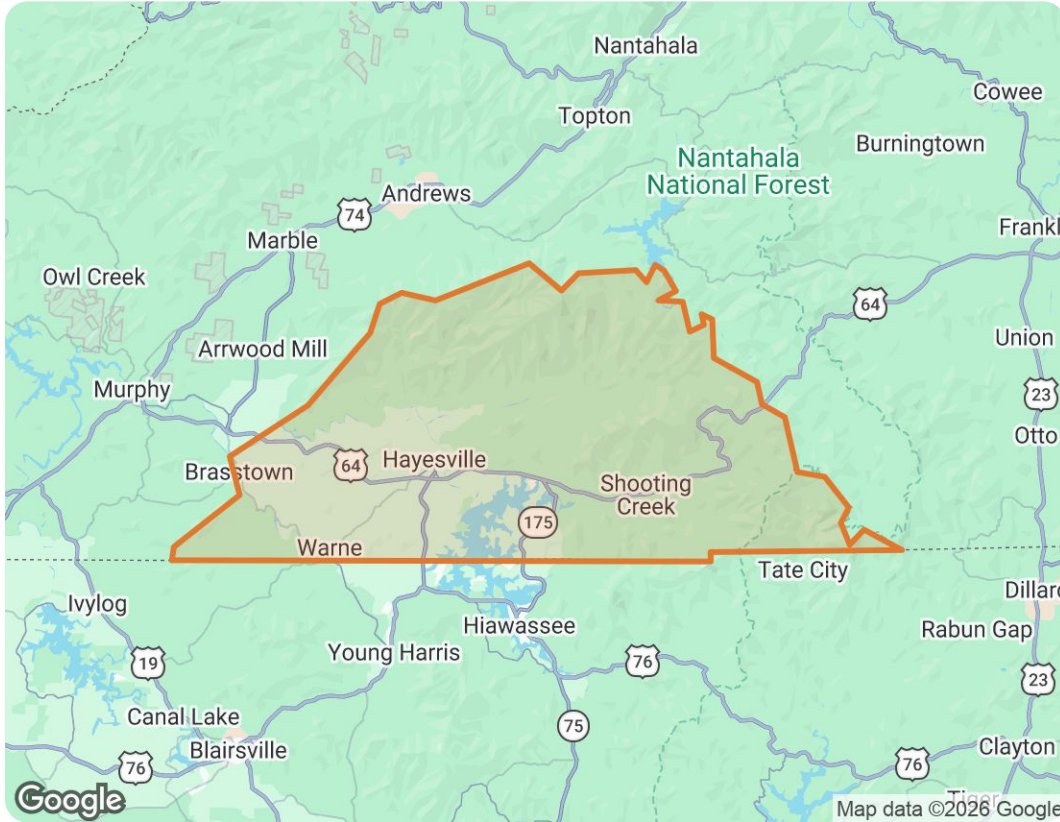


Clay County, North Carolina



Wendy Adwell

Broker

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Clay County, North Carolina

Market Trends

Market Trends for Clay County, North Carolina

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

10.15

↑ 9.26% MoM

Sold to List Price %

94.1%

↓ 2.26% MoM

Median Days in RPR

77

↑ 165.52% MoM

Median Sold Price

\$432,500

↓ 3.89% MoM

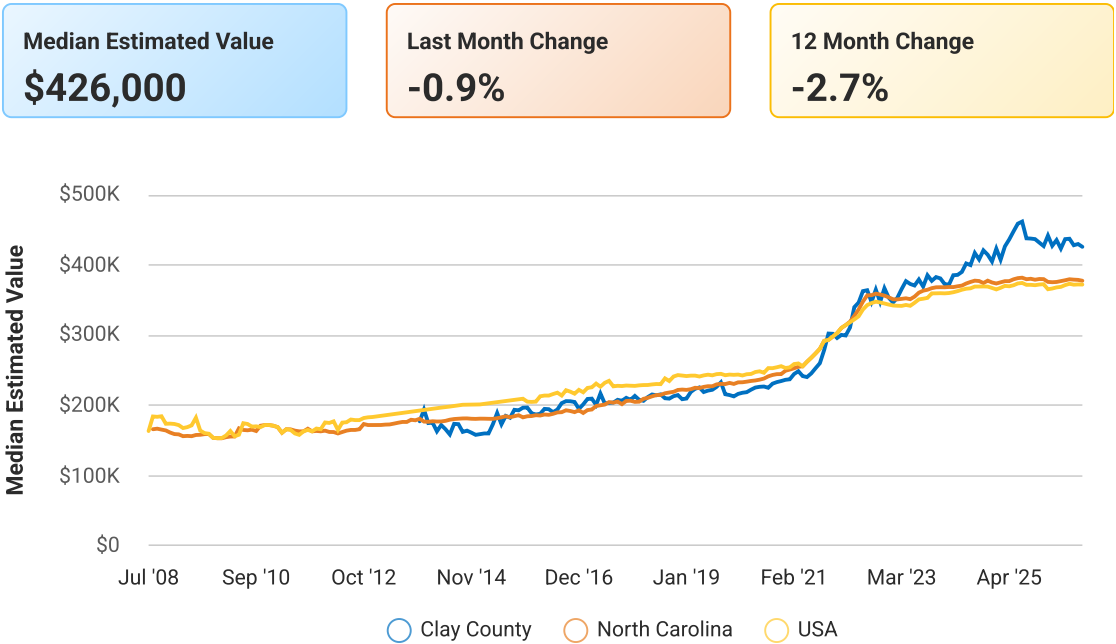
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly





Clay County, North Carolina

September 2026 Active Listings

Clay County, North Carolina

Single Family + Condo/Townhouse/Apt.

