

# Local Market Update for September 2024

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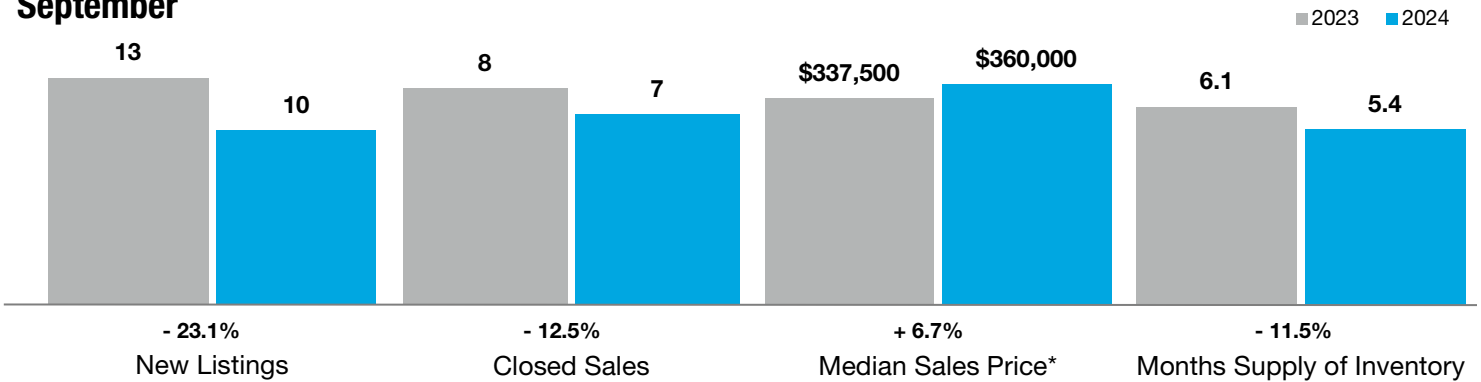
## Swain County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	13	10	- 23.1%	85	99	+ 16.5%
Pending Sales	12	8	- 33.3%	52	62	+ 19.2%
Closed Sales	8	7	- 12.5%	46	59	+ 28.3%
Median Sales Price*	\$337,500	\$360,000	+ 6.7%	\$345,000	\$332,400	- 3.7%
Average Sales Price*	\$322,079	\$444,214	+ 37.9%	\$405,526	\$481,586	+ 18.8%
Percent of Original List Price Received*	95.1%	91.0%	- 4.3%	93.7%	93.3%	- 0.4%
List to Close	140	102	- 27.1%	108	96	- 11.1%
Days on Market Until Sale	101	55	- 45.5%	60	52	- 13.3%
Cumulative Days on Market Until Sale	124	56	- 54.8%	66	63	- 4.5%
Average List Price	\$502,431	\$421,580	- 16.1%	\$620,684	\$471,852	- 24.0%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	6.1	5.4	- 11.5%	--	--	--

\* 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.

### September



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

