

Local Market Update for July 2024

A research tool provided by the Canopy Realtor® Association
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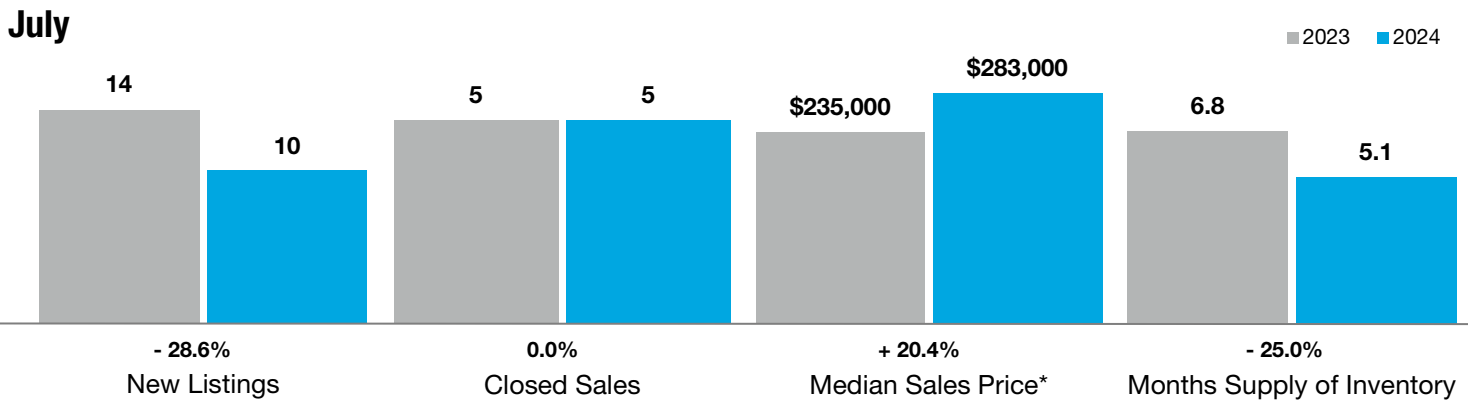


Swain County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	14	10	- 28.6%	61	77	+ 26.2%
Pending Sales	8	5	- 37.5%	33	45	+ 36.4%
Closed Sales	5	5	0.0%	30	45	+ 50.0%
Median Sales Price*	\$235,000	\$283,000	+ 20.4%	\$337,500	\$325,000	- 3.7%
Average Sales Price*	\$240,700	\$271,140	+ 12.6%	\$410,680	\$458,702	+ 11.7%
Percent of Original List Price Received*	96.5%	89.2%	- 7.6%	93.2%	93.4%	+ 0.2%
List to Close	56	81	+ 44.6%	111	97	- 12.6%
Days on Market Until Sale	20	44	+ 120.0%	57	53	- 7.0%
Cumulative Days on Market Until Sale	20	44	+ 120.0%	63	67	+ 6.3%
Average List Price	\$493,255	\$464,140	- 5.9%	\$589,430	\$488,164	- 17.2%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	6.8	5.1	- 25.0%	--	--	--

* 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

