

Local Market Update for February 2024

A research tool provided by the Canopy Realtor® Association
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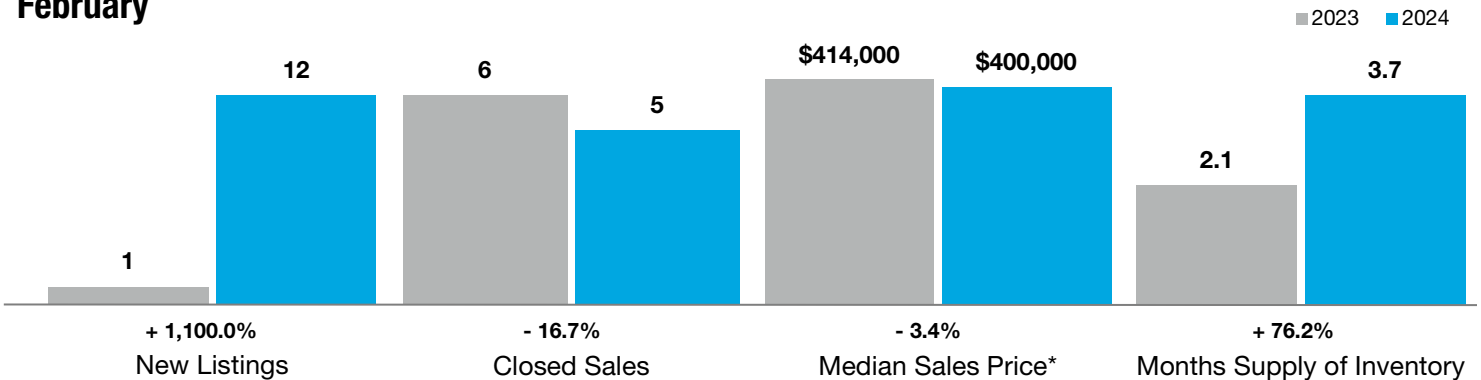
Swain County

North Carolina

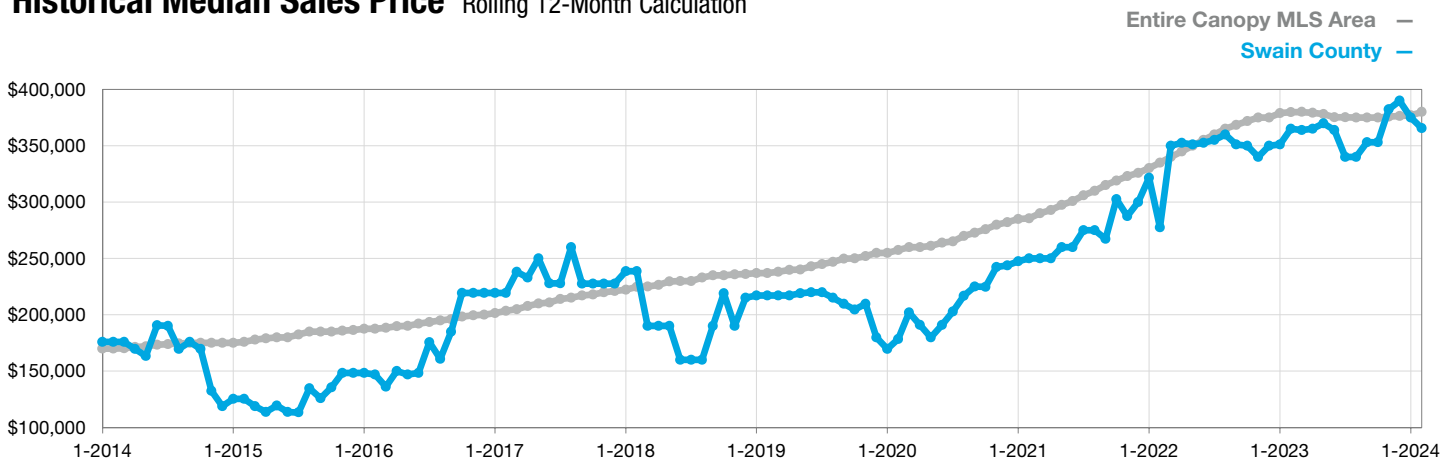
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1	12	+ 1,100.0%	6	17	+ 183.3%
Pending Sales	1	5	+ 400.0%	7	11	+ 57.1%
Closed Sales	6	5	- 16.7%	13	12	- 7.7%
Median Sales Price*	\$414,000	\$400,000	- 3.4%	\$428,000	\$366,200	- 14.4%
Average Sales Price*	\$381,833	\$603,480	+ 58.0%	\$506,462	\$612,367	+ 20.9%
Percent of Original List Price Received*	93.9%	88.7%	- 5.5%	91.1%	91.4%	+ 0.3%
List to Close	121	159	+ 31.4%	139	156	+ 12.2%
Days on Market Until Sale	18	106	+ 488.9%	72	99	+ 37.5%
Cumulative Days on Market Until Sale	22	123	+ 459.1%	88	121	+ 37.5%
Average List Price	\$340,000	\$409,308	+ 20.4%	\$1,366,600	\$539,512	- 60.5%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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