

Local Market Update for November 2024

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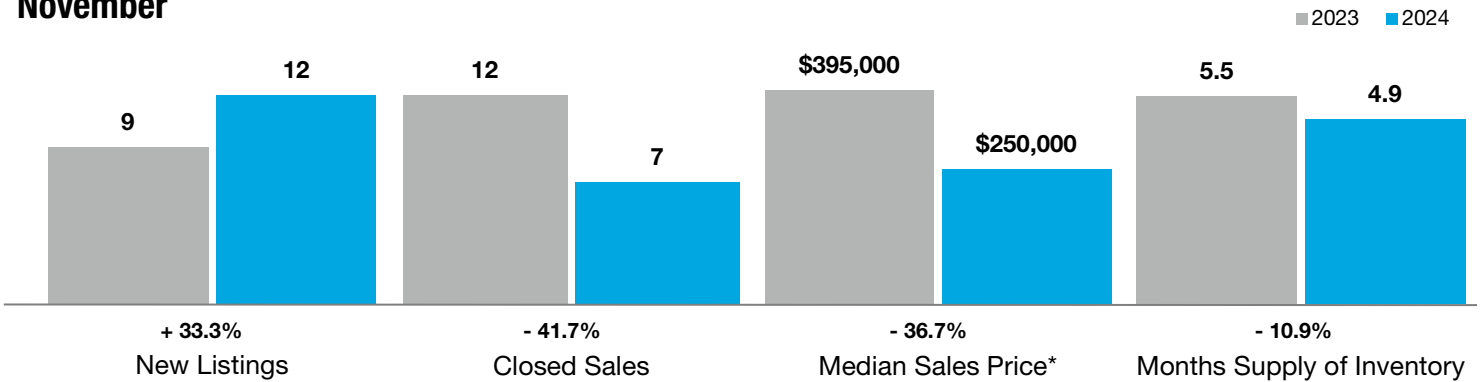
Swain County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	9	12	+ 33.3%	105	123	+ 17.1%
Pending Sales	2	13	+ 550.0%	67	81	+ 20.9%
Closed Sales	12	7	- 41.7%	67	70	+ 4.5%
Median Sales Price*	\$395,000	\$250,000	- 36.7%	\$390,000	\$327,250	- 16.1%
Average Sales Price*	\$550,575	\$262,071	- 52.4%	\$496,121	\$454,573	- 8.4%
Percent of Original List Price Received*	95.9%	84.4%	- 12.0%	93.9%	92.5%	- 1.5%
List to Close	92	104	+ 13.0%	106	96	- 9.4%
Days on Market Until Sale	42	59	+ 40.5%	57	51	- 10.5%
Cumulative Days on Market Until Sale	43	66	+ 53.5%	70	63	- 10.0%
Average List Price	\$355,225	\$433,715	+ 22.1%	\$589,788	\$459,728	- 22.1%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	5.5	4.9	- 10.9%	--	--	--

* 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.

November



Historical Median Sales Price

Rolling 12-Month Calculation

