

Local Market Update for February 2026

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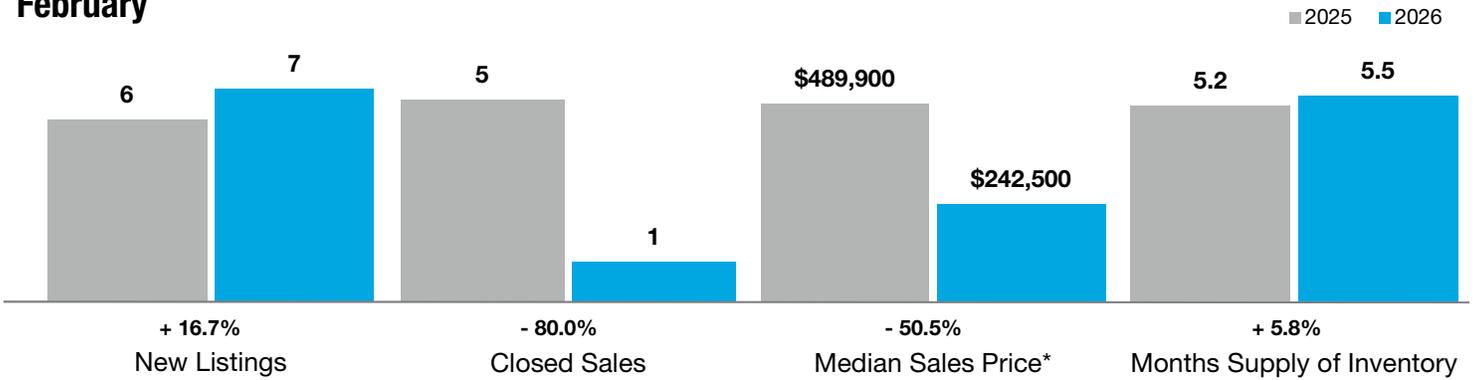
Swain County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	6	7	+ 16.7%	14	18	+ 28.6%
Pending Sales	3	2	- 33.3%	10	4	- 60.0%
Closed Sales	5	1	- 80.0%	14	3	- 78.6%
Median Sales Price*	\$489,900	\$242,500	- 50.5%	\$349,700	\$340,000	- 2.8%
Average Sales Price*	\$493,680	\$242,500	- 50.9%	\$395,799	\$354,167	- 10.5%
Percent of Original List Price Received*	96.0%	93.6%	- 2.5%	94.0%	93.1%	- 1.0%
List to Close	196	119	- 39.3%	134	189	+ 41.0%
Days on Market Until Sale	116	47	- 59.5%	74	130	+ 75.7%
Cumulative Days on Market Until Sale	142	54	- 62.0%	84	133	+ 58.3%
Average List Price	\$376,483	\$451,986	+ 20.1%	\$430,843	\$645,111	+ 49.7%
Inventory of Homes for Sale	36	36	0.0%	--	--	--
Months Supply of Inventory	5.2	5.5	+ 5.8%	--	--	--

* 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.

February



Historical Median Sales Price

Rolling 12-Month Calculation

