

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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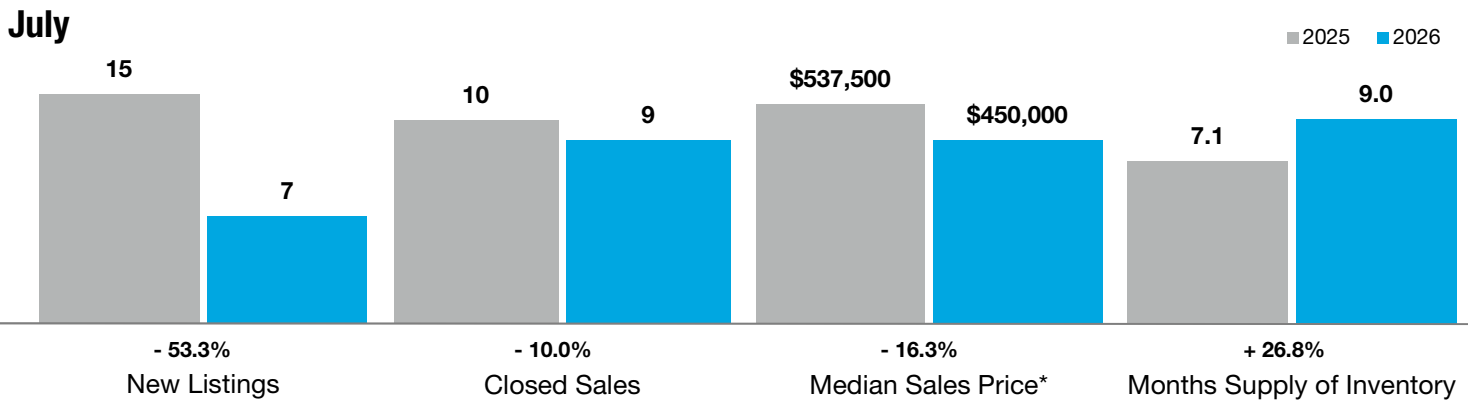


Swain County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	15	7	- 53.3%	99	83	- 16.2%
Pending Sales	7	4	- 42.9%	55	34	- 38.2%
Closed Sales	10	9	- 10.0%	57	32	- 43.9%
Median Sales Price*	\$537,500	\$450,000	- 16.3%	\$379,400	\$428,250	+ 12.9%
Average Sales Price*	\$519,150	\$411,778	- 20.7%	\$401,221	\$457,713	+ 14.1%
Percent of Original List Price Received*	94.2%	93.1%	- 1.2%	93.6%	92.0%	- 1.7%
List to Close	84	149	+ 77.4%	106	147	+ 38.7%
Days on Market Until Sale	42	88	+ 109.5%	55	97	+ 76.4%
Cumulative Days on Market Until Sale	43	88	+ 104.7%	60	119	+ 98.3%
Average List Price	\$593,176	\$576,382	- 2.8%	\$568,267	\$728,017	+ 28.1%
Inventory of Homes for Sale	56	48	- 14.3%	--	--	--
Months Supply of Inventory	7.1	9.0	+ 26.8%	--	--	--

* 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

