

Local Market Update for December 2025

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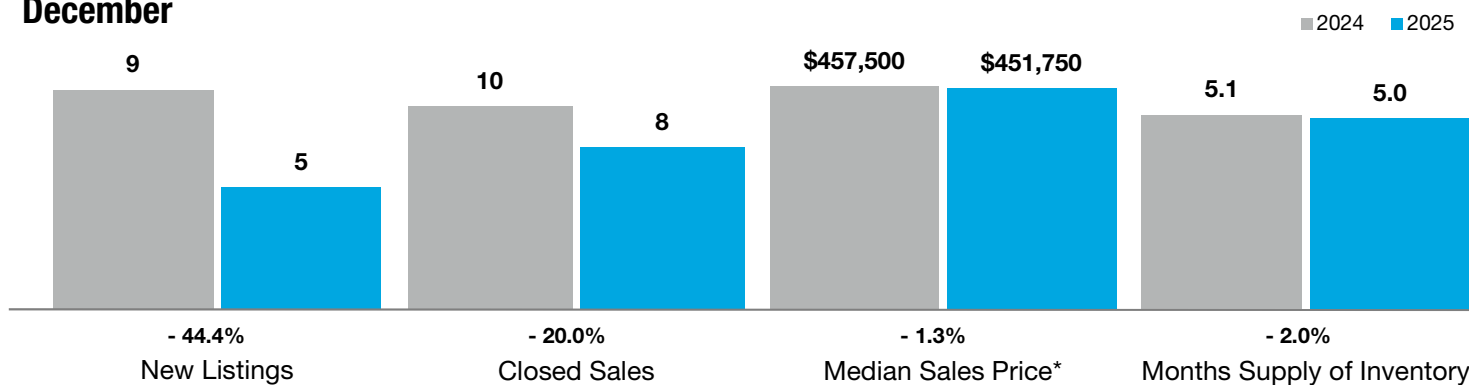
Swain County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	9	5	- 44.4%	132	147	+ 11.4%
Pending Sales	6	2	- 66.7%	84	88	+ 4.8%
Closed Sales	10	8	- 20.0%	81	92	+ 13.6%
Median Sales Price*	\$457,500	\$451,750	- 1.3%	\$345,000	\$382,200	+ 10.8%
Average Sales Price*	\$481,050	\$440,881	- 8.4%	\$457,156	\$425,214	- 7.0%
Percent of Original List Price Received*	94.9%	91.5%	- 3.6%	92.8%	92.1%	- 0.8%
List to Close	140	124	- 11.4%	101	108	+ 6.9%
Days on Market Until Sale	102	80	- 21.6%	58	60	+ 3.4%
Cumulative Days on Market Until Sale	119	104	- 12.6%	70	68	- 2.9%
Average List Price	\$306,544	\$565,580	+ 84.5%	\$443,666	\$544,355	+ 22.7%
Inventory of Homes for Sale	36	37	+ 2.8%	--	--	--
Months Supply of Inventory	5.1	5.0	- 2.0%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

