

# Local Market Update for May 2025

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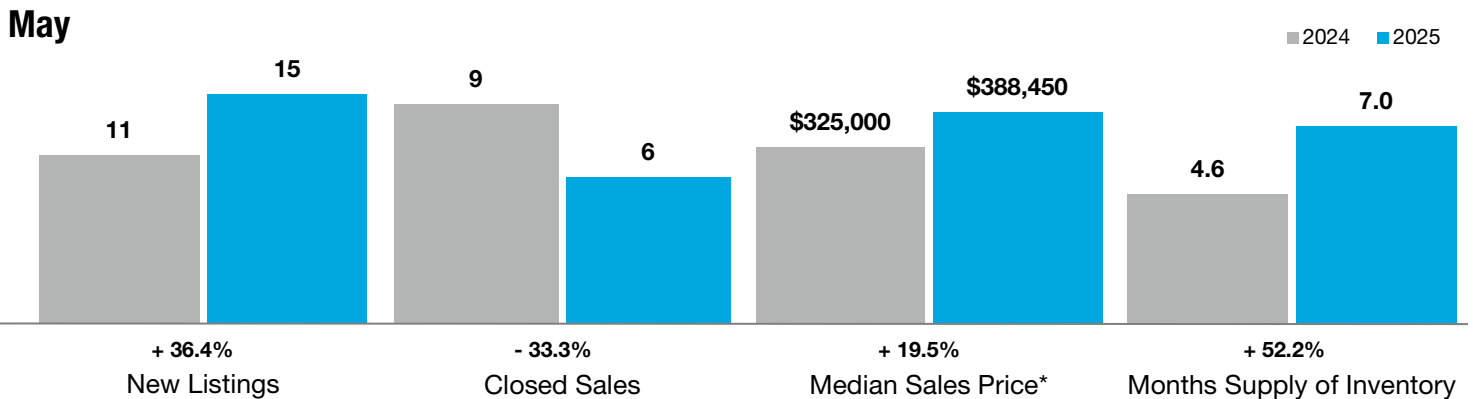


## Swain County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	11	15	+ 36.4%	58	66	+ 13.8%
Pending Sales	11	10	- 9.1%	35	39	+ 11.4%
Closed Sales	9	6	- 33.3%	31	34	+ 9.7%
Median Sales Price*	\$325,000	\$388,450	+ 19.5%	\$332,000	\$402,500	+ 21.2%
Average Sales Price*	\$384,222	\$400,817	+ 4.3%	\$508,658	\$417,002	- 18.0%
Percent of Original List Price Received*	89.9%	91.8%	+ 2.1%	93.3%	93.2%	- 0.1%
List to Close	77	82	+ 6.5%	102	116	+ 13.7%
Days on Market Until Sale	41	37	- 9.8%	57	65	+ 14.0%
Cumulative Days on Market Until Sale	59	41	- 30.5%	69	73	+ 5.8%
Average List Price	\$412,427	\$448,760	+ 8.8%	\$491,596	\$513,262	+ 4.4%
Inventory of Homes for Sale	35	51	+ 45.7%	--	--	--
Months Supply of Inventory	4.6	7.0	+ 52.2%	--	--	--

\* 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

