

# Local Market Update for June 2025

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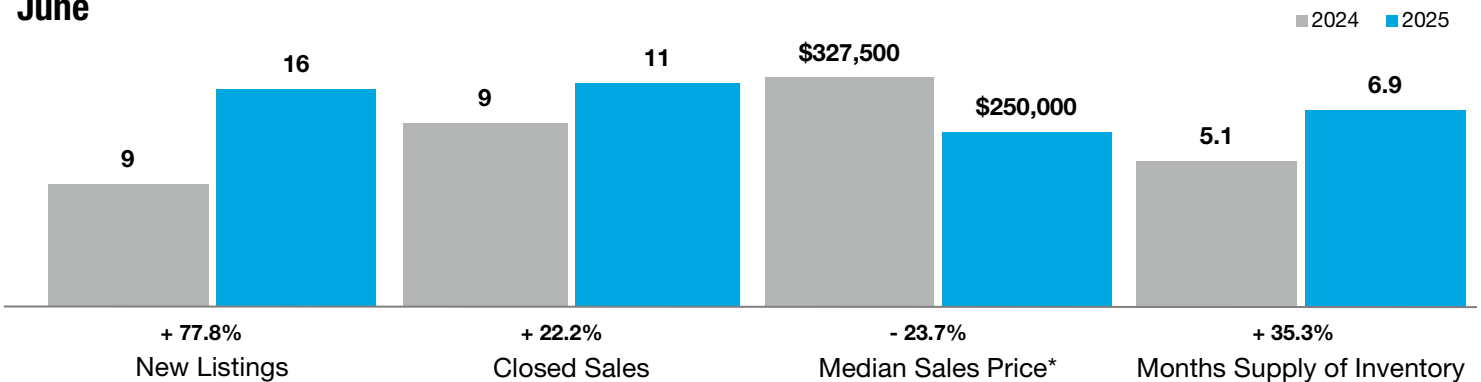
## Swain County

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	9	16	+ 77.8%	67	82	+ 22.4%
Pending Sales	5	10	+ 100.0%	40	48	+ 20.0%
Closed Sales	9	11	+ 22.2%	40	46	+ 15.0%
Median Sales Price*	\$327,500	\$250,000	- 23.7%	\$329,750	\$347,500	+ 5.4%
Average Sales Price*	\$390,833	\$267,000	- 31.7%	\$482,148	\$376,958	- 21.8%
Percent of Original List Price Received*	95.9%	93.1%	- 2.9%	93.9%	93.0%	- 1.0%
List to Close	88	86	- 2.3%	99	109	+ 10.1%
Days on Market Until Sale	45	22	- 51.1%	54	55	+ 1.9%
Cumulative Days on Market Until Sale	74	23	- 68.9%	70	61	- 12.9%
Average List Price	\$453,211	\$824,556	+ 81.9%	\$486,362	\$573,320	+ 17.9%
Inventory of Homes for Sale	37	53	+ 43.2%	--	--	--
Months Supply of Inventory	5.1	6.9	+ 35.3%	--	--	--

\* 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.

### June



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

