

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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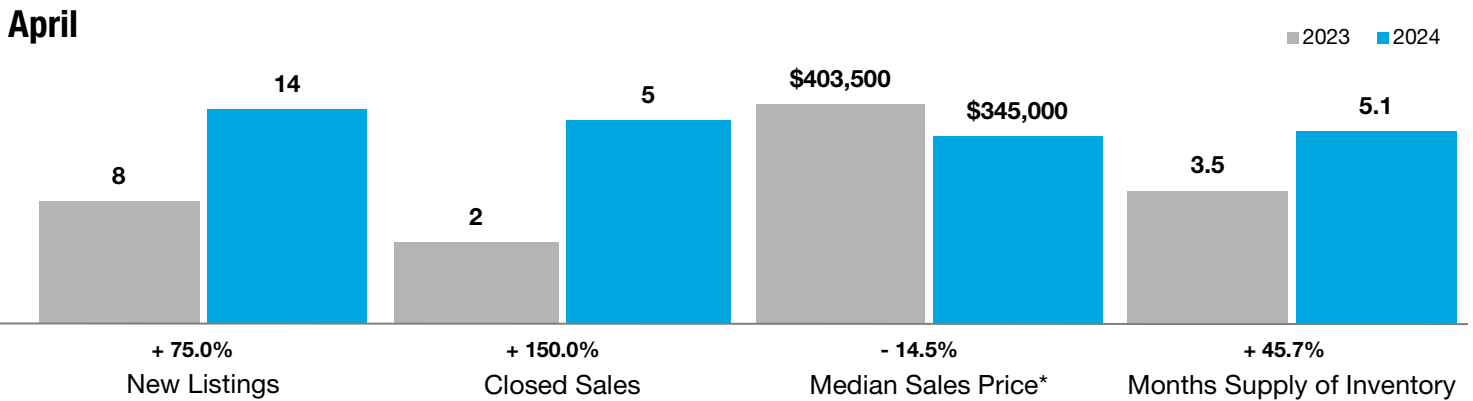


Swain County

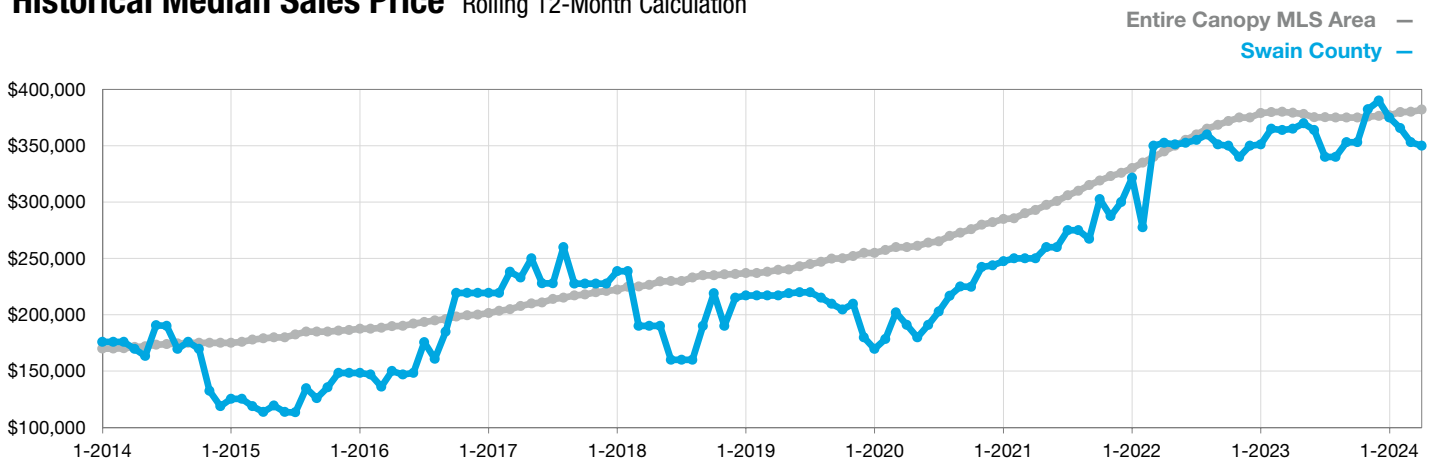
North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	8	14	+ 75.0%	20	47	+ 135.0%
Pending Sales	5	11	+ 120.0%	14	25	+ 78.6%
Closed Sales	2	5	+ 150.0%	18	22	+ 22.2%
Median Sales Price*	\$403,500	\$345,000	- 14.5%	\$414,000	\$338,700	- 18.2%
Average Sales Price*	\$403,500	\$598,000	+ 48.2%	\$475,611	\$559,564	+ 17.7%
Percent of Original List Price Received*	98.1%	96.1%	- 2.0%	92.3%	94.8%	+ 2.7%
List to Close	83	67	- 19.3%	133	112	- 15.8%
Days on Market Until Sale	47	27	- 42.6%	70	63	- 10.0%
Cumulative Days on Market Until Sale	48	29	- 39.6%	80	74	- 7.5%
Average List Price	\$750,775	\$557,014	- 25.8%	\$838,450	\$523,085	- 37.6%
Inventory of Homes for Sale	19	36	+ 89.5%	--	--	--
Months Supply of Inventory	3.5	5.1	+ 45.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Median Sales Price Rolling 12-Month Calculation



Current as of May 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.