

# Local Market Update for March 2024

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



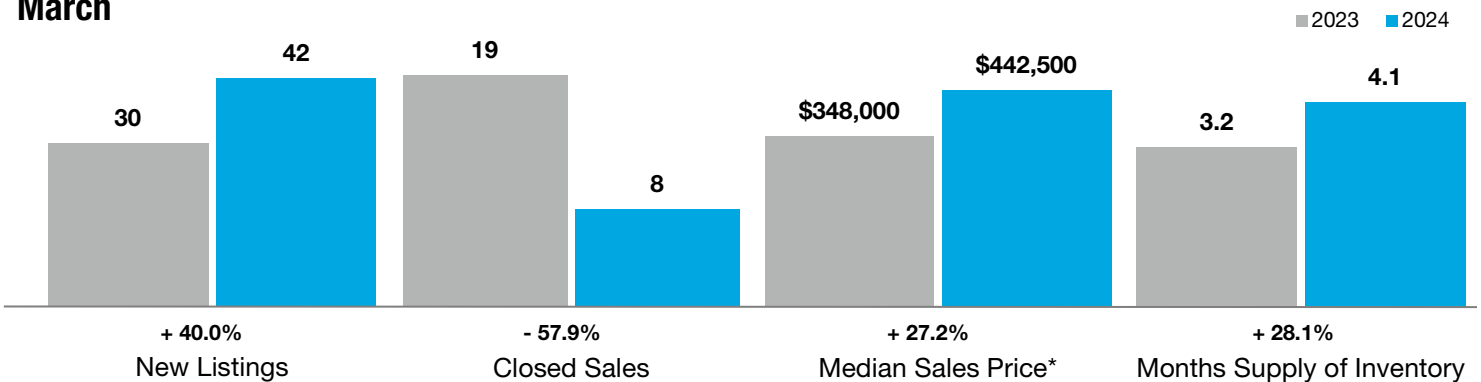
## Jackson County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	30	42	+ 40.0%	62	85	+ 37.1%
Pending Sales	16	30	+ 87.5%	47	58	+ 23.4%
Closed Sales	19	8	- 57.9%	45	39	- 13.3%
Median Sales Price*	\$348,000	\$442,500	+ 27.2%	\$348,000	\$395,000	+ 13.5%
Average Sales Price*	\$477,826	\$391,500	- 18.1%	\$436,816	\$450,449	+ 3.1%
Percent of Original List Price Received*	99.1%	93.1%	- 6.1%	95.6%	90.0%	- 5.9%
List to Close	130	111	- 14.6%	129	123	- 4.7%
Days on Market Until Sale	73	75	+ 2.7%	65	71	+ 9.2%
Cumulative Days on Market Until Sale	85	91	+ 7.1%	75	77	+ 2.7%
Average List Price	\$636,003	\$863,074	+ 35.7%	\$713,490	\$795,856	+ 11.5%
Inventory of Homes for Sale	62	81	+ 30.6%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

\* 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.

### March



### Historical Median Sales Price Rolling 12-Month Calculation