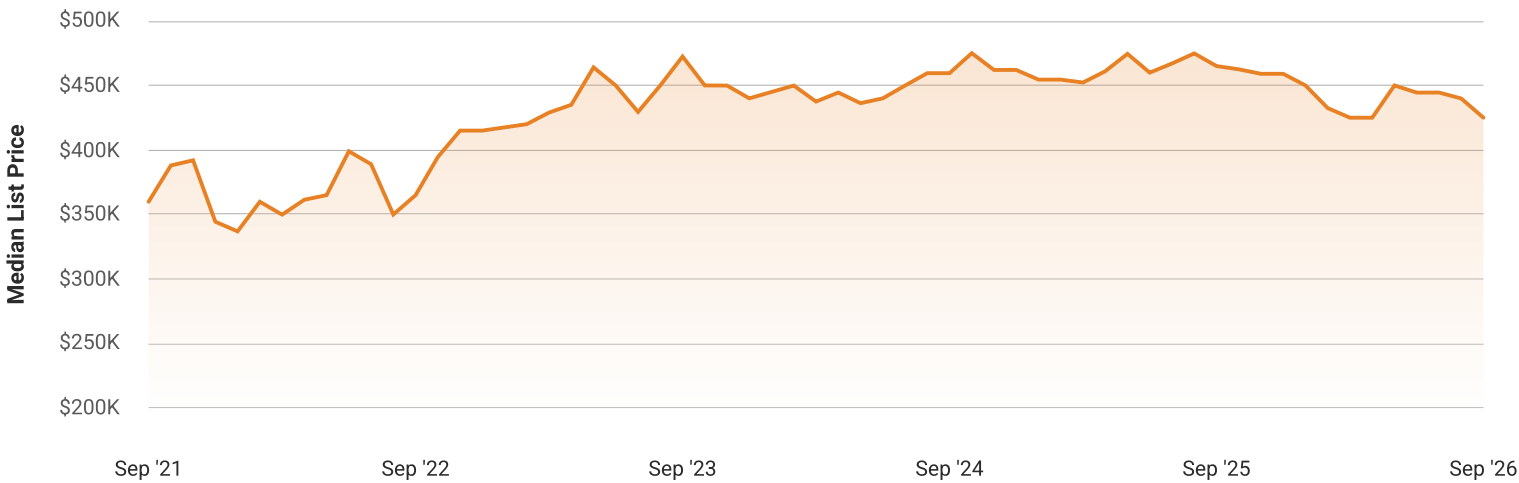
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$425,000

↓ 3.4% Month over Month





Clay County, North Carolina

September 2026 Sold Listings

Clay County, North Carolina

Single Family + Condo/Townhouse/Apt.

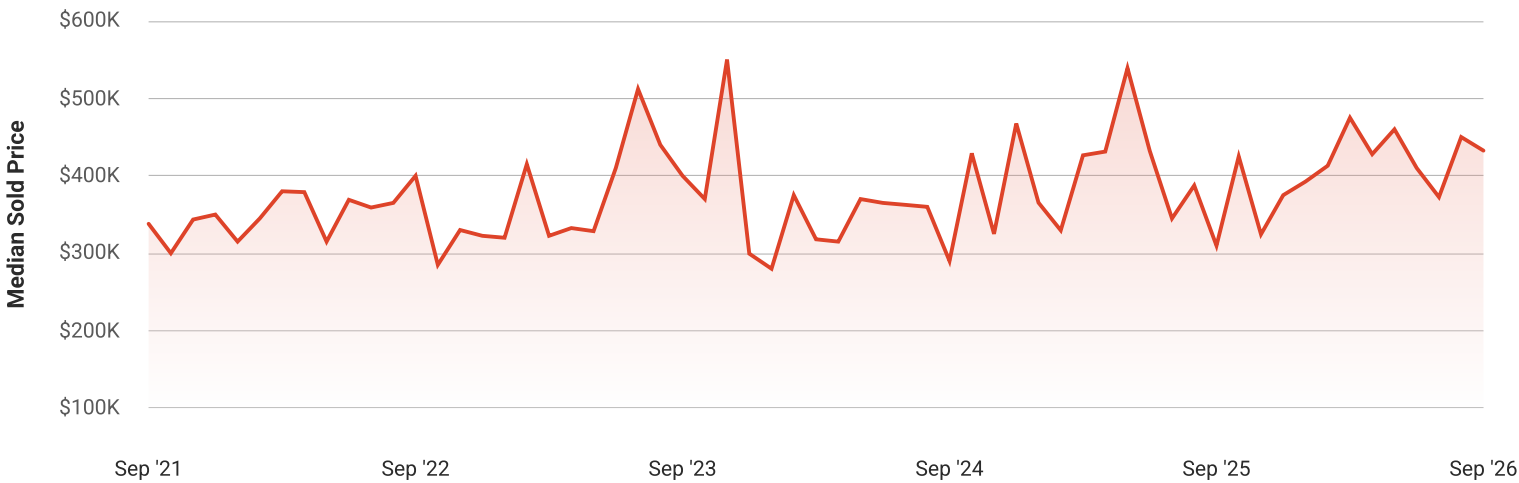
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$432,500

↓ 3.9% Month over Month



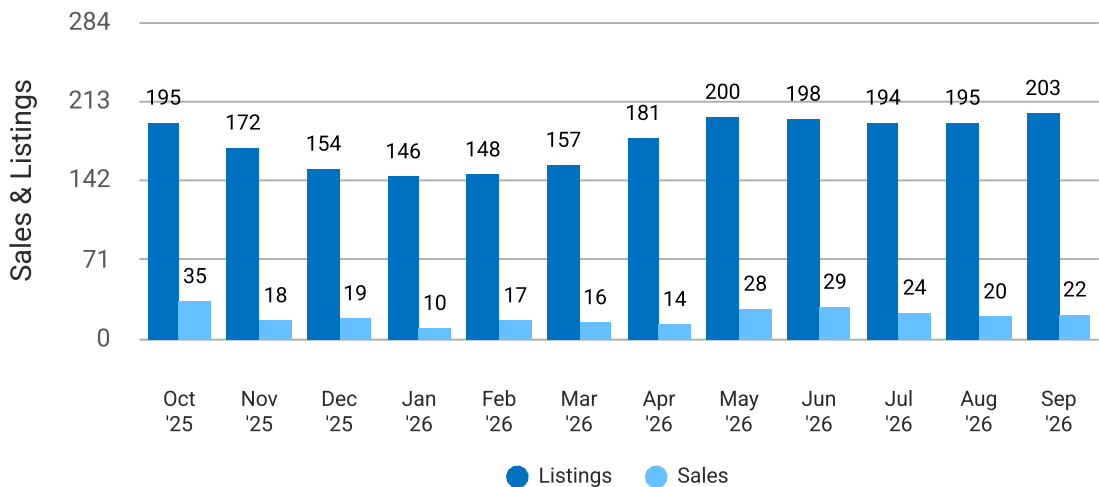
Total Sales and Active Listings in Clay County, North Carolina

