

Local Market Update for November 2025

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

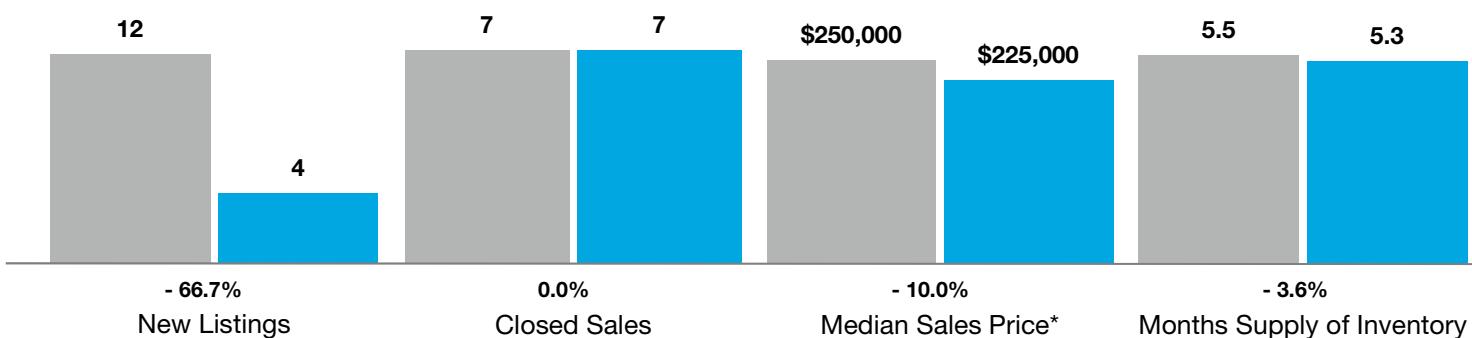
North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	12	4	- 66.7%	123	142	+ 15.4%
Pending Sales	11	8	- 27.3%	78	86	+ 10.3%
Closed Sales	7	7	0.0%	71	83	+ 16.9%
Median Sales Price*	\$250,000	\$225,000	- 10.0%	\$327,500	\$372,500	+ 13.7%
Average Sales Price*	\$262,071	\$345,357	+ 31.8%	\$453,790	\$419,671	- 7.5%
Percent of Original List Price Received*	84.4%	92.6%	+ 9.7%	92.5%	92.2%	- 0.3%
List to Close	104	108	+ 3.8%	95	106	+ 11.6%
Days on Market Until Sale	59	68	+ 15.3%	51	58	+ 13.7%
Cumulative Days on Market Until Sale	66	69	+ 4.5%	63	63	0.0%
Average List Price	\$419,825	\$754,998	+ 79.8%	\$453,782	\$544,241	+ 19.9%
Inventory of Homes for Sale	38	41	+ 7.9%	--	--	--
Months Supply of Inventory	5.5	5.3	- 3.6%	--	--	--

* 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.

November

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Swain County —

