

Local Market Update for January 2025

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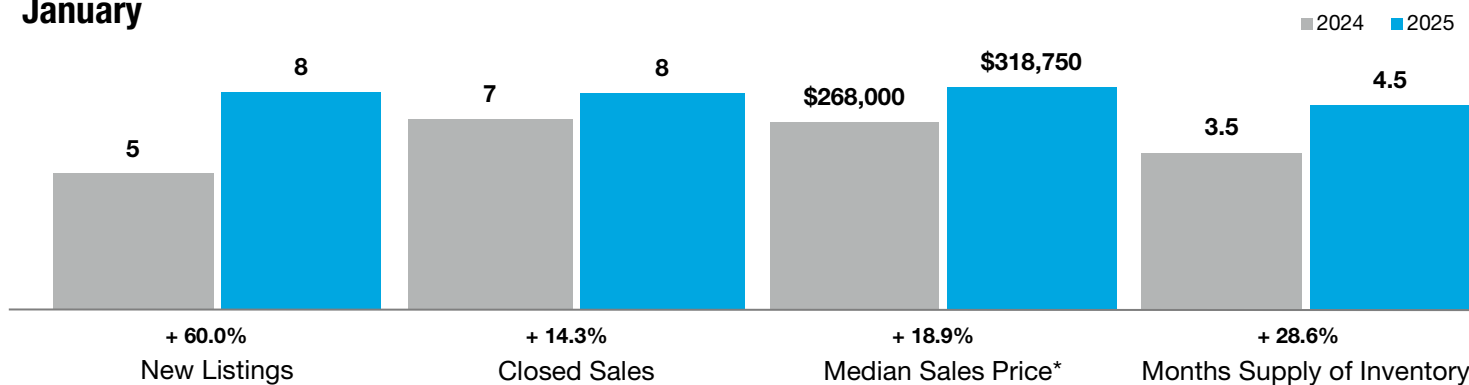
Swain County

North Carolina

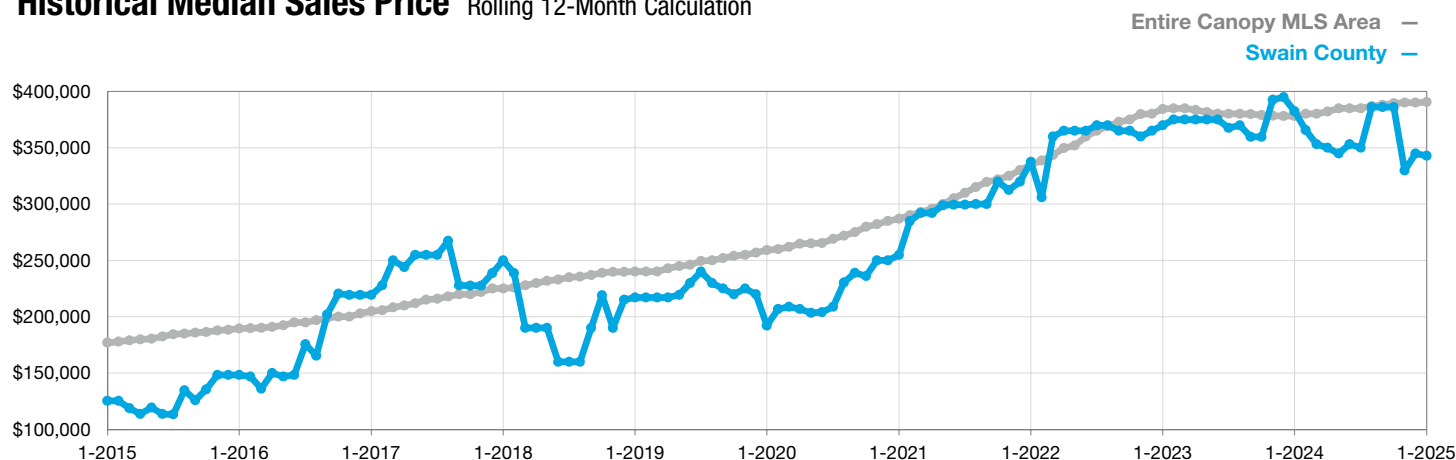
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$268,000	\$318,750	+ 18.9%	\$268,000	\$318,750	+ 18.9%
Average Sales Price*	\$618,714	\$334,098	- 46.0%	\$618,714	\$334,098	- 46.0%
Percent of Original List Price Received*	93.0%	92.6%	- 0.4%	93.0%	92.6%	- 0.4%
List to Close	154	102	- 33.8%	154	102	- 33.8%
Days on Market Until Sale	93	55	- 40.9%	93	55	- 40.9%
Cumulative Days on Market Until Sale	119	56	- 52.9%	119	56	- 52.9%
Average List Price	\$807,000	\$492,625	- 39.0%	\$807,000	\$492,625	- 39.0%
Inventory of Homes for Sale	21	33	+ 57.1%	--	--	--
Months Supply of Inventory	3.5	4.5	+ 28.6%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.