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly





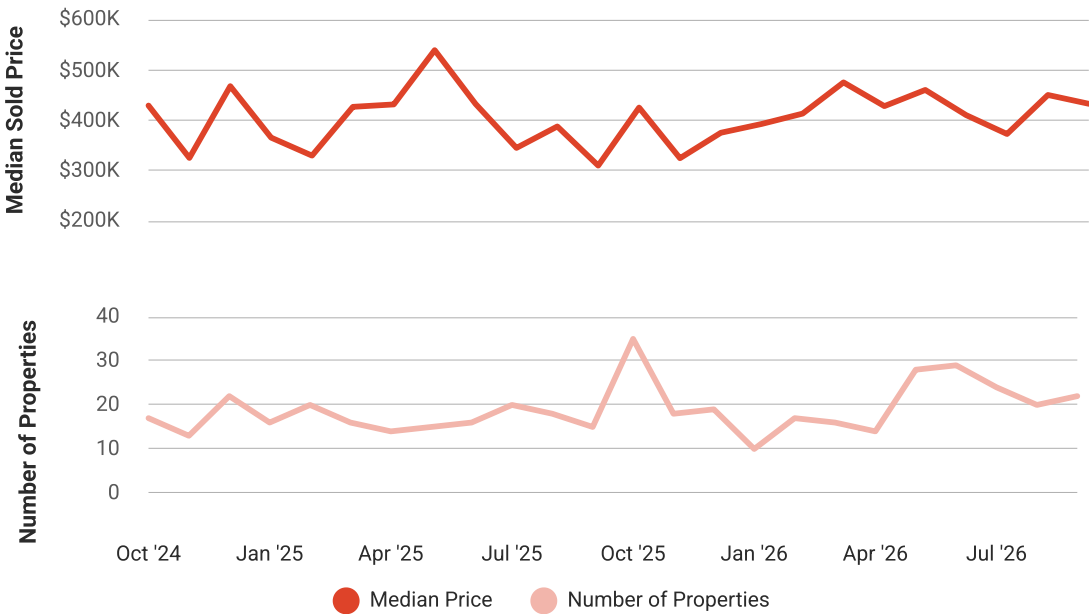
Clay County, North Carolina

Median Sold Price vs Sold Listings in Clay County, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data
Update Frequency: Monthly

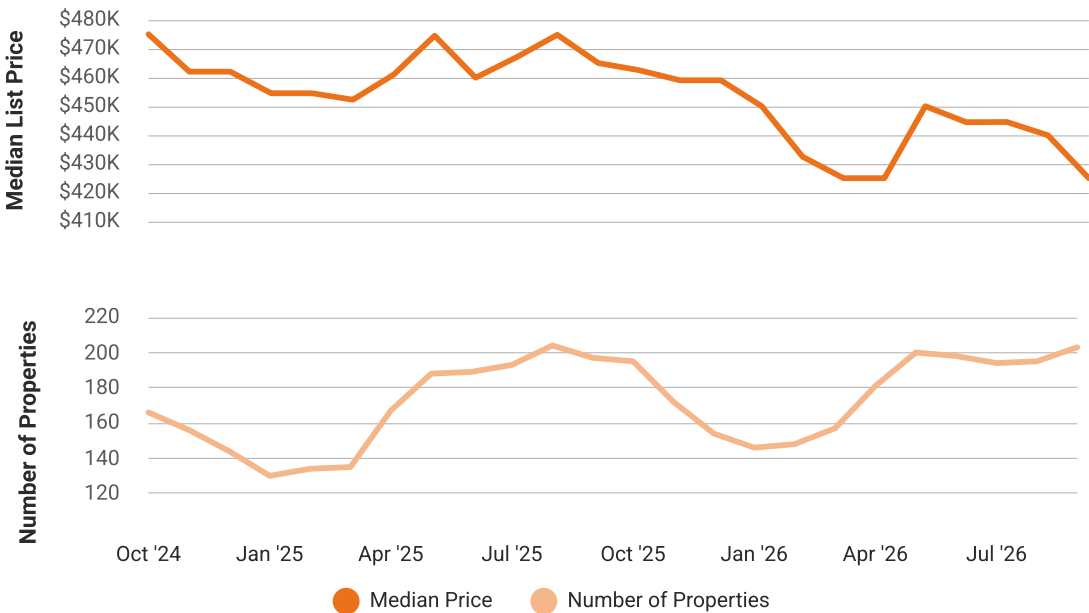


Median List Price vs Active Listings in Clay County, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data
Update Frequency: Monthly





Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$426,000	\$430,000 -0.93%	\$437,530 -2.64%	\$437,780 -2.69%	\$408,000 +4.41%	\$385,480 +10.51%
Median Sold Price Last Updated: 9/30/2026	\$432,500	\$450,000 -3.89%	\$410,000 +5.49%	\$309,800 +39.61%	\$290,000 +49.14%	\$400,000 +8.12%
Median List Price Last Updated: 9/30/2026	\$425,000	\$439,900 -3.39%	\$444,450 -4.38%	\$465,000 -8.6%	\$459,500 -7.51%	\$472,400 -10.03%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

