

Local Market Update for August 2026

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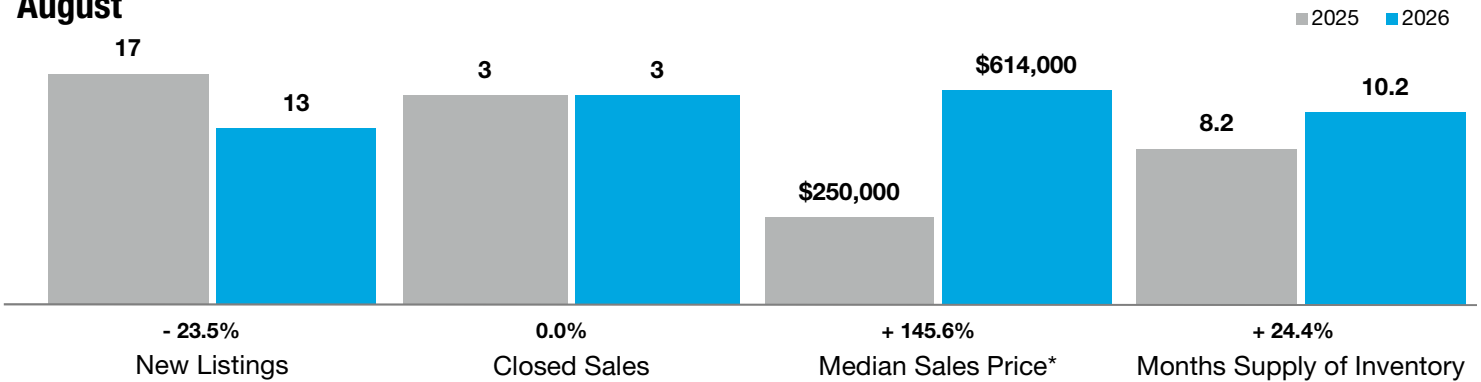
Swain County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	17	13	- 23.5%	116	97	- 16.4%
Pending Sales	4	4	0.0%	59	39	- 33.9%
Closed Sales	3	3	0.0%	60	37	- 38.3%
Median Sales Price*	\$250,000	\$614,000	+ 145.6%	\$377,200	\$440,000	+ 16.6%
Average Sales Price*	\$346,667	\$1,059,667	+ 205.7%	\$398,493	\$533,670	+ 33.9%
Percent of Original List Price Received*	71.8%	97.5%	+ 35.8%	93.2%	92.7%	- 0.5%
List to Close	59	47	- 20.3%	104	134	+ 28.8%
Days on Market Until Sale	49	8	- 83.7%	55	86	+ 56.4%
Cumulative Days on Market Until Sale	47	8	- 83.0%	60	107	+ 78.3%
Average List Price	\$495,968	\$630,588	+ 27.1%	\$557,390	\$709,811	+ 27.3%
Inventory of Homes for Sale	61	55	- 9.8%	--	--	--
Months Supply of Inventory	8.2	10.2	+ 24.4%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

