

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

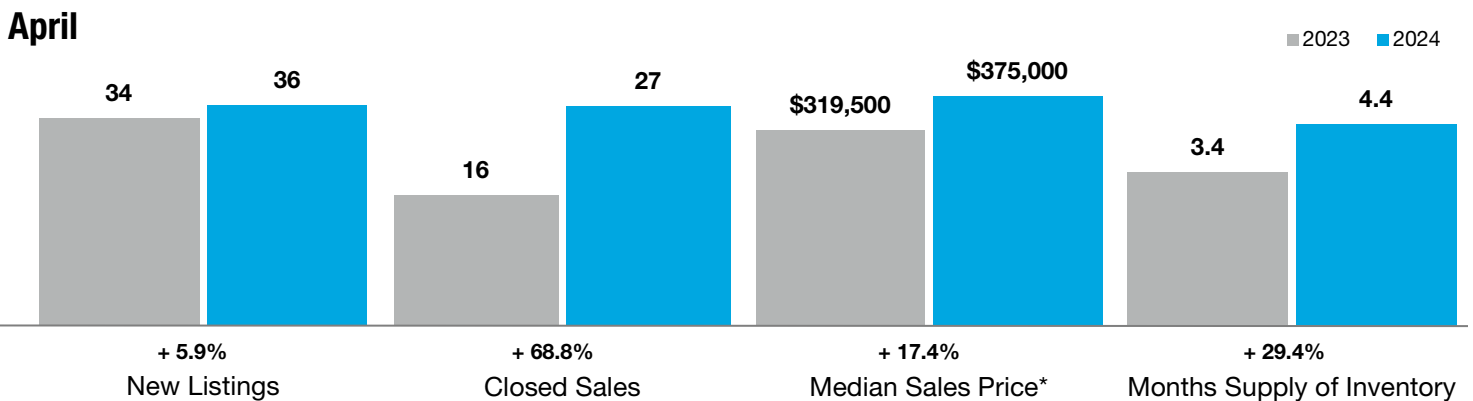


Jackson County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	34	36	+ 5.9%	96	121	+ 26.0%
Pending Sales	25	24	- 4.0%	72	81	+ 12.5%
Closed Sales	16	27	+ 68.8%	61	68	+ 11.5%
Median Sales Price*	\$319,500	\$375,000	+ 17.4%	\$348,000	\$392,500	+ 12.8%
Average Sales Price*	\$642,338	\$395,169	- 38.5%	\$490,723	\$479,038	- 2.4%
Percent of Original List Price Received*	97.8%	97.0%	- 0.8%	96.2%	93.0%	- 3.3%
List to Close	97	109	+ 12.4%	121	121	0.0%
Days on Market Until Sale	58	60	+ 3.4%	63	70	+ 11.1%
Cumulative Days on Market Until Sale	62	72	+ 16.1%	71	77	+ 8.5%
Average List Price	\$694,376	\$787,775	+ 13.5%	\$706,164	\$790,622	+ 12.0%
Inventory of Homes for Sale	67	88	+ 31.3%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