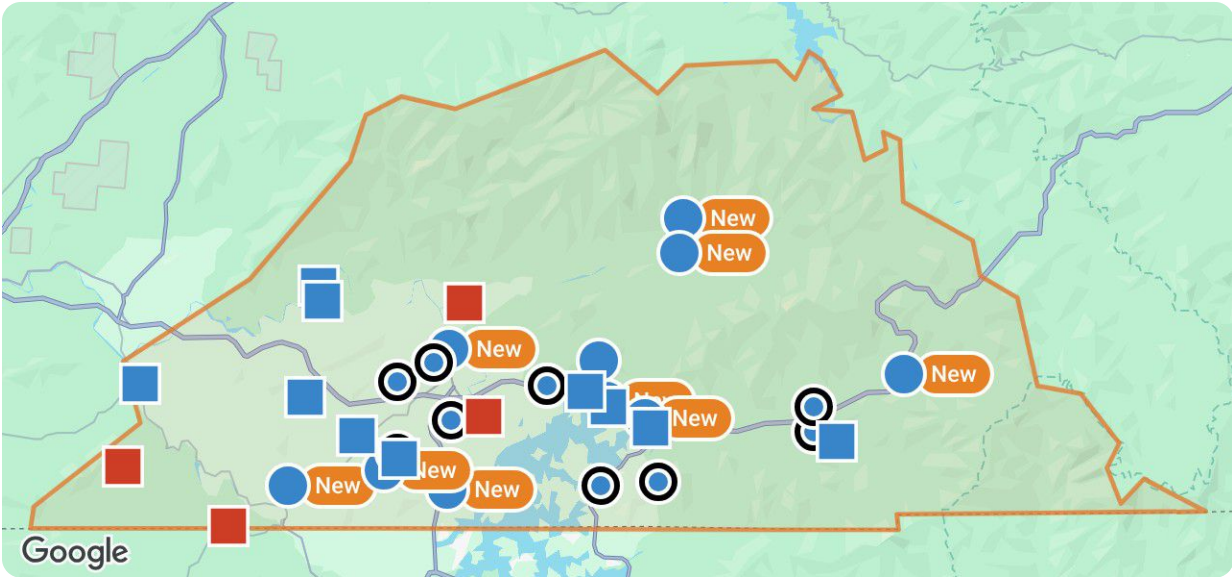
- Sort Order: Date
- Maximum Properties Per Change Type: 10
- Change Types: New Listings, Pending, Closed, Distressed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any



Clay County, North Carolina

Summary

For Sale Activity in the Last 3 Months



- Legend**
- For Sale
 - For Sale Pending
 - Recently Closed
 - Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	4
Lowest Listing Price / Est.Value	\$215,000	\$150,000	\$110,000	\$37,006
Median Listing Price / Est.Value	\$482,000	\$372,250	\$364,250	\$220,977
Highest Listing Price / Est.Value	\$1,995,000	\$895,000	\$966,000	\$411,000
Average Price / sqft	\$304	\$214	\$219	\$173
Median Price / sqft	\$233	\$207	\$229	\$185
Average Days in RPR	7	135	61	–
Median Days in RPR	6	121	45	–
Total Volume	\$6,730,800	\$4,352,400	\$4,141,277	\$889,959
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

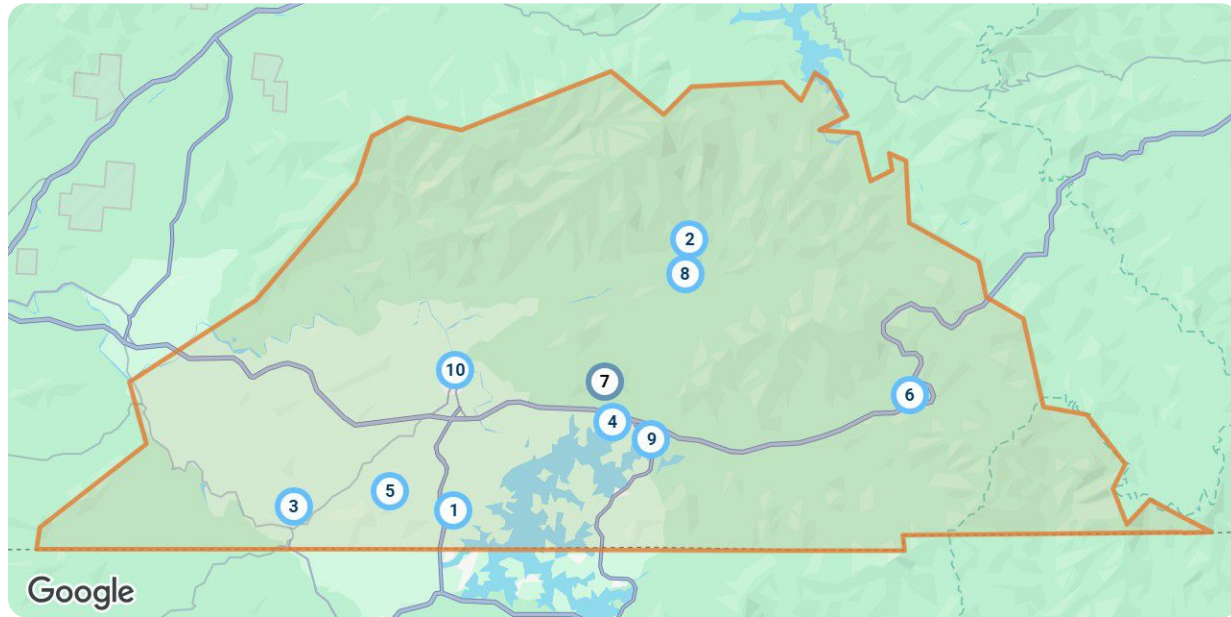
Clay County, North Carolina



Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	943 Highway 64 Business Hayesville, NC 28904 MLS ID: 100612482 ● Active / For Sale <i>Listing Courtesy of Clickit Realty</i>	Single Family	1/2	720	1 acre	1960	10/24/2026 3 days	\$239,900 \$333/sq ft
2	313 Loganberry Ln Hayesville, NC 28904 MLS ID: 437184 ● Active / For Sale <i>Listing Courtesy of REMAX Town & Country - Murphy</i>	Single Family	3/2	1,505	0.75 acres	2026	10/23/2026 4 days	\$215,000 \$143/sq ft
3	4549 Fires Creek Rd Hayesville, NC 28904 MLS ID: 437090 ● Active / For Sale <i>Listing Courtesy of Keller Williams Elevate</i>	Single Family	9/10	6,610	2.07 acres	1992	10/22/2026 5 days	\$949,000 \$144/sq ft
4	64 Moore View Homes Rd Hayesville, NC 28904 MLS ID: 100611814 ● Active / For Sale <i>Listing Courtesy of Riverbanks Realty LLC</i>	Single Family	2/2	1,816	0.3 acres	1972	10/22/2026 5 days	\$279,000 \$154/sq ft
5	2563 Old Highway 64 E Hayesville, NC 28904 MLS ID: 437094 ● Active / For Sale <i>Listing Courtesy of Century 21 Black Bear Realty</i>	Single Family	3/4	4,613	4.72 acres	2003	10/22/2026 5 days	\$839,900 \$182/sq ft

