

# Local Market Update for June 2024

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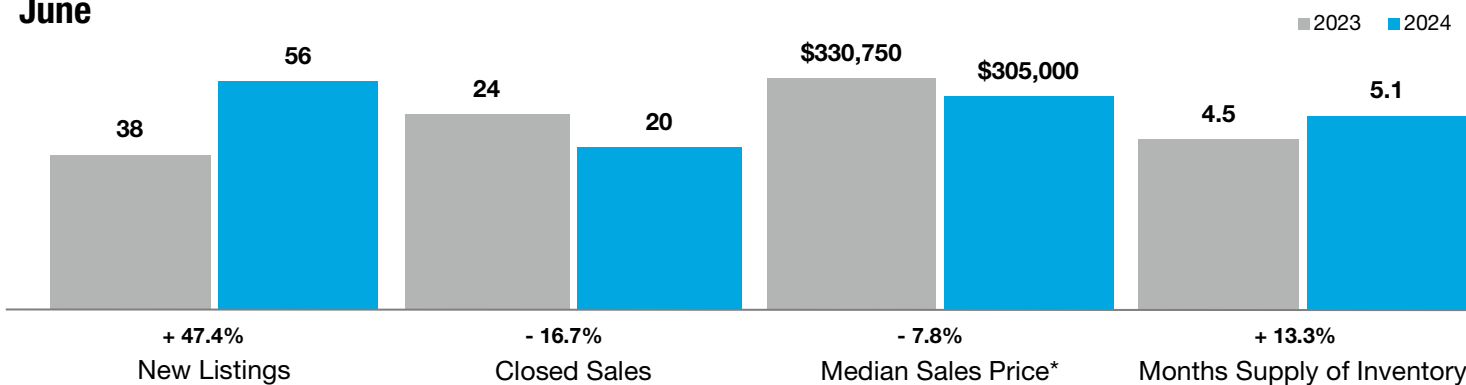
## Jackson County

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	38	56	+ 47.4%	175	203	+ 16.0%
Pending Sales	26	31	+ 19.2%	122	131	+ 7.4%
Closed Sales	24	20	- 16.7%	111	107	- 3.6%
Median Sales Price*	\$330,750	\$305,000	- 7.8%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$340,083	\$374,450	+ 10.1%	\$475,561	\$488,415	+ 2.7%
Percent of Original List Price Received*	92.2%	92.5%	+ 0.3%	94.6%	93.0%	- 1.7%
List to Close	83	101	+ 21.7%	107	113	+ 5.6%
Days on Market Until Sale	45	58	+ 28.9%	56	65	+ 16.1%
Cumulative Days on Market Until Sale	48	69	+ 43.8%	66	72	+ 9.1%
Average List Price	\$850,021	\$755,193	- 11.2%	\$698,895	\$803,247	+ 14.9%
Inventory of Homes for Sale	88	102	+ 15.9%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--

\* 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.

### June



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

