

# Local Market Update for May 2026

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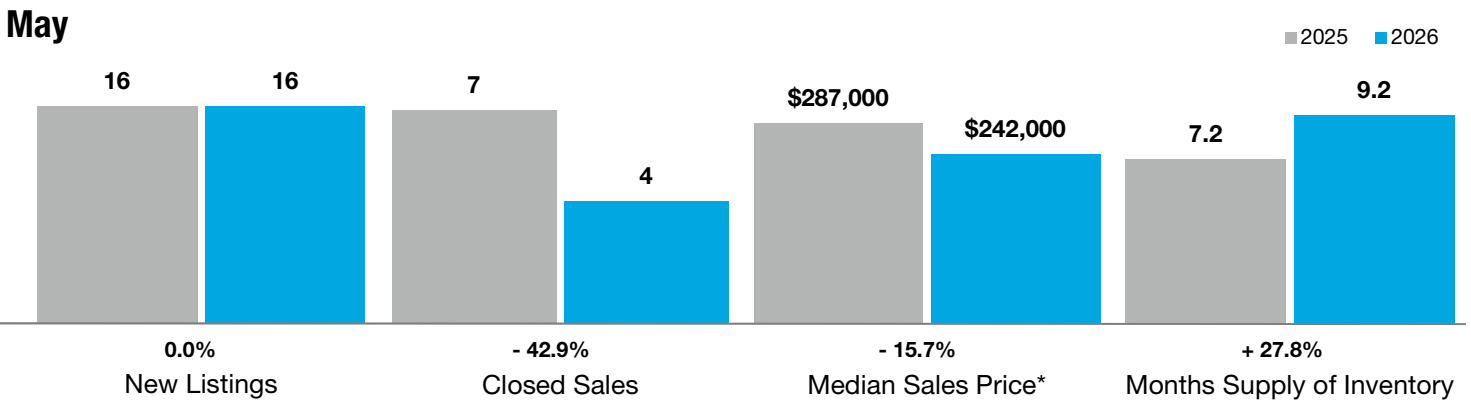


## Swain County

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	16	16	0.0%	67	60	- 10.4%
Pending Sales	10	6	- 40.0%	39	22	- 43.6%
Closed Sales	7	4	- 42.9%	35	13	- 62.9%
Median Sales Price*	\$287,000	\$242,000	- 15.7%	\$400,000	\$285,000	- 28.8%
Average Sales Price*	\$375,700	\$270,700	- 27.9%	\$411,517	\$410,177	- 0.3%
Percent of Original List Price Received*	91.1%	92.1%	+ 1.1%	93.0%	92.2%	- 0.9%
List to Close	87	168	+ 93.1%	116	158	+ 36.2%
Days on Market Until Sale	44	109	+ 147.7%	65	107	+ 64.6%
Cumulative Days on Market Until Sale	48	109	+ 127.1%	73	121	+ 65.8%
Average List Price	\$439,550	\$668,213	+ 52.0%	\$508,228	\$647,075	+ 27.3%
Inventory of Homes for Sale	53	52	- 1.9%	--	--	--
Months Supply of Inventory	7.2	9.2	+ 27.8%	--	--	--

\* 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.



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