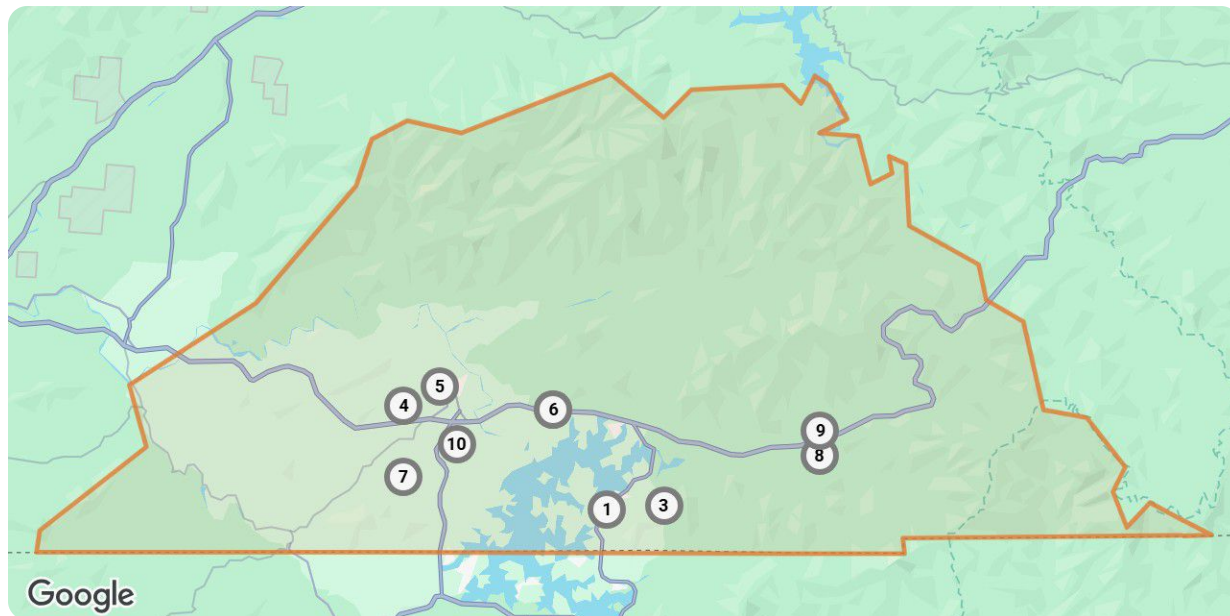


Clay County, North Carolina

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 197 Pounding Mill Connector Hayesville, NC 28904 MLS ID: 437044 ● Active / For Sale <i>Listing Courtesy of REMAX Town & Country - Blairsville</i>	Single Family	3/2	1,260	29 acres	1960	10/20/2026 7 days	\$499,000 \$396/sq ft
7	 360 Serenity Ln Hayesville, NC 28904 MLS ID: 437027 ● Active / For Sale <i>Listing Courtesy of Mountain Sotheby's International Realty</i>	Single Family	6/5	3,210	63.48 acres	1997	10/20/2026 7 days	\$1,995,000 \$621/sq ft
8	 804 Wikle Rd Hayesville, NC 28904 MLS ID: 10875293 ● Active / For Sale <i>Listing Courtesy of BHHS Georgia Properties</i>	Single Family	3/3	2,000	2.52 acres	2001	10/19/2026 8 days	\$465,000 \$233/sq ft
9	 289 Bethabara Rd Hayesville, NC 28904 MLS ID: 436963 ● Active / For Sale <i>Listing Courtesy of Sell Your Home Services LLC</i>	Single Family	4/3	1,560	29.7 acres	1984	10/16/2026 11 days	\$830,000 \$532/sq ft
10	 32 W Mountain Meadows Dr W Hayesville, NC 28904 MLS ID: 436961 ● Active / For Sale <i>Listing Courtesy of Advantage Chatuge Realty</i>	Single Family	4/3	—	1.04 acres	1998	10/15/2026 12 days	\$419,000 —/sq ft

Pending

Source: Listings



Legend

● Pending

Clay County, North Carolina



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		55 Chatuge Hills Dr Hayesville, NC 28904 MLS ID: 417930 🕒 Pending / For Sale <i>Listing Courtesy of Century 21 Black Bear Realty</i>	Single Family	2/3	1,640	0.72 acres 1979	8/11/2025 \$315,000 \$192/sq ft	10/25/2026 440 days
2		299 Galloway Dr Hayesville, NC 28904 MLS ID: 435497 🕒 Pending / For Sale <i>Listing Courtesy of REMAX Town & Country - The Richard Kelley Group</i>	Single Family	3/2	1,568	1.31 acres 1997	8/26/2026 \$374,500 \$239/sq ft	10/23/2026 58 days
3		3318 Old Highway 64 E Hayesville, NC 28904 MLS ID: 431416 🕒 Pending / For Sale <i>Listing Courtesy of Century 21 Black Bear Realty</i>	Single Family	3/3	2,424	1.39 acres 2007	6/10/2026 \$370,000 \$153/sq ft	10/22/2026 134 days
4		273 Cox Ln Hayesville, NC 28904 MLS ID: 429538 🕒 Pending / For Sale <i>Listing Courtesy of Sonja Silvers Realty Group</i>	Single Family	4/4	2,165	1.24 acres 1983	4/13/2026 \$449,000 \$207/sq ft	10/21/2026 191 days
5		853 Caler Rd Brasstown, NC 28902 MLS ID: 429842 🕒 Pending / For Sale <i>Listing Courtesy of REMAX Mountain Properties</i>	Single Family	5/4	6,500	26.19 acres 1979	4/21/2026 \$895,000 \$138/sq ft	10/15/2026 177 days
6		169 E Vineyard Rd Hayesville, NC 28904 MLS ID: 434961 🕒 Pending / For Sale <i>Listing Courtesy of eXp Realty, LLC</i>	Single Family	3/3	2,234	10.98 acres 1950	8/5/2026 \$550,000 \$246/sq ft	10/12/2026 68 days
7		2936 Hwy 175 Hayesville, NC 28904 MLS ID: 431356 🕒 Pending / For Sale <i>Listing Courtesy of Richard Albury Realty</i>	Single Family	3/1	1,036	1.75 acres -	6/9/2026 \$350,000 \$338/sq ft	10/11/2026 124 days
8		889 Low Gap Rd Hayesville, NC 28904 MLS ID: 435830 🕒 Pending / For Sale <i>Listing Courtesy of Mountain Streams Real Estate</i>	Single Family	2/1	1,100	7.3 acres 1940	9/4/2026 \$319,000 \$290/sq ft	10/8/2026 34 days
9		344 Avery Scroggs Rd Hayesville, NC 28904 MLS ID: 436397 🕒 Pending / For Sale <i>Listing Courtesy of Mountain Streams Real Estate</i>	Single Family	3/2	1,186	1 acre 1983	9/26/2026 \$150,000 \$126/sq ft	10/7/2026 11 days
10		58 Nesting Court Dr Hayesville, NC 28904 MLS ID: 431468 🕒 Pending / For Sale <i>Listing Courtesy of Century 21 Black Bear Realty</i>	Single Family	3/2	-	1.5 acres 2026	6/12/2026 \$579,900 -/sq ft	10/7/2026 117 days

