

Local Market Update for September 2025

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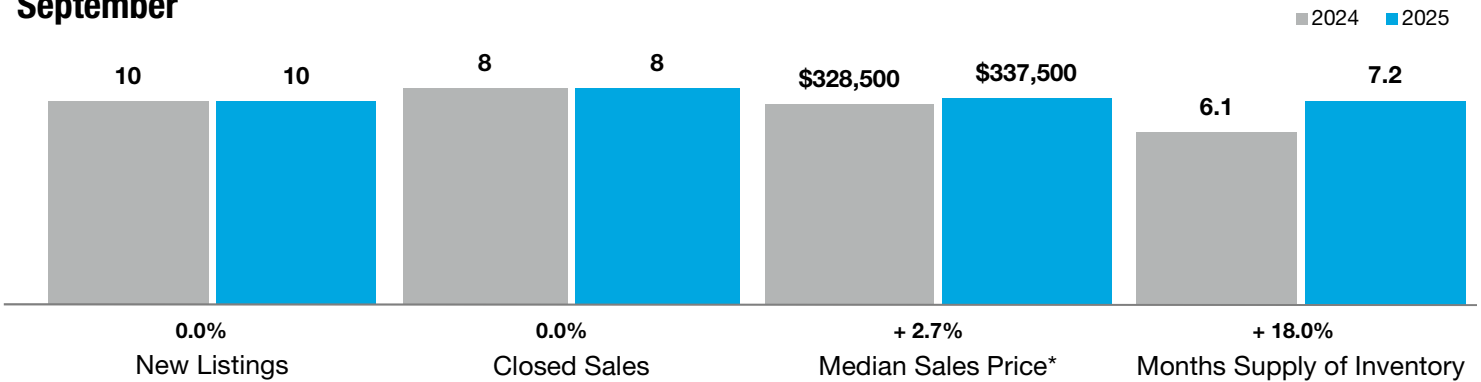
Swain County

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	10	10	0.0%	99	126	+ 27.3%
Pending Sales	5	8	+ 60.0%	59	67	+ 13.6%
Closed Sales	8	8	0.0%	61	68	+ 11.5%
Median Sales Price*	\$328,500	\$337,500	+ 2.7%	\$332,400	\$377,200	+ 13.5%
Average Sales Price*	\$421,813	\$501,513	+ 18.9%	\$476,682	\$410,613	- 13.9%
Percent of Original List Price Received*	92.1%	87.6%	- 4.9%	93.4%	92.5%	- 1.0%
List to Close	94	124	+ 31.9%	95	106	+ 11.6%
Days on Market Until Sale	49	67	+ 36.7%	51	56	+ 9.8%
Cumulative Days on Market Until Sale	50	68	+ 36.0%	62	61	- 1.6%
Average List Price	\$419,980	\$341,450	- 18.7%	\$464,129	\$544,438	+ 17.3%
Inventory of Homes for Sale	40	55	+ 37.5%	--	--	--
Months Supply of Inventory	6.1	7.2	+ 18.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

