

Local Market Update for August 2024

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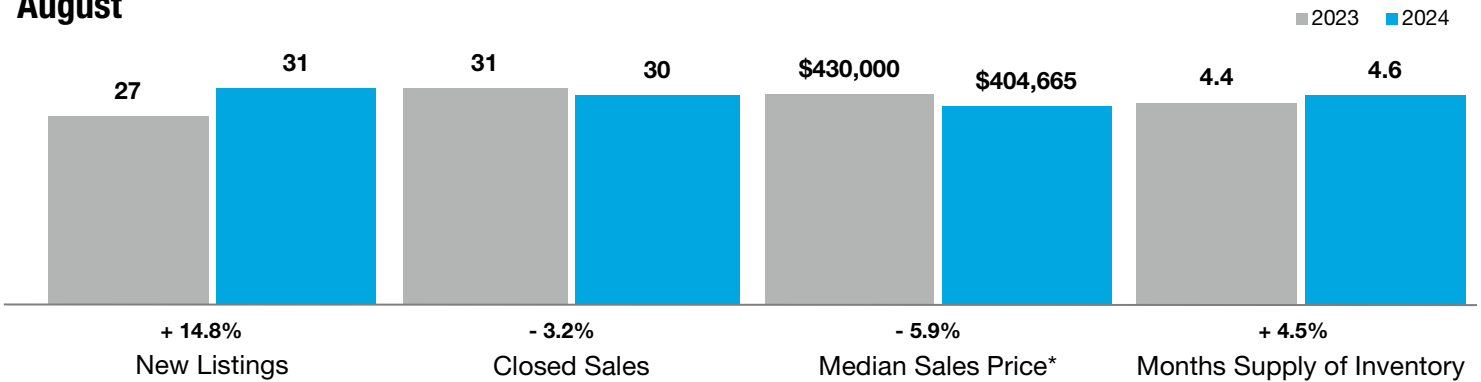
Jackson County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	27	31	+ 14.8%	229	272	+ 18.8%
Pending Sales	23	27	+ 17.4%	168	185	+ 10.1%
Closed Sales	31	30	- 3.2%	159	167	+ 5.0%
Median Sales Price*	\$430,000	\$404,665	- 5.9%	\$372,500	\$390,000	+ 4.7%
Average Sales Price*	\$565,146	\$526,028	- 6.9%	\$499,338	\$530,381	+ 6.2%
Percent of Original List Price Received*	92.4%	93.5%	+ 1.2%	93.9%	93.4%	- 0.5%
List to Close	77	90	+ 16.9%	99	101	+ 2.0%
Days on Market Until Sale	42	44	+ 4.8%	51	56	+ 9.8%
Cumulative Days on Market Until Sale	57	55	- 3.5%	61	64	+ 4.9%
Average List Price	\$467,281	\$565,056	+ 20.9%	\$638,616	\$759,964	+ 19.0%
Inventory of Homes for Sale	87	95	+ 9.2%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