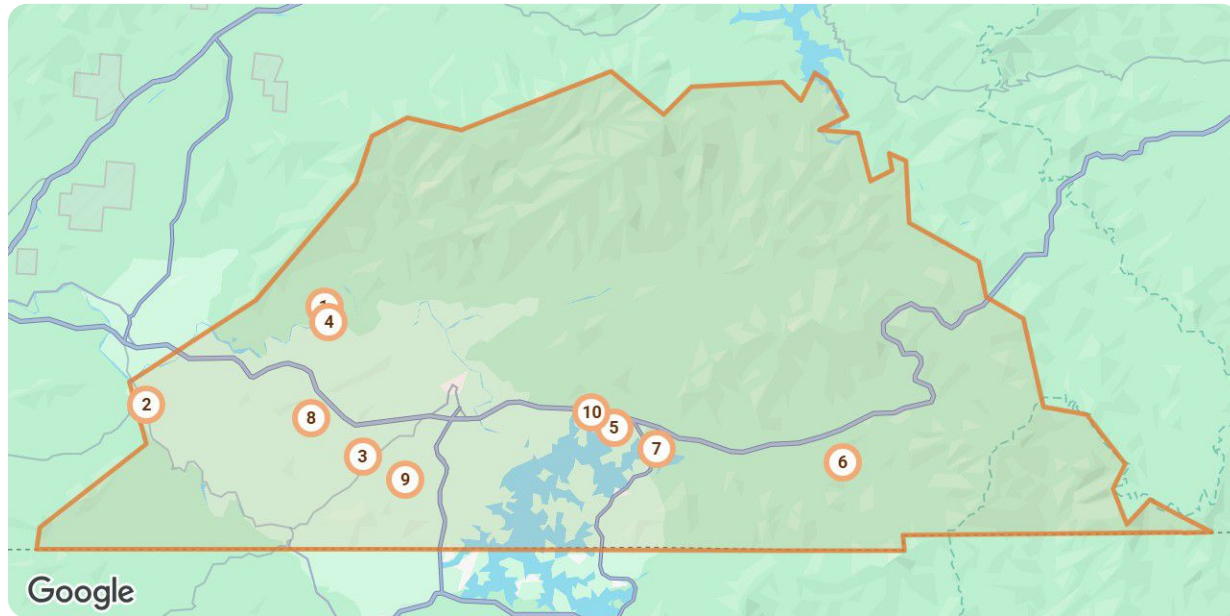


Clay County, North Carolina



Closed

Source: Public Records and Listings



Legend

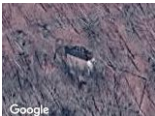
Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1		Single Family	3/2	1,568	0.75 acres 2026	10/23/2026 15 days	\$244,777 \$156/sq ft	-
2		Single Family	2/4	2,726	21.53 acres 2001	10/22/2026 81 days	\$609,000 \$223/sq ft	↓ 4.47%
3		Single Family	3/3	2,240	3.23 acres 1999	10/22/2026 30 days	\$966,000 \$431/sq ft	↓ 3.01%
4		Single Family	3/4	2,059	0.79 acres 2004	10/20/2026 98 days	\$618,000 \$300/sq ft	↓ 1.67%
5		Single Family	3/3	4,106	2.65 acres 1996	10/20/2026 127 days	\$375,000 \$91/sq ft	↓ 5.18%



