

Local Market Update for March 2026

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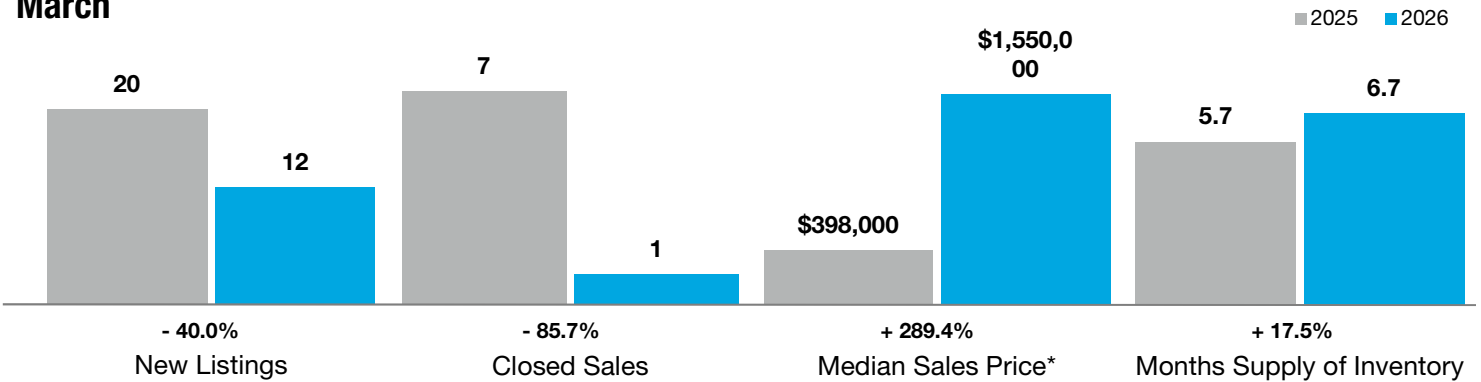
Swain County

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	20	12	- 40.0%	34	30	- 11.8%
Pending Sales	10	4	- 60.0%	20	8	- 60.0%
Closed Sales	7	1	- 85.7%	21	4	- 81.0%
Median Sales Price*	\$398,000	\$1,550,000	+ 289.4%	\$379,400	\$410,000	+ 8.1%
Average Sales Price*	\$458,143	\$1,550,000	+ 238.3%	\$416,580	\$653,125	+ 56.8%
Percent of Original List Price Received*	86.8%	90.0%	+ 3.7%	91.6%	92.3%	+ 0.8%
List to Close	151	212	+ 40.4%	140	195	+ 39.3%
Days on Market Until Sale	102	174	+ 70.6%	84	141	+ 67.9%
Cumulative Days on Market Until Sale	118	339	+ 187.3%	95	185	+ 94.7%
Average List Price	\$739,760	\$623,137	- 15.8%	\$612,559	\$633,288	+ 3.4%
Inventory of Homes for Sale	43	41	- 4.7%	--	--	--
Months Supply of Inventory	5.7	6.7	+ 17.5%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

