

Local Market Update for August 2024

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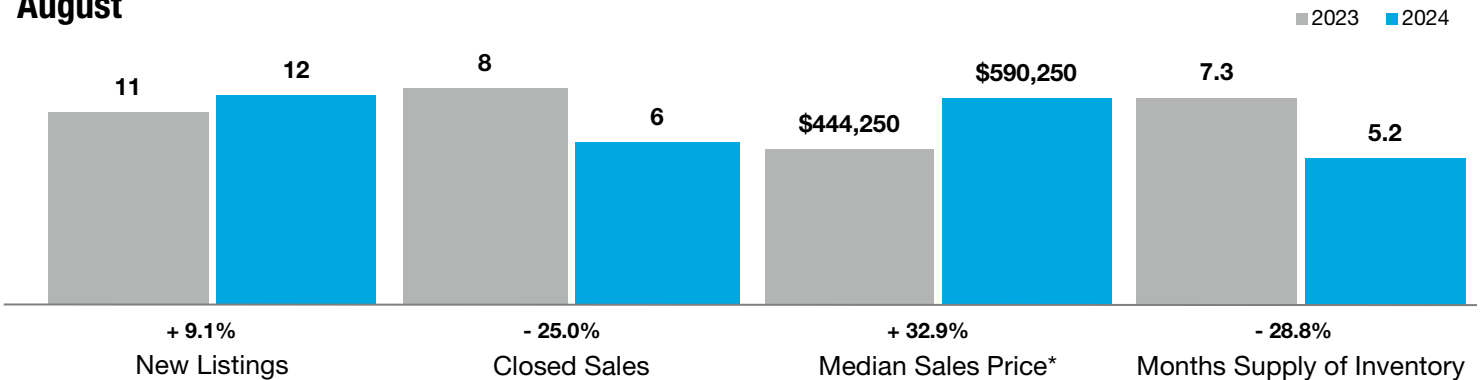
Swain County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	11	12	+ 9.1%	72	89	+ 23.6%
Pending Sales	7	9	+ 28.6%	40	54	+ 35.0%
Closed Sales	8	6	- 25.0%	38	52	+ 36.8%
Median Sales Price*	\$444,250	\$590,250	+ 32.9%	\$357,500	\$332,200	- 7.1%
Average Sales Price*	\$469,644	\$728,917	+ 55.2%	\$423,093	\$486,617	+ 15.0%
Percent of Original List Price Received*	94.6%	93.9%	- 0.7%	93.5%	93.6%	+ 0.1%
List to Close	63	91	+ 44.4%	101	95	- 5.9%
Days on Market Until Sale	29	46	+ 58.6%	51	51	0.0%
Cumulative Days on Market Until Sale	29	50	+ 72.4%	56	64	+ 14.3%
Average List Price	\$919,545	\$426,492	- 53.6%	\$643,628	\$478,293	- 25.7%
Inventory of Homes for Sale	37	37	0.0%	--	--	--
Months Supply of Inventory	7.3	5.2	- 28.8%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

