

# Local Market Update for April 2026

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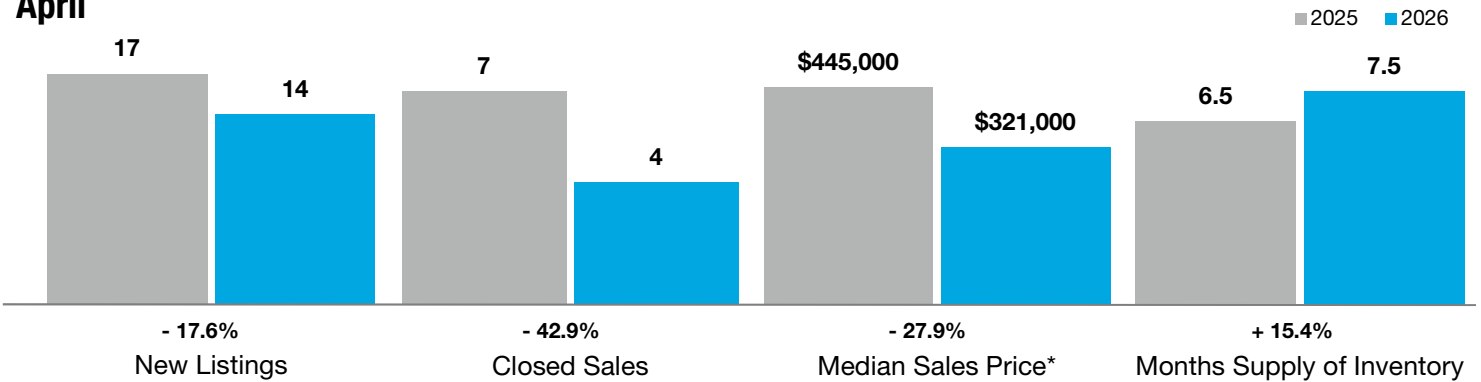
## Swain County

North Carolina

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	17	14	- 17.6%	51	44	- 13.7%
Pending Sales	9	8	- 11.1%	29	16	- 44.8%
Closed Sales	7	4	- 42.9%	28	9	- 67.9%
Median Sales Price*	\$445,000	\$321,000	- 27.9%	\$402,500	\$340,000	- 15.5%
Average Sales Price*	\$432,143	\$365,500	- 15.4%	\$420,471	\$472,167	+ 12.3%
Percent of Original List Price Received*	99.1%	92.0%	- 7.2%	93.5%	92.2%	- 1.4%
List to Close	71	135	+ 90.1%	123	154	+ 25.2%
Days on Market Until Sale	31	91	+ 193.5%	70	106	+ 51.4%
Cumulative Days on Market Until Sale	32	92	+ 187.5%	79	127	+ 60.8%
Average List Price	\$360,165	\$680,663	+ 89.0%	\$528,427	\$646,741	+ 22.4%
Inventory of Homes for Sale	48	45	- 6.3%	--	--	--
Months Supply of Inventory	6.5	7.5	+ 15.4%	--	--	--

\* 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.

### April



### Historical Median Sales Price Rolling 12-Month Calculation