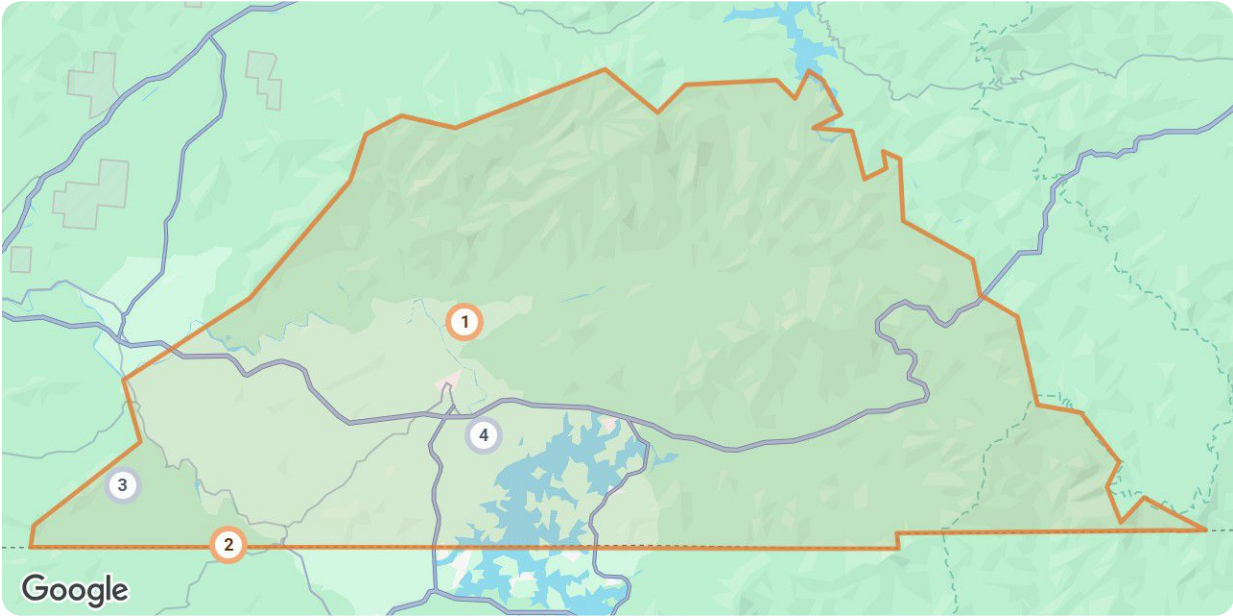
Clay County, North Carolina



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 167 Brasstown Vw Brasstown, NC 28902 Closed / Public Record	Single Family	3/2	1,512	1.18 acres 2004	10/15/2026 – days	\$353,500 \$240/sq ft	–
7	 36 Rosenkranz Ln Hayesville, NC 28904 Closed / Public Record	Single Family	3/2	1,404	0.76 acres 1989	10/15/2026 – days	\$110,000 \$152/sq ft	–
8	 6 Ledford Chapel Rd Hayesville, NC 28904 MLS ID: 434500 Closed / For Sale Courtesy of REMAX Town & Country - The Richard Kelley Group	Single Family	2/1	825	1 acre 1961	10/14/2026 45 days	\$255,000 \$309/sq ft	↑ 2%
9	 197 Dogwood Dr Hayesville, NC 28904 Closed / Public Record	Single Family	2/2	2,164	0.77 acres 2003	10/13/2026 – days	\$210,000 \$102/sq ft	–
10	 140 Ivy Knob Ter Hayesville, NC 28904 MLS ID: 435347 Closed / For Sale Courtesy of Century 21 Black Bear Realty	Single Family	3/2	1,504	4.96 acres 2013	10/13/2026 31 days	\$400,000 \$266/sq ft	↓ 5.41%

Distressed

Source: Public Records and Listings

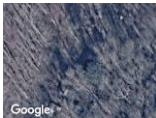
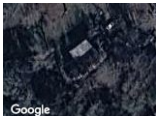
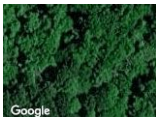


Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled



Clay County, North Carolina

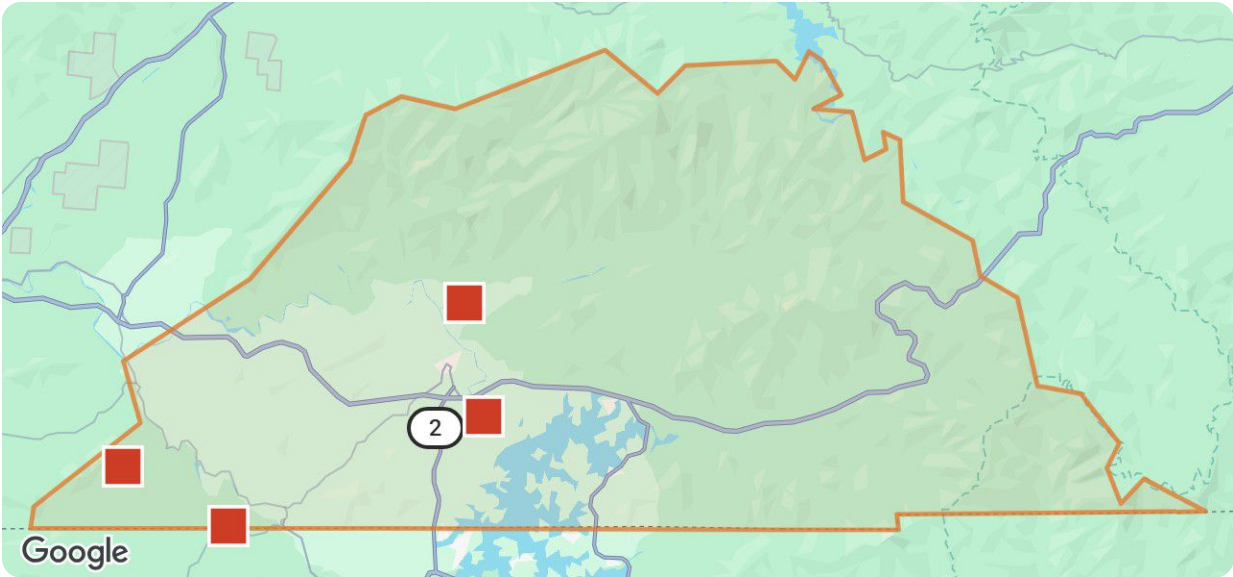
Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 274 Julia Buckner Rd Hayesville, NC 28904 Closed / Public Record	Single Family	3/2	1,080	2.29 acres 1989	– – days	– \$224/sq ft	9/8/2026 Notice of Foreclosure Sale
2	 1201 W Gum Log Rd Warne, NC 28909 Closed / Public Record	Single Family	3/2	1,288	1 acre 2013	– – days	– \$104/sq ft	9/1/2026 Notice of Foreclosure Sale
3	 433 Possum Holler Trl Brasstown, NC 28902 Off Market / Public Record	Single Family	3/1	1,292	2 acres 1975	– – days	– \$195/sq ft	8/7/2026 Notice of Foreclosure Sale
4	 45 Cotton Top Ln Hayesville, NC 28904 Off Market / Public Record	Single Family	2/2	1,404	0.95 acres 2003	– – days	– \$293/sq ft	9/24/2026 Notice of Foreclosure Sale

Clay County, North Carolina



Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed

	New	Distressed
Number of Properties	1	4
Lowest Listing Price / Est.Value	\$1,250	\$37,006
Median Listing Price / Est.Value	\$1,250	\$220,977
Highest Listing Price / Est.Value	\$1,250	\$411,000
Average Price / sqft	\$1	\$173
Median Price / sqft	\$1	\$185
Average Days in RPR	25	–
Median Days in RPR	25	–
Total Volume	\$1,250	\$889,959
Source	Listings	Public Records & Listings

