

# Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association  
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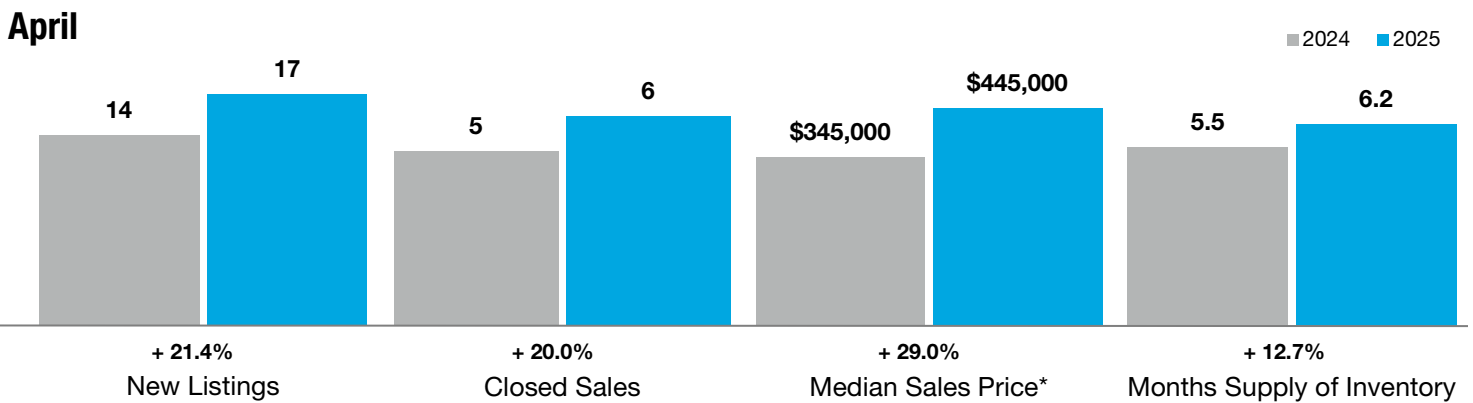


## Swain County

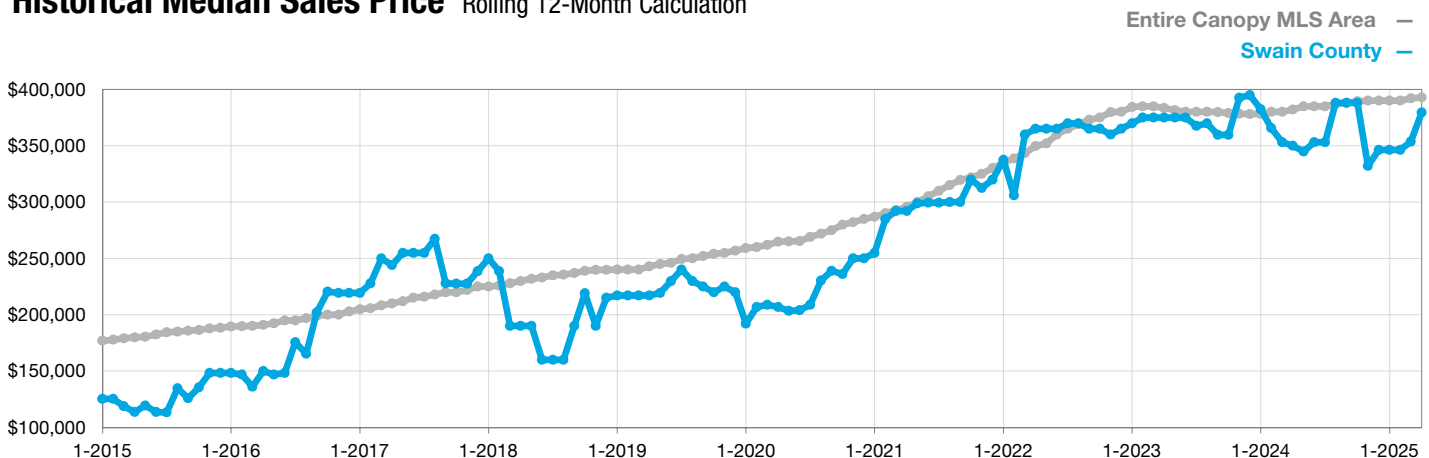
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	17	+ 21.4%	47	51	+ 8.5%
Pending Sales	10	9	- 10.0%	24	29	+ 20.8%
Closed Sales	5	6	+ 20.0%	22	27	+ 22.7%
Median Sales Price*	\$345,000	\$445,000	+ 29.0%	\$338,700	\$400,000	+ 18.1%
Average Sales Price*	\$598,000	\$430,000	- 28.1%	\$559,564	\$419,562	- 25.0%
Percent of Original List Price Received*	96.1%	99.1%	+ 3.1%	94.8%	93.3%	- 1.6%
List to Close	67	75	+ 11.9%	112	125	+ 11.6%
Days on Market Until Sale	27	36	+ 33.3%	63	73	+ 15.9%
Cumulative Days on Market Until Sale	29	36	+ 24.1%	74	82	+ 10.8%
Average List Price	\$547,731	\$366,153	- 33.2%	\$510,528	\$540,580	+ 5.9%
Inventory of Homes for Sale	38	46	+ 21.1%	--	--	--
Months Supply of Inventory	5.5	6.2	+ 12.7%	--	--	--

\* 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.



## Historical Median Sales Price Rolling 12-Month Calculation



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