

Local Market Update for January 2026

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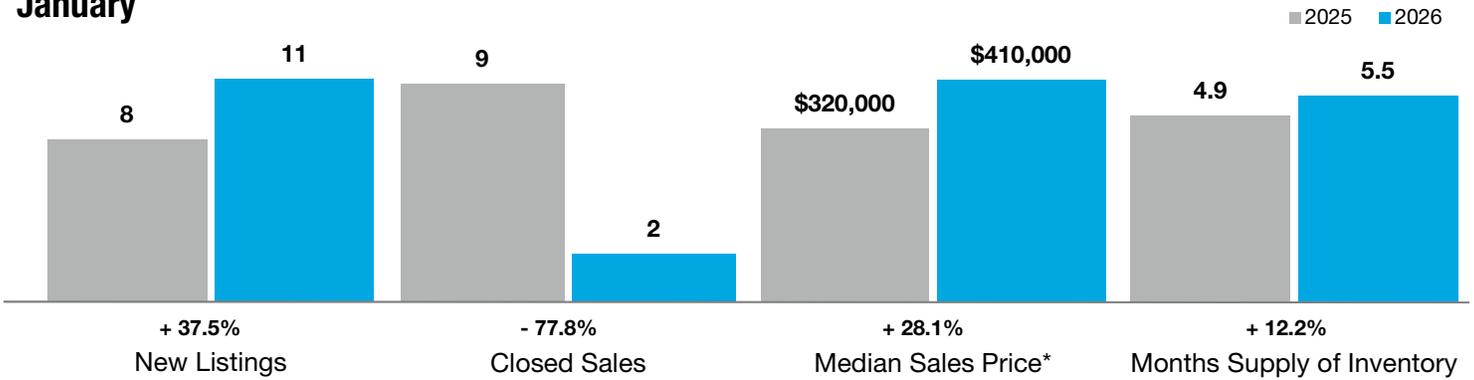
Swain County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	8	11	+ 37.5%	8	11	+ 37.5%
Pending Sales	7	3	- 57.1%	7	3	- 57.1%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Median Sales Price*	\$320,000	\$410,000	+ 28.1%	\$320,000	\$410,000	+ 28.1%
Average Sales Price*	\$341,420	\$410,000	+ 20.1%	\$341,420	\$410,000	+ 20.1%
Percent of Original List Price Received*	92.9%	92.8%	- 0.1%	92.9%	92.8%	- 0.1%
List to Close	100	225	+ 125.0%	100	225	+ 125.0%
Days on Market Until Sale	51	172	+ 237.3%	51	172	+ 237.3%
Cumulative Days on Market Until Sale	52	173	+ 232.7%	52	173	+ 232.7%
Average List Price	\$471,613	\$768,009	+ 62.8%	\$471,613	\$768,009	+ 62.8%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	4.9	5.5	+ 12.2%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

