

Local Market Update for September 2026

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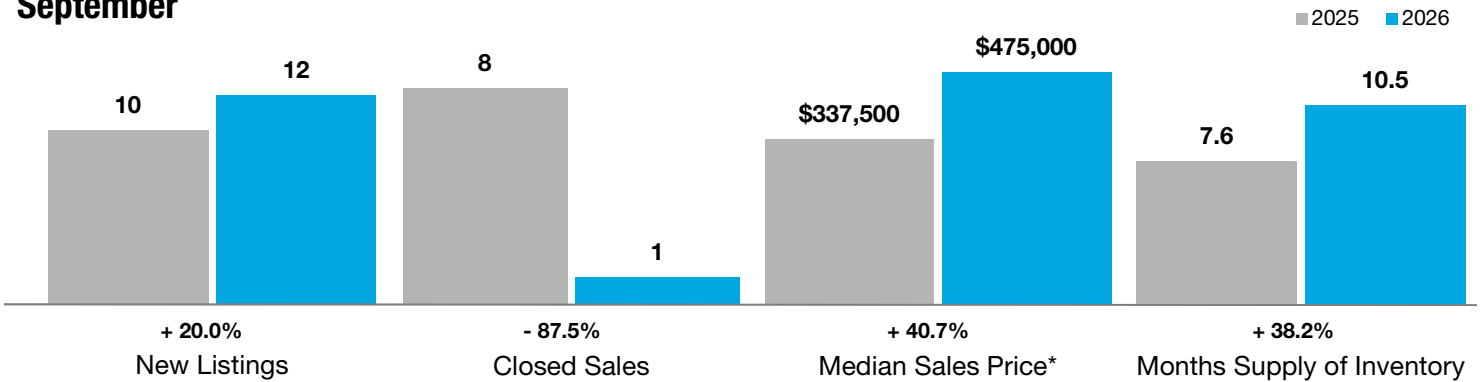
Swain County

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	10	12	+ 20.0%	126	109	- 13.5%
Pending Sales	8	9	+ 12.5%	67	47	- 29.9%
Closed Sales	8	1	- 87.5%	68	38	- 44.1%
Median Sales Price*	\$337,500	\$475,000	+ 40.7%	\$377,200	\$445,000	+ 18.0%
Average Sales Price*	\$501,513	\$475,000	- 5.3%	\$410,613	\$532,126	+ 29.6%
Percent of Original List Price Received*	87.6%	87.2%	- 0.5%	92.5%	92.5%	0.0%
List to Close	124	105	- 15.3%	106	133	+ 25.5%
Days on Market Until Sale	67	91	+ 35.8%	56	86	+ 53.6%
Cumulative Days on Market Until Sale	68	93	+ 36.8%	61	107	+ 75.4%
Average List Price	\$330,050	\$531,633	+ 61.1%	\$538,794	\$682,403	+ 26.7%
Inventory of Homes for Sale	58	57	- 1.7%	--	--	--
Months Supply of Inventory	7.6	10.5	+ 38.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

