

Local Market Update for October 2024

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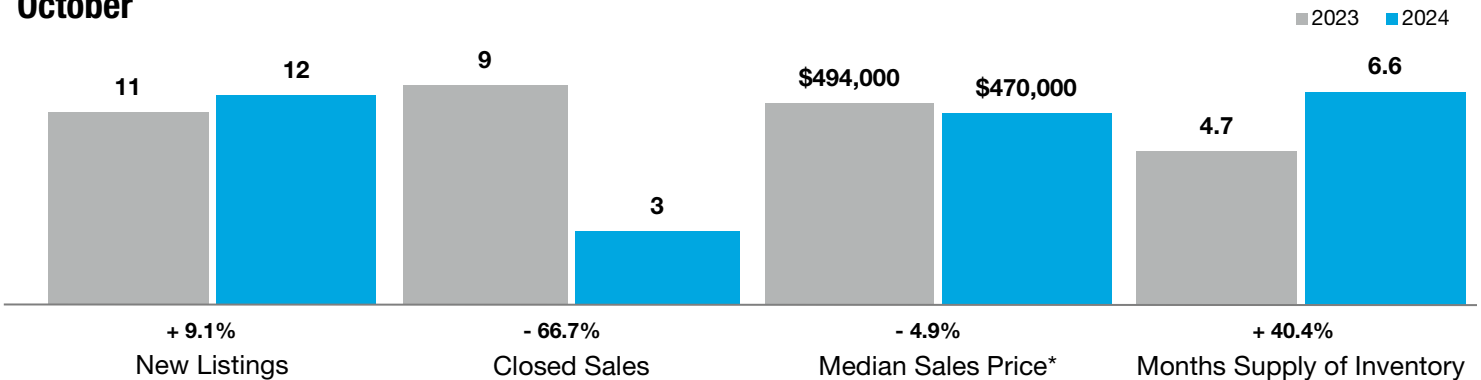
Swain County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	11	12	+ 9.1%	96	111	+ 15.6%
Pending Sales	13	7	- 46.2%	65	68	+ 4.6%
Closed Sales	9	3	- 66.7%	55	62	+ 12.7%
Median Sales Price*	\$494,000	\$470,000	- 4.9%	\$350,000	\$338,700	- 3.2%
Average Sales Price*	\$886,556	\$435,667	- 50.9%	\$484,240	\$479,365	- 1.0%
Percent of Original List Price Received*	92.3%	93.1%	+ 0.9%	93.4%	93.3%	- 0.1%
List to Close	116	89	- 23.3%	109	96	- 11.9%
Days on Market Until Sale	61	39	- 36.1%	60	51	- 15.0%
Cumulative Days on Market Until Sale	118	78	- 33.9%	76	64	- 15.8%
Average List Price	\$529,322	\$403,192	- 23.8%	\$611,445	\$463,188	- 24.2%
Inventory of Homes for Sale	30	41	+ 36.7%	--	--	--
Months Supply of Inventory	4.7	6.6	+ 40.4%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

