

Local Market Update for August 2025

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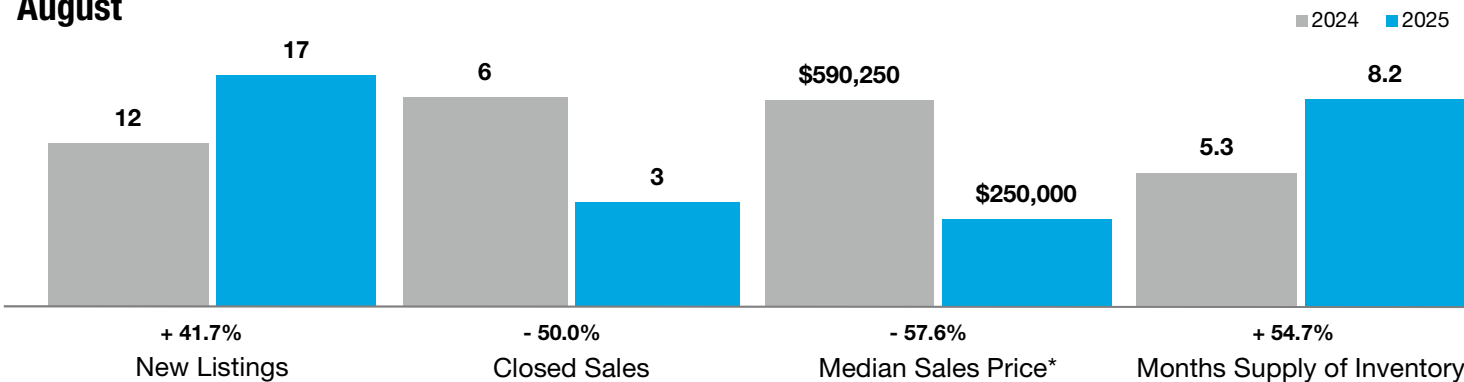
Swain County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	12	17	+ 41.7%	89	116	+ 30.3%
Pending Sales	9	4	- 55.6%	54	59	+ 9.3%
Closed Sales	6	3	- 50.0%	53	60	+ 13.2%
Median Sales Price*	\$590,250	\$250,000	- 57.6%	\$332,400	\$377,200	+ 13.5%
Average Sales Price*	\$728,917	\$346,667	- 52.4%	\$484,964	\$398,493	- 17.8%
Percent of Original List Price Received*	93.9%	71.8%	- 23.5%	93.6%	93.2%	- 0.4%
List to Close	91	59	- 35.2%	95	104	+ 9.5%
Days on Market Until Sale	46	49	+ 6.5%	51	55	+ 7.8%
Cumulative Days on Market Until Sale	50	47	- 6.0%	64	60	- 6.3%
Average List Price	\$395,292	\$514,705	+ 30.2%	\$469,145	\$565,012	+ 20.4%
Inventory of Homes for Sale	38	61	+ 60.5%	--	--	--
Months Supply of Inventory	5.3	8.2	+ 54.7%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

