

Local Market Update for February 2024

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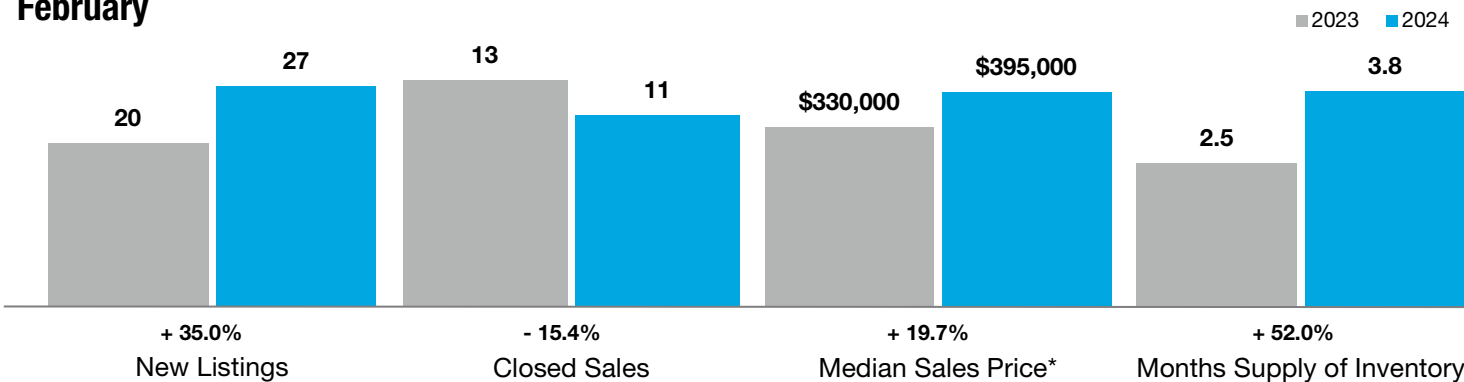
Jackson County

North Carolina

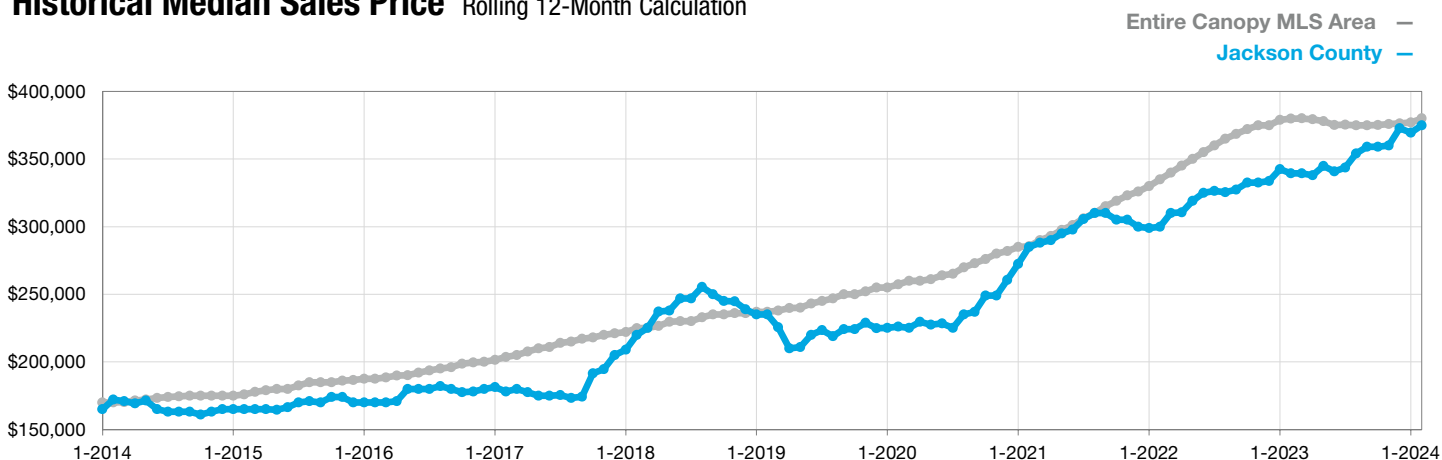
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	20	27	+ 35.0%	32	42	+ 31.3%
Pending Sales	20	13	- 35.0%	31	27	- 12.9%
Closed Sales	13	11	- 15.4%	26	29	+ 11.5%
Median Sales Price*	\$330,000	\$395,000	+ 19.7%	\$340,000	\$390,000	+ 14.7%
Average Sales Price*	\$394,000	\$564,091	+ 43.2%	\$406,846	\$467,448	+ 14.9%
Percent of Original List Price Received*	90.2%	93.6%	+ 3.8%	92.8%	89.9%	- 3.1%
List to Close	161	103	- 36.0%	128	128	0.0%
Days on Market Until Sale	66	55	- 16.7%	59	70	+ 18.6%
Cumulative Days on Market Until Sale	68	55	- 19.1%	66	72	+ 9.1%
Average List Price	\$549,237	\$727,274	+ 32.4%	\$785,977	\$733,186	- 6.7%
Inventory of Homes for Sale	52	71	+ 36.5%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Current as of March 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.