

# Local Market Update for May 2024

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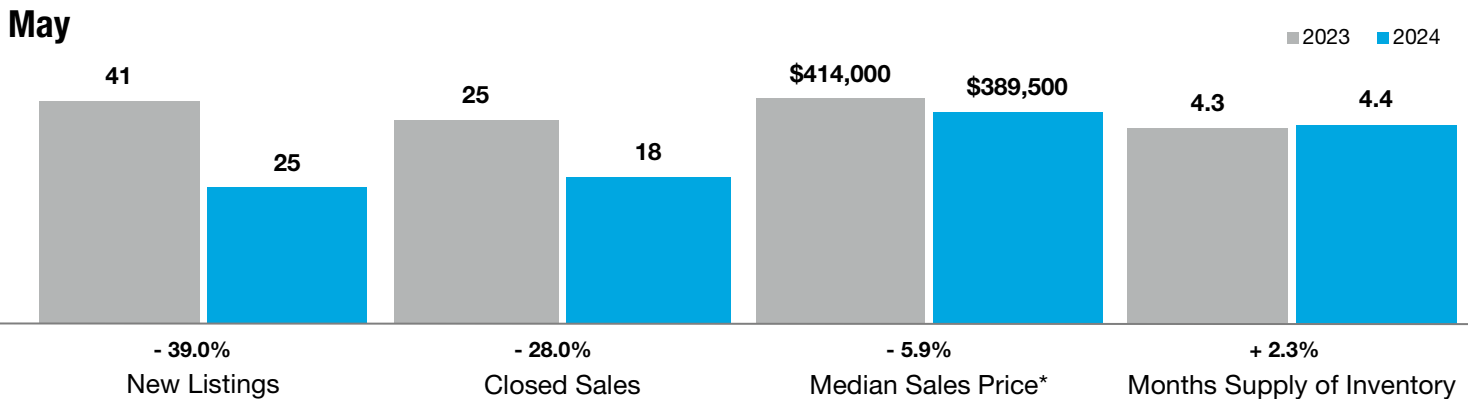


## Jackson County

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	41	25	- 39.0%	137	146	+ 6.6%
Pending Sales	23	24	+ 4.3%	96	102	+ 6.3%
Closed Sales	25	18	- 28.0%	87	86	- 1.1%
Median Sales Price*	\$414,000	\$389,500	- 5.9%	\$351,145	\$392,500	+ 11.8%
Average Sales Price*	\$577,766	\$632,764	+ 9.5%	\$512,934	\$511,213	- 0.3%
Percent of Original List Price Received*	93.3%	93.8%	+ 0.5%	95.3%	93.2%	- 2.2%
List to Close	95	95	0.0%	113	115	+ 1.8%
Days on Market Until Sale	49	52	+ 6.1%	60	66	+ 10.0%
Cumulative Days on Market Until Sale	70	53	- 24.3%	72	71	- 1.4%
Average List Price	\$550,067	\$1,033,504	+ 87.9%	\$659,969	\$824,878	+ 25.0%
Inventory of Homes for Sale	83	86	+ 3.6%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--

\* 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

