

Local Market Update for October 2025

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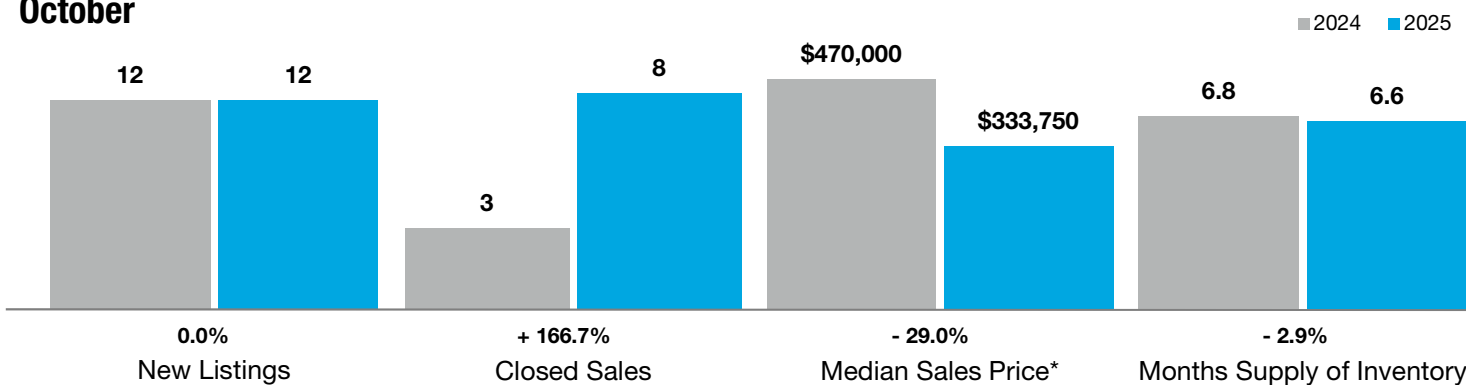
Swain County

North Carolina

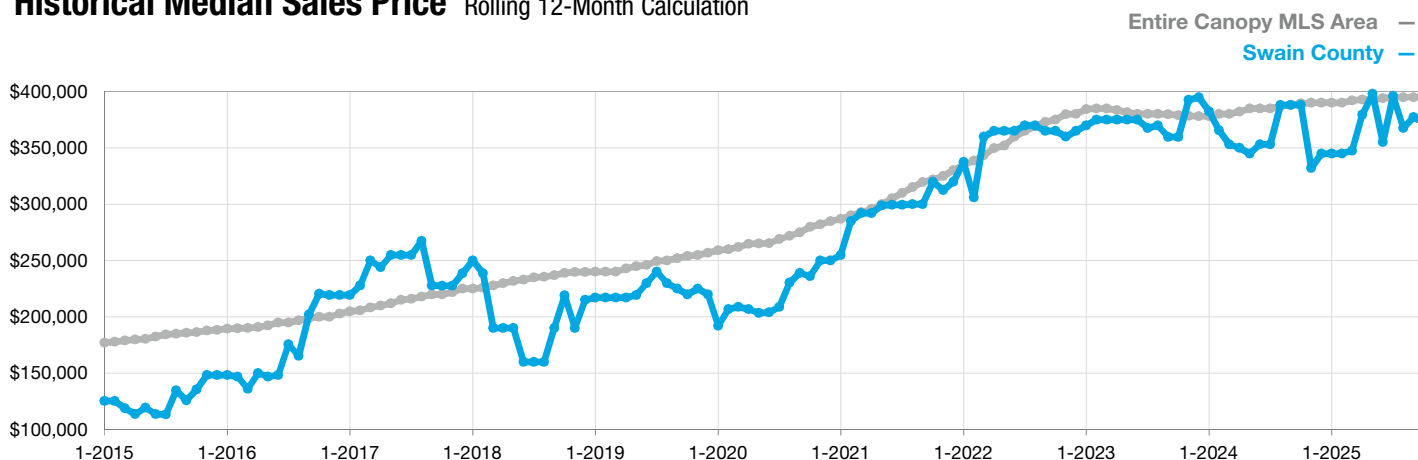
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	12	12	0.0%	111	138	+ 24.3%
Pending Sales	8	12	+ 50.0%	67	79	+ 17.9%
Closed Sales	3	8	+ 166.7%	64	76	+ 18.8%
Median Sales Price*	\$470,000	\$333,750	- 29.0%	\$338,700	\$373,750	+ 10.3%
Average Sales Price*	\$435,667	\$561,688	+ 28.9%	\$474,759	\$426,516	- 10.2%
Percent of Original List Price Received*	93.1%	89.1%	- 4.3%	93.4%	92.1%	- 1.4%
List to Close	89	103	+ 15.7%	94	106	+ 12.8%
Days on Market Until Sale	39	61	+ 56.4%	50	57	+ 14.0%
Cumulative Days on Market Until Sale	78	76	- 2.6%	63	63	0.0%
Average List Price	\$403,242	\$513,333	+ 27.3%	\$457,486	\$539,406	+ 17.9%
Inventory of Homes for Sale	42	53	+ 26.2%	--	--	--
Months Supply of Inventory	6.8	6.6	- 2.9%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.