

Local Market Update for March 2025

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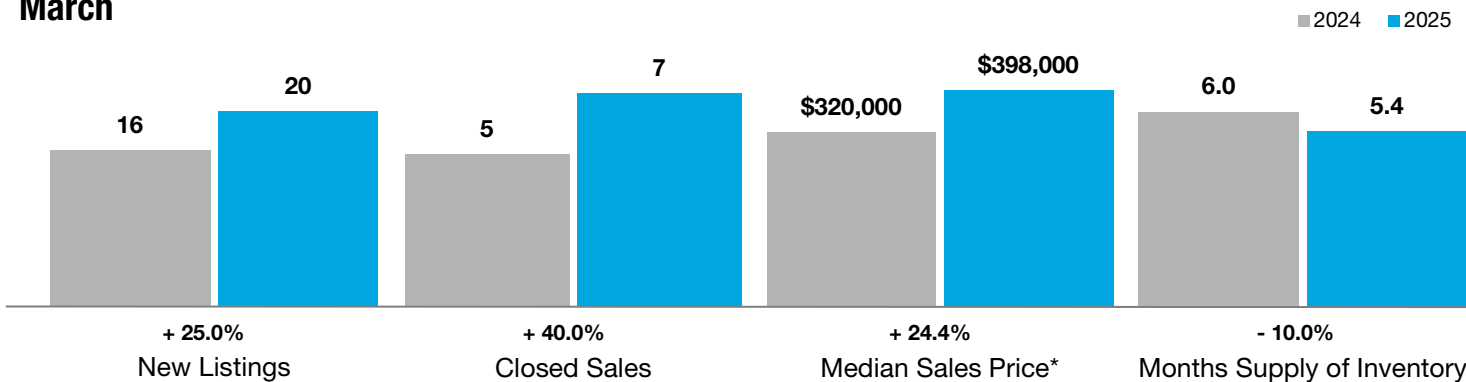
Swain County

North Carolina

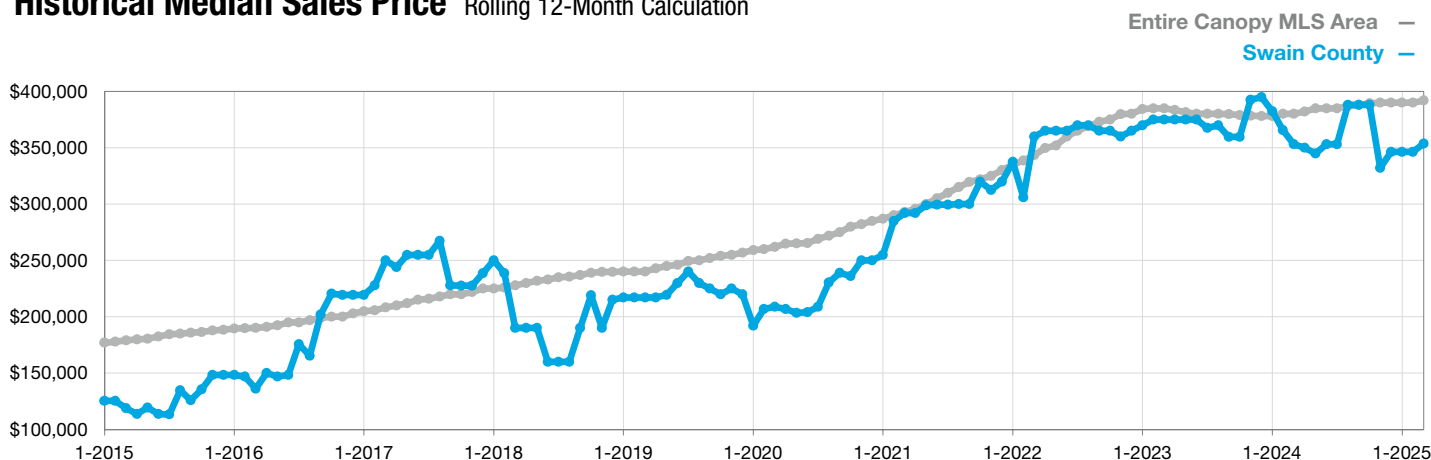
| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 3-2024 | Thru 3-2025 | Percent Change |
| New Listings | 16 | 20 | + 25.0% | 33 | 34 | + 3.0% |
| Pending Sales | 3 | 11 | + 266.7% | 14 | 21 | + 50.0% |
| Closed Sales | 5 | 7 | + 40.0% | 17 | 21 | + 23.5% |
| Median Sales Price* | \$320,000 | \$398,000 | + 24.4% | \$332,400 | \$379,400 | + 14.1% |
| Average Sales Price* | \$394,400 | \$458,143 | + 16.2% | \$548,259 | \$416,580 | - 24.0% |
| Percent of Original List Price Received* | 101.1% | 86.8% | - 14.1% | 94.4% | 91.6% | - 3.0% |
| List to Close | 52 | 151 | + 190.4% | 126 | 140 | + 11.1% |
| Days on Market Until Sale | 15 | 102 | + 580.0% | 74 | 84 | + 13.5% |
| Cumulative Days on Market Until Sale | 15 | 118 | + 686.7% | 88 | 95 | + 8.0% |
| Average List Price | \$482,650 | \$765,970 | + 58.7% | \$500,448 | \$634,124 | + 26.7% |
| Inventory of Homes for Sale | 39 | 41 | + 5.1% | -- | -- | -- |
| Months Supply of Inventory | 6.0 | 5.4 | - 10.0% | -- | -- | -- |

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation



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