Local Market Update for October 2026

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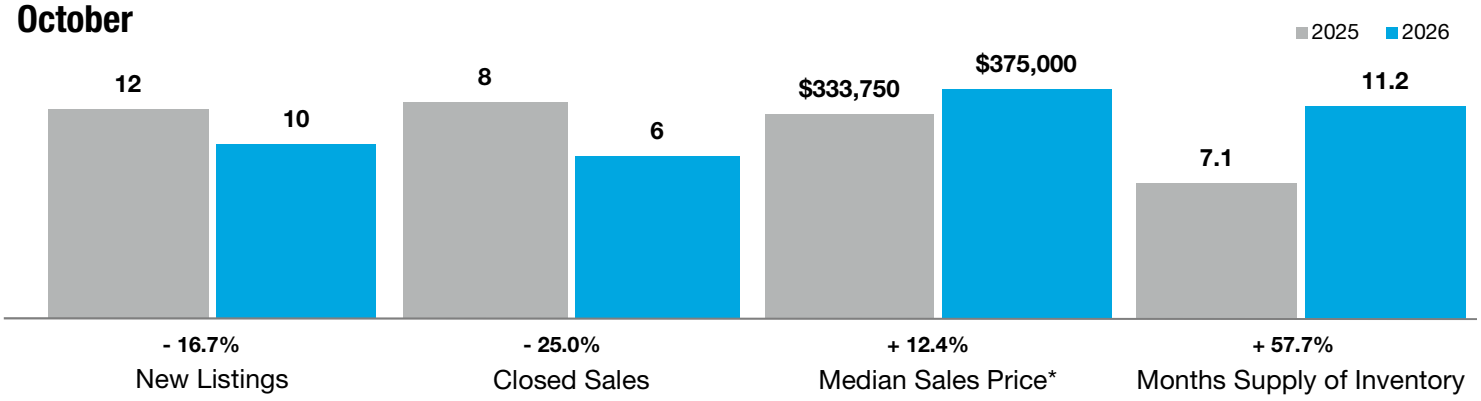
Swain County

North Carolina

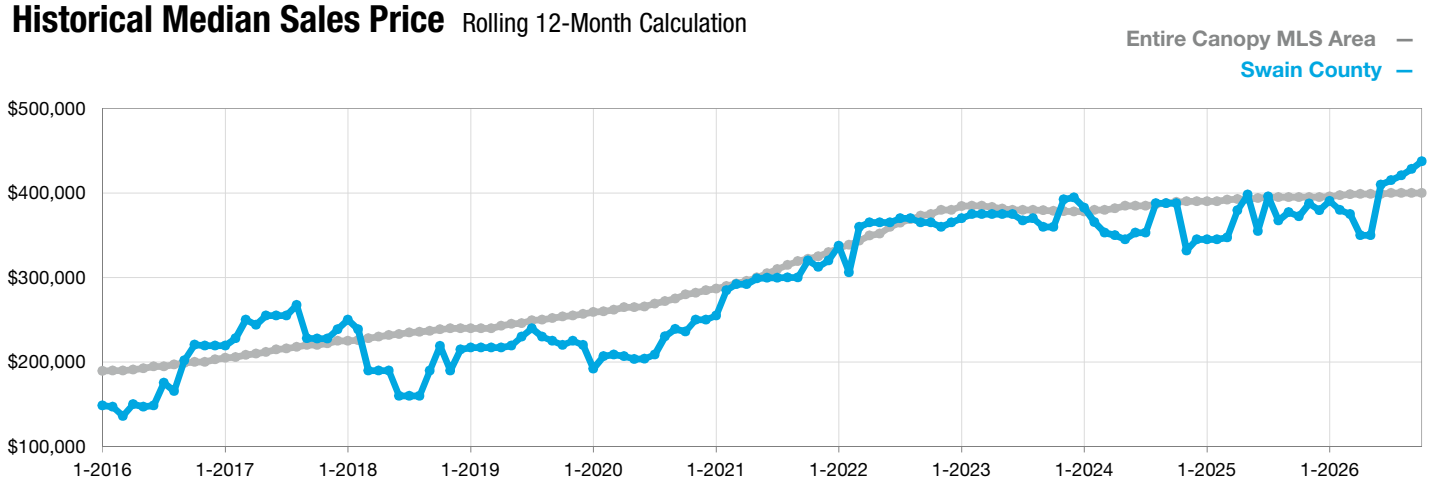
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	12	**10**	- 16.7%	138	**119**	- 13.8%
Pending Sales	10	**10**	0.0%	77	**54**	- 29.9%
Closed Sales	8	**6**	- 25.0%	76	**45**	- 40.8%
Median Sales Price*	$333,750	**$375,000**	+ 12.4%	$373,750	**$440,000**	+ 17.7%
Average Sales Price*	$561,688	**$388,667**	- 30.8%	$426,516	**$512,840**	+ 20.2%
Percent of Original List Price Received*	89.1%	**88.0%**	- 1.2%	92.1%	**91.9%**	- 0.2%
List to Close	103	**156**	+ 51.5%	106	**138**	+ 30.2%
Days on Market Until Sale	61	**112**	+ 83.6%	57	**92**	+ 61.4%
Cumulative Days on Market Until Sale	76	**113**	+ 48.7%	63	**106**	+ 68.3%
Average List Price	$499,908	**$905,190**	+ 81.1%	$535,337	**$697,326**	+ 30.3%
Inventory of Homes for Sale	56	**58**	+ 3.6%	--	--	--
Months Supply of Inventory	7.1	**11.2**	+ 57.7%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.