

# Local Market Update for December 2024

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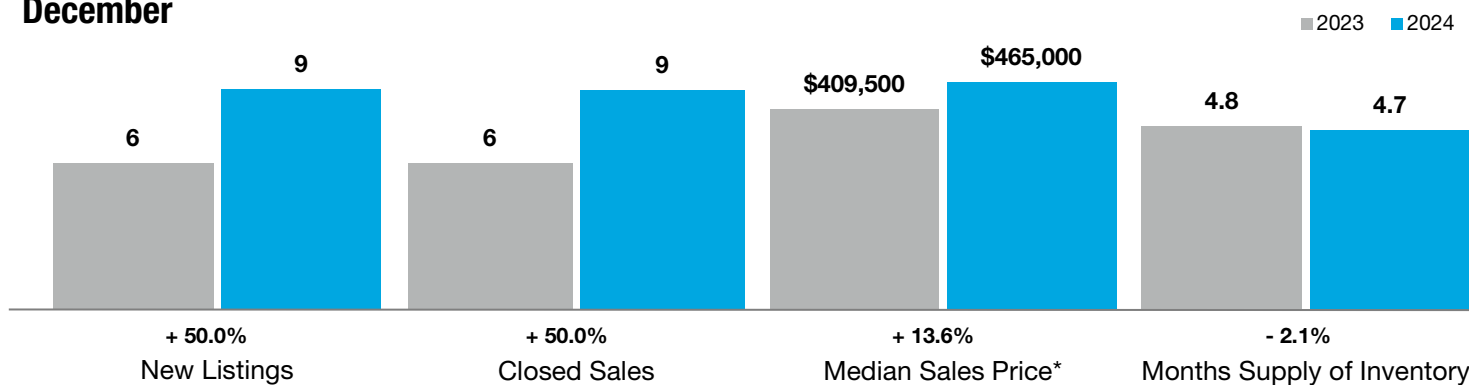
## Swain County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	9	+ 50.0%	111	132	+ 18.9%
Pending Sales	5	7	+ 40.0%	72	86	+ 19.4%
Closed Sales	6	9	+ 50.0%	73	79	+ 8.2%
Median Sales Price*	\$409,500	\$465,000	+ 13.6%	\$394,900	\$345,000	- 12.6%
Average Sales Price*	\$519,833	\$498,833	- 4.0%	\$498,070	\$459,615	- 7.7%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	94.0%	92.8%	- 1.3%
List to Close	71	101	+ 42.3%	103	96	- 6.8%
Days on Market Until Sale	41	62	+ 51.2%	55	53	- 3.6%
Cumulative Days on Market Until Sale	39	81	+ 107.7%	68	65	- 4.4%
Average List Price	\$446,920	\$318,300	- 28.8%	\$582,529	\$449,227	- 22.9%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	4.8	4.7	- 2.1%	--	--	--

\* 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.

### December



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

