

Local Market Update for June 2026

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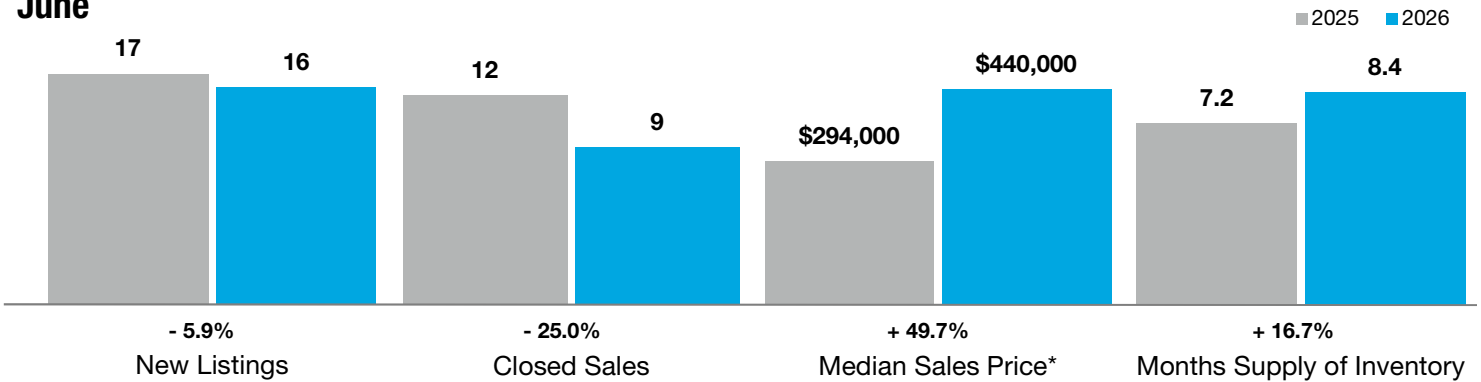
Swain County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	17	16	- 5.9%	84	76	- 9.5%
Pending Sales	9	11	+ 22.2%	48	33	- 31.3%
Closed Sales	12	9	- 25.0%	47	22	- 53.2%
Median Sales Price*	\$294,000	\$440,000	+ 49.7%	\$345,000	\$400,750	+ 16.2%
Average Sales Price*	\$272,917	\$473,278	+ 73.4%	\$376,129	\$435,991	+ 15.9%
Percent of Original List Price Received*	94.9%	90.0%	- 5.2%	93.5%	91.2%	- 2.5%
List to Close	97	136	+ 40.2%	111	150	+ 35.1%
Days on Market Until Sale	35	99	+ 182.9%	58	104	+ 79.3%
Cumulative Days on Market Until Sale	36	126	+ 250.0%	64	123	+ 92.2%
Average List Price	\$794,134	\$1,010,503	+ 27.2%	\$564,015	\$721,855	+ 28.0%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--
Months Supply of Inventory	7.2	8.4	+ 16.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

