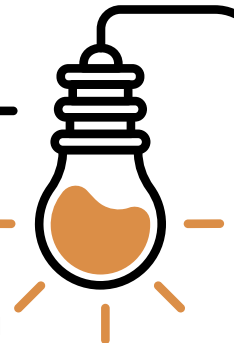
\$6,300,830 (July 2023)
-43.3% Yearly Change

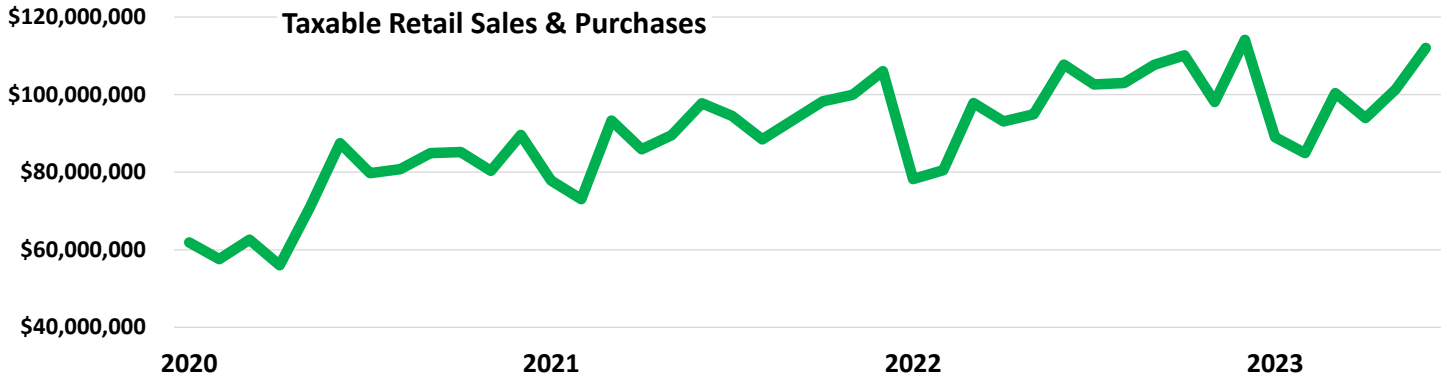
Total Number of Building Permits

59(July 2023)| -6.3% 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)			AVG Y-T-D 2022	AVG Y-T-D 2023	Change
Employment	July 2022	July 2023	Change			
Total Labor Force	30,428	30,979	1.8%	30,222	30,608	1.3%
Employed	29,437	30,013	2.0%	29,237	29,689	1.5%
Unemployed	991	966	-2.5%	985	919	-6.8%
Unemployment Rate (%)	3.3%	3.1%	-0.2%	3.3%	3.0%	-0.3%
Retail Sales	June 2022	June 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Taxable Sales & Purchases	\$107,754,445	\$112,037,541	4.0%	\$552,321,472	\$581,625,569	5.3%
Tourism	July 2022	July 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Occupancy Tax Collections	\$369,696	\$374,553	1.3%	\$1,660,164	\$1,661,309	0.1%
Home Sales	July 2022	July 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
New Listings	144	98	-31.9%	899	744	-17.2%
Pending Sales (signed purchase agreement)	125	102	-18.4%	693	704	1.6%
Closed Sales (sold & no longer active)	108	88	-18.5%	664	582	-12.3%
Median Sales Price	\$358,750	\$353,750	-1.4%	\$332,750	\$349,379	5.0%
Average Sales Price	\$395,221	\$401,183	1.5%	\$372,052	\$407,559	9.5%
Percent of Original List Price Received	97.2%	94.8%	-2.4%	97.7%	94.3%	-3.5%
Average Days on Market Until Sale	21	42	100.0%	31	48	54.1%
Average Inventory of Homes for Sale	256	200	-21.9%	190	193	1.6%
Average Months Supply of Inventory	2.4	2.2	-8.3%	1.7	2.0	18.2%
Value of Building Permits	July 2022	July 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Total Value	\$11,108,653	\$6,300,830	-43.3%	\$89,062,464	\$95,334,763	7.0%
New Residential (single and multi family)	\$8,097,773	\$3,478,422	-57.0%	\$61,707,717	\$45,497,920	-26.3%
Residential Additions/Alterations	\$2,018,180	\$2,386,859	18.3%	\$12,986,682	\$16,577,511	27.7%
Mobile Homes	\$2,386,859	\$1,164,395	-51.2%	\$7,606,336	\$5,288,257	-30.5%
New Commercial	\$885,000	\$28,000	-96.8%	\$2,331,220	\$26,878,688	1053.0%
Commercial Additions/Alterations	\$35,000	\$56,410	61.2%	\$11,265,579	\$5,012,385	-55.5%
Number of Building Permits	July 2022	July 2023	Change	Y-T-D 2022	Y-T-D 2023	Change
Total Number	63	59	-6.3%	495	435	-12.1%
New Residential (single and multi family)	18	10	-44.4%	159	109	-31.4%
Residential Additions/Alterations	38	30	-21.1%	237	235	-0.8%
Mobile Homes	5	13	160.0%	54	56	3.7%
New Commercial	1	9	800.0%	26	20	-23.1%
Commercial Additions/Alterations	1	3	200.0%	31	32	3.2%

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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 (July 2023)	2.0%	2.0%	1.8%
Unemployment Rate (July 2023)	3.1%	3.6%	3.8%
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 (July 2023)	\$353,750	\$366,200*	\$406,700
One-Year Change Median Home Sales Price (July 2023)	-1.4%	-1.3%	-0.9%
One-Year Change Home Sales (July 2023)	-18.5%	-14.9%*	-17.5%
One-Year Change in Value of New Res. Building Permits (July 2023)	-57.0%	11.0%	-3.4%
One-Year Change in Units of New Res. Building Permits (July 2023)	-44.4%	9.3%	-14.0%

*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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