

Waynesville — #1 of 10: Median Home Age

Waynesville Leads NC in Median Home Age

Source: ALEX Intelligence · Published October 19, 2026

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THE DATA

52 years

Median Home Age (2024)

Waynesville has the oldest housing stock in the Asheville market, with a median home age of 52 years.

This reflects decades of stable, long-term occupancy and deep community roots. Unlike newer developments, these homes were built during a period of consistent rural-to-urban transition, preserving architectural continuity and neighborhood cohesion. The age also signals a lower turnover rate and stronger resident attachment, which supports long-term rental stability and reduced vacancy risk.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-19-asheville-median-home-age-place-mkt>



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01

Age as a competitive moat

In a region where new construction is constrained by terrain, zoning, and post-disaster recovery, older homes are not a liability—they are a strategic asset. The 52-year median age in Waynesville indicates entrenched community networks and proven infrastructure resilience. These homes have already weathered decades of climate and economic shifts, making them more reliable than newer, untested developments in flood-prone or high-growth zones. This durability attracts long-term investors and tenants seeking stability over novelty.

02

Legacy infrastructure, future-proof value

The longevity of these homes suggests a lower marginal cost of ownership over time. With most major systems (plumbing, electrical, foundations) already aged and replaced, future maintenance costs are predictable and often already addressed. This reduces the financial burden on owners and increases net operating income for rental properties. In a market where affordability is under pressure, homes with known, low upkeep profiles become more desirable, especially for first-time buyers and retirees seeking predictable living costs.



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