

# Local Market Update for March 2024

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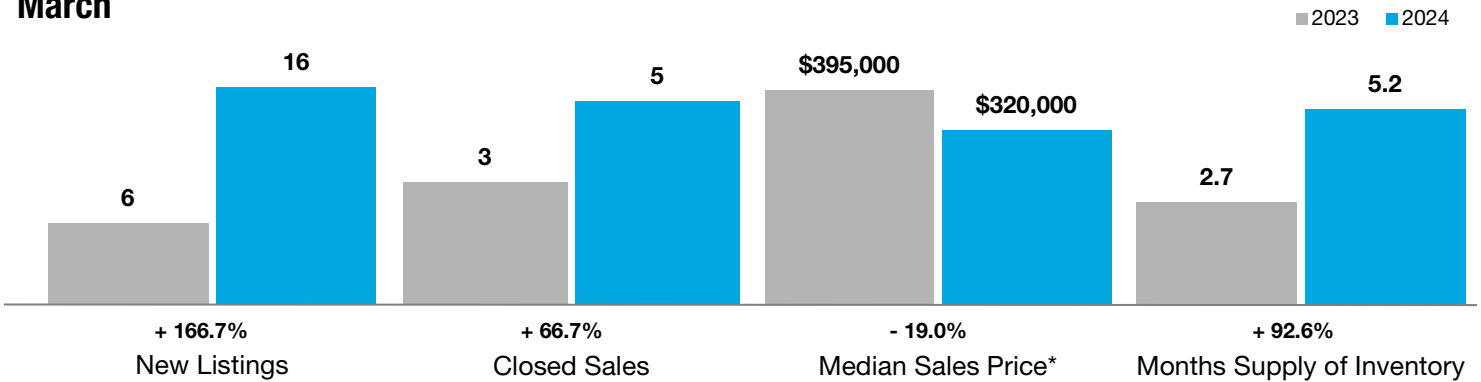
## Swain County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	6	16	+ 166.7%	12	33	+ 175.0%
Pending Sales	2	3	+ 50.0%	9	14	+ 55.6%
Closed Sales	3	5	+ 66.7%	16	17	+ 6.3%
Median Sales Price*	\$395,000	\$320,000	- 19.0%	\$414,000	\$332,400	- 19.7%
Average Sales Price*	\$390,000	\$394,400	+ 1.1%	\$484,625	\$548,259	+ 13.1%
Percent of Original List Price Received*	93.0%	101.1%	+ 8.7%	91.5%	94.4%	+ 3.2%
List to Close	137	52	- 62.0%	139	126	- 9.4%
Days on Market Until Sale	75	15	- 80.0%	72	74	+ 2.8%
Cumulative Days on Market Until Sale	75	15	- 80.0%	85	88	+ 3.5%
Average List Price	\$450,580	\$493,775	+ 9.6%	\$908,590	\$515,991	- 43.2%
Inventory of Homes for Sale	16	34	+ 112.5%	--	--	--
Months Supply of Inventory	2.7	5.2	+ 92.6%	--	--	--

\* 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.

### March



### Historical Median Sales Price Rolling 12-Month Calculation

