

# Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association  
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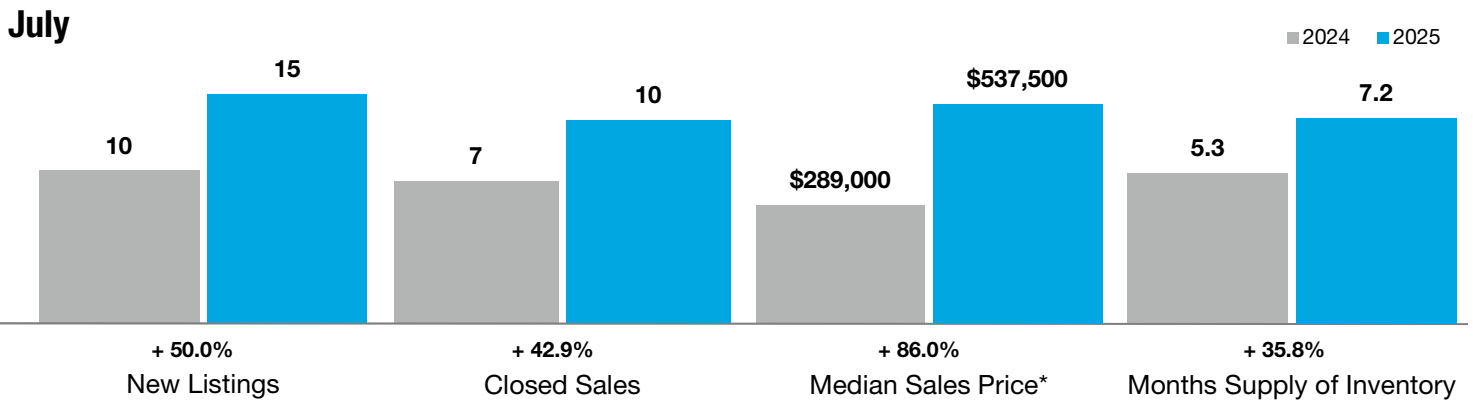


## Swain County

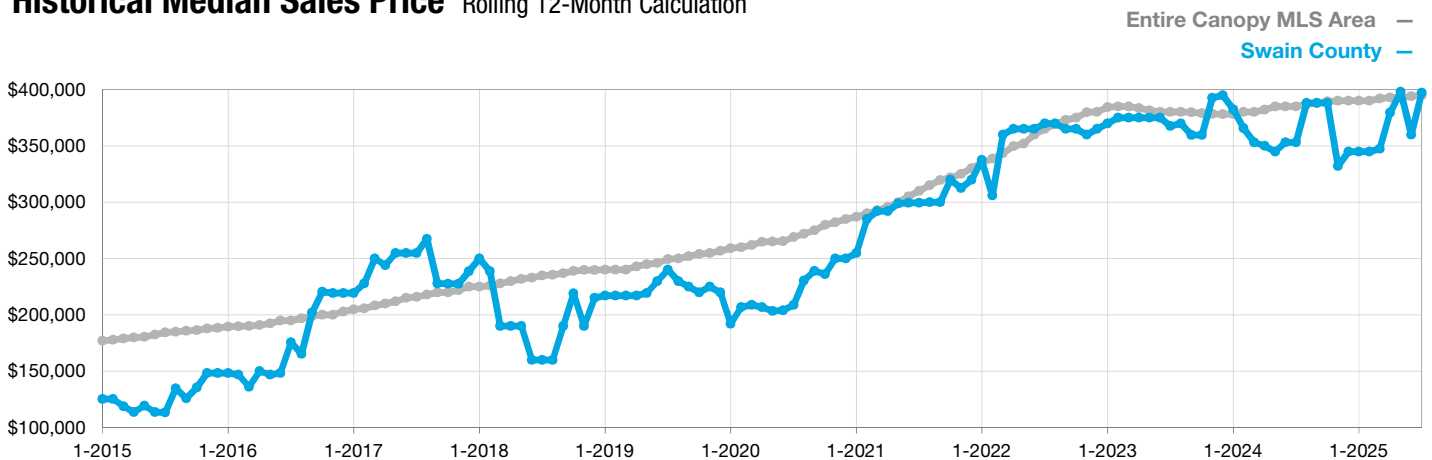
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	15	+ 50.0%	77	98	+ 27.3%
Pending Sales	5	7	+ 40.0%	45	54	+ 20.0%
Closed Sales	7	10	+ 42.9%	47	56	+ 19.1%
Median Sales Price*	\$289,000	\$537,500	+ 86.0%	\$325,000	\$387,700	+ 19.3%
Average Sales Price*	\$291,957	\$519,150	+ 77.8%	\$453,821	\$402,350	- 11.3%
Percent of Original List Price Received*	91.1%	94.2%	+ 3.4%	93.5%	93.2%	- 0.3%
List to Close	75	84	+ 12.0%	95	104	+ 9.5%
Days on Market Until Sale	40	42	+ 5.0%	52	53	+ 1.9%
Cumulative Days on Market Until Sale	41	43	+ 4.9%	66	58	- 12.1%
Average List Price	\$444,140	\$605,819	+ 36.4%	\$480,807	\$576,378	+ 19.9%
Inventory of Homes for Sale	37	56	+ 51.4%	--	--	--
Months Supply of Inventory	5.3	7.2	+ 35.8%	--	--	--

\* 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 August 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.