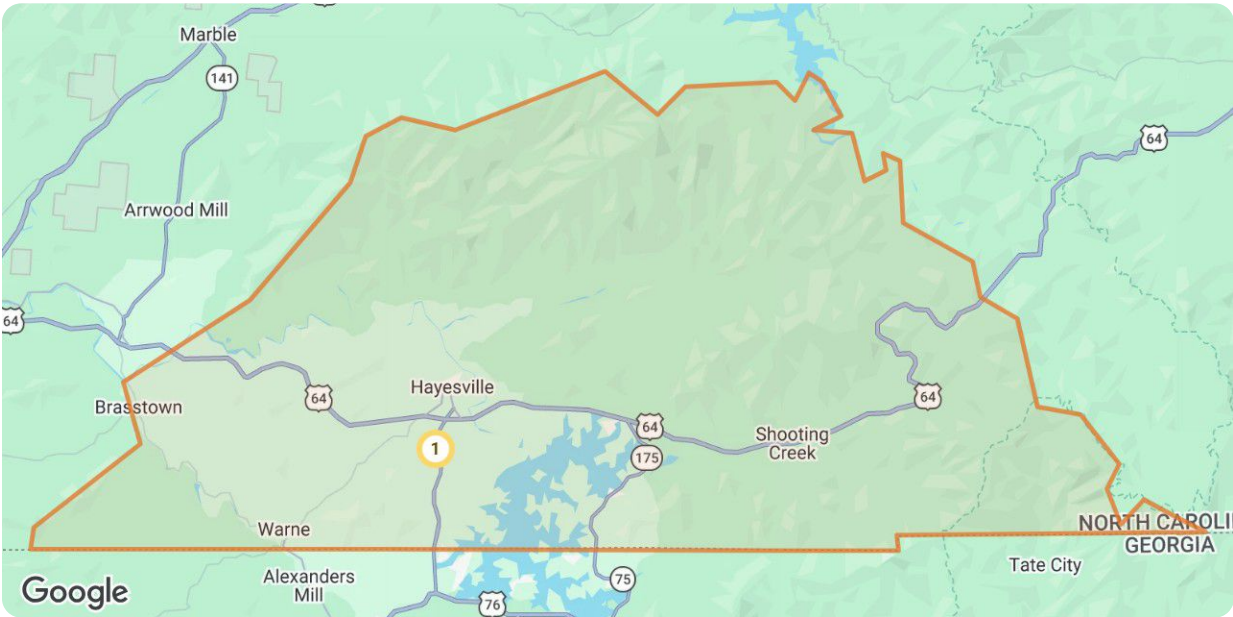


Clay County, North Carolina

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Lease

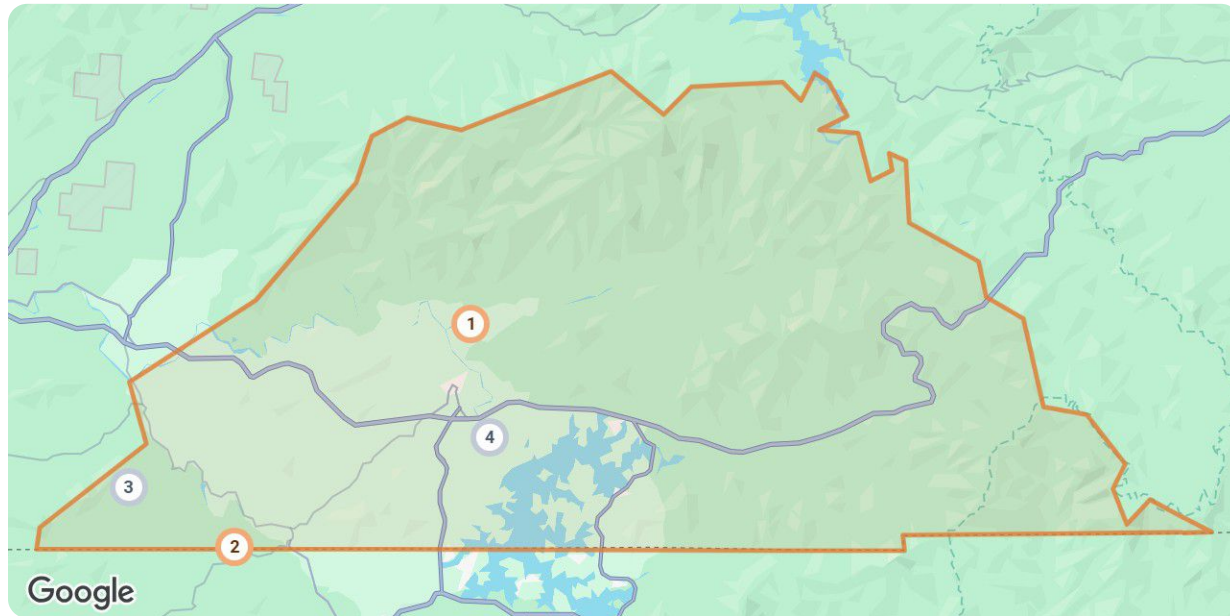
New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 281B Cherrywood Cir Hayesville, NC 28904 MLS ID: 436576 ● Active / For Lease Courtesy of Richard Albury Realty	Single Family	2/1	1,300	2,178 sqft	2001	10/2/2026 25 days	\$1,250 mo. \$1/sq ft

Clay County, North Carolina



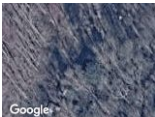
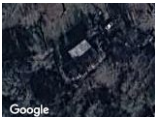
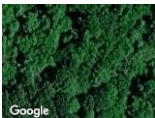
Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
1		274 Julia Buckner Rd Hayesville, NC 28904 Closed / Public Record	Single Family	3/2	1,080	2.29 acres 1989	– – days	– \$224/sq ft	9/8/2026 Notice of Foreclosure Sale
2		1201 W Gum Log Rd Warne, NC 28909 Closed / Public Record	Single Family	3/2	1,288	1 acre 2013	– – days	– \$104/sq ft	9/1/2026 Notice of Foreclosure Sale
3		433 Possum Holler Trl Brasstown, NC 28902 Off Market / Public Record	Single Family	3/1	1,292	2 acres 1975	– – days	– \$195/sq ft	8/7/2026 Notice of Foreclosure Sale
4		45 Cotton Top Ln Hayesville, NC 28904 Off Market / Public Record	Single Family	2/2	1,404	0.95 acres 2003	– – days	– \$293/sq ft	9/24/2026 Notice of Foreclosure Sale



Clay County, North Carolina

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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