

# Local Market Update for February 2025

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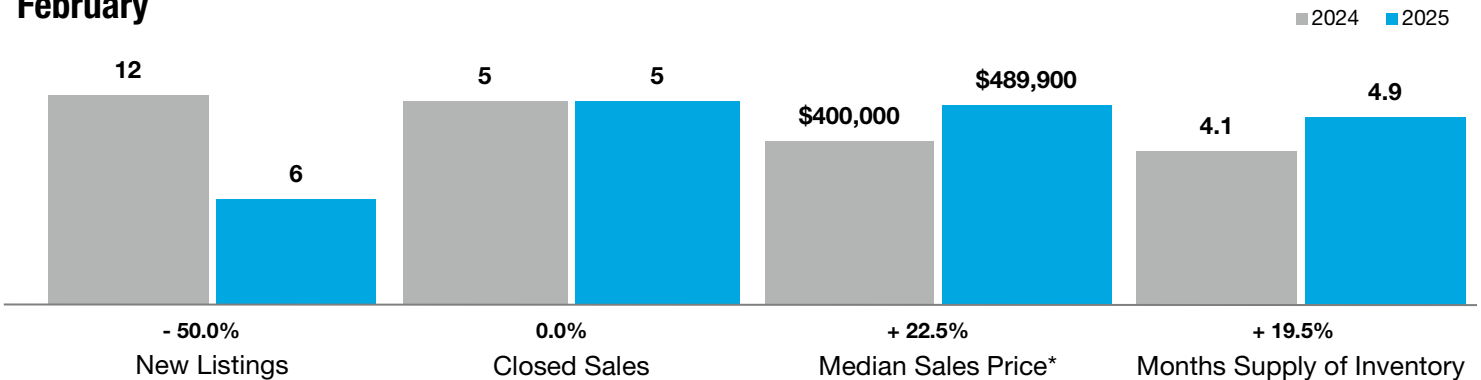
## Swain County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	12	6	- 50.0%	17	14	- 17.6%
Pending Sales	5	4	- 20.0%	11	11	0.0%
Closed Sales	5	5	0.0%	12	14	+ 16.7%
Median Sales Price*	\$400,000	\$489,900	+ 22.5%	\$366,200	\$349,700	- 4.5%
Average Sales Price*	\$603,480	\$493,680	- 18.2%	\$612,367	\$395,799	- 35.4%
Percent of Original List Price Received*	88.7%	96.0%	+ 8.2%	91.4%	94.0%	+ 2.8%
List to Close	159	196	+ 23.3%	156	134	- 14.1%
Days on Market Until Sale	106	116	+ 9.4%	99	74	- 25.3%
Cumulative Days on Market Until Sale	123	142	+ 15.4%	121	84	- 30.6%
Average List Price	\$396,450	\$386,483	- 2.5%	\$517,200	\$447,136	- 13.5%
Inventory of Homes for Sale	26	35	+ 34.6%	--	--	--
Months Supply of Inventory	4.1	4.9	+ 19.5%	--	--	--

\* 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.

### February



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

