

# Local Market Update for June 2024

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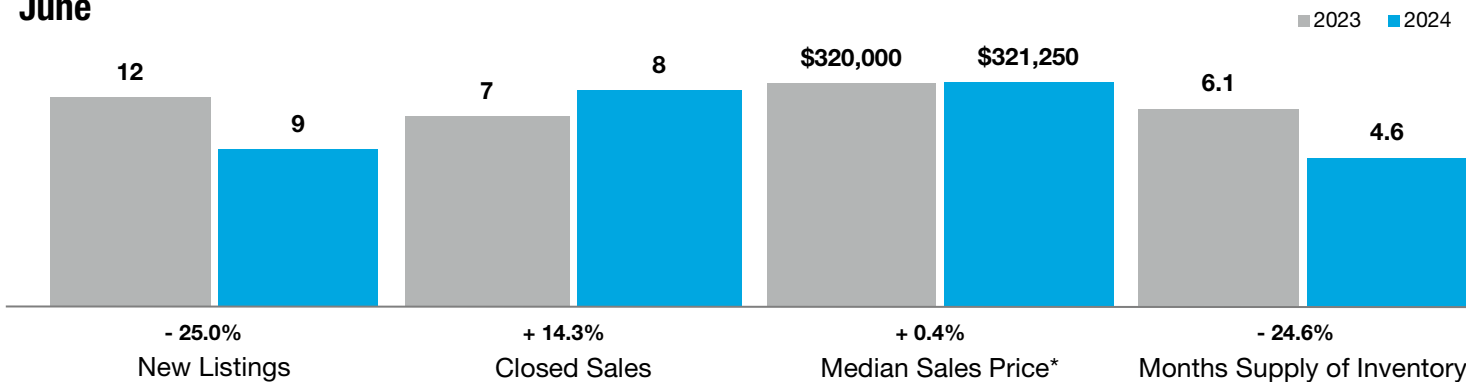
## Swain County

North Carolina

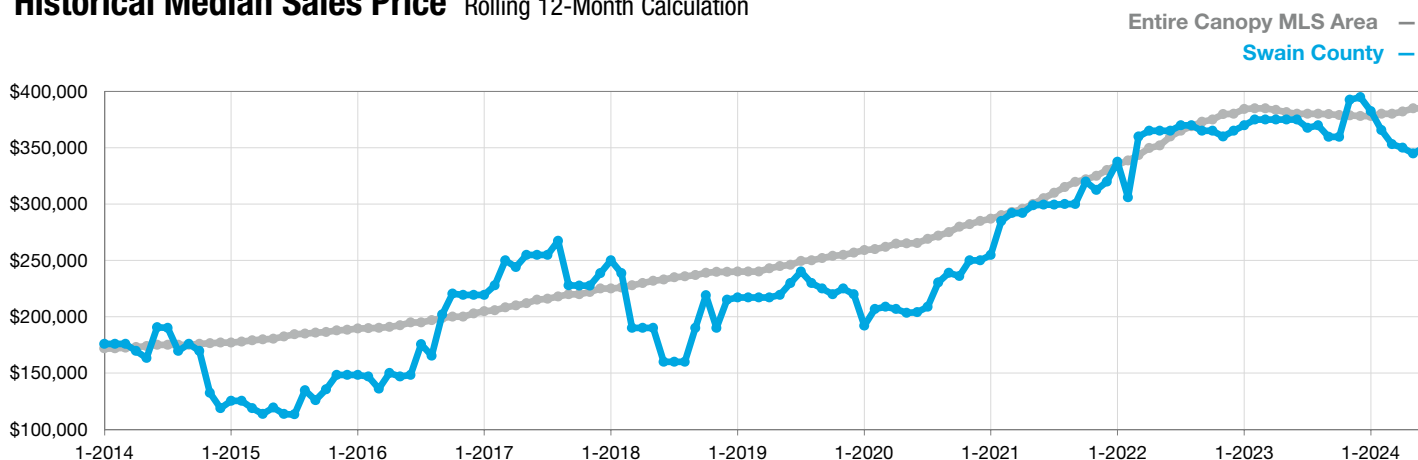
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	12	9	- 25.0%	47	67	+ 42.6%
Pending Sales	10	6	- 40.0%	25	42	+ 68.0%
Closed Sales	7	8	+ 14.3%	25	39	+ 56.0%
Median Sales Price*	\$320,000	\$321,250	+ 0.4%	\$395,000	\$327,500	- 17.1%
Average Sales Price*	\$332,129	\$325,313	- 2.1%	\$444,676	\$471,049	+ 5.9%
Percent of Original List Price Received*	92.1%	95.9%	+ 4.1%	92.5%	93.9%	+ 1.5%
List to Close	94	90	- 4.3%	122	100	- 18.0%
Days on Market Until Sale	49	49	0.0%	64	55	- 14.1%
Cumulative Days on Market Until Sale	51	50	- 2.0%	73	65	- 11.0%
Average List Price	\$520,150	\$467,667	- 10.1%	\$612,940	\$500,123	- 18.4%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	6.1	4.6	- 24.6%	--	--	--

\* 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.

### June



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



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