

Local Market Update for May 2024

A research tool provided by the Canopy Realtor® Association
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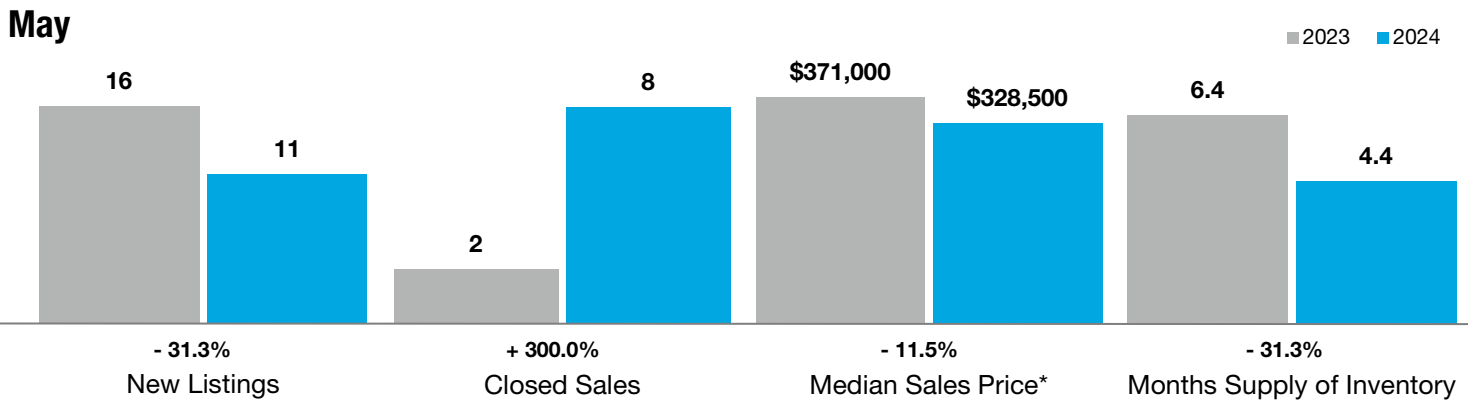


Swain County

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	16	11	- 31.3%	35	58	+ 65.7%
Pending Sales	2	11	+ 450.0%	15	36	+ 140.0%
Closed Sales	2	8	+ 300.0%	18	30	+ 66.7%
Median Sales Price*	\$371,000	\$328,500	- 11.5%	\$464,000	\$332,200	- 28.4%
Average Sales Price*	\$371,000	\$399,000	+ 7.5%	\$488,444	\$516,747	+ 5.8%
Percent of Original List Price Received*	98.0%	89.0%	- 9.2%	92.6%	93.2%	+ 0.6%
List to Close	63	79	+ 25.4%	133	104	- 21.8%
Days on Market Until Sale	33	41	+ 24.2%	71	57	- 19.7%
Cumulative Days on Market Until Sale	17	41	+ 141.2%	81	65	- 19.8%
Average List Price	\$416,560	\$436,973	+ 4.9%	\$646,682	\$508,237	- 21.4%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	6.4	4.4	- 31.3%	--	--	--

* 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

