

Local Market Update for July 2024

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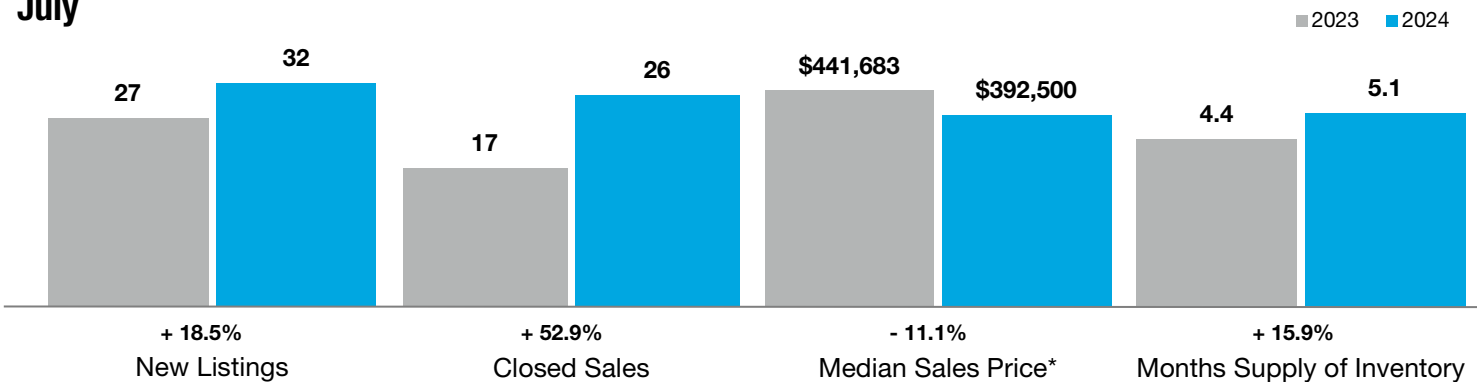
Jackson County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	27	32	+ 18.5%	202	240	+ 18.8%
Pending Sales	23	27	+ 17.4%	145	159	+ 9.7%
Closed Sales	17	26	+ 52.9%	128	135	+ 5.5%
Median Sales Price*	\$441,683	\$392,500	- 11.1%	\$352,573	\$375,000	+ 6.4%
Average Sales Price*	\$534,587	\$737,750	+ 38.0%	\$483,400	\$535,577	+ 10.8%
Percent of Original List Price Received*	92.3%	94.1%	+ 2.0%	94.3%	93.3%	- 1.1%
List to Close	84	73	- 13.1%	104	105	+ 1.0%
Days on Market Until Sale	31	38	+ 22.6%	53	60	+ 13.2%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	62	67	+ 8.1%
Average List Price	\$431,681	\$751,909	+ 74.2%	\$662,710	\$792,157	+ 19.5%
Inventory of Homes for Sale	86	104	+ 20.9%	--	--	--
Months Supply of Inventory	4.4	5.1	+ 15.9%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

