

Local Market Update for September 2024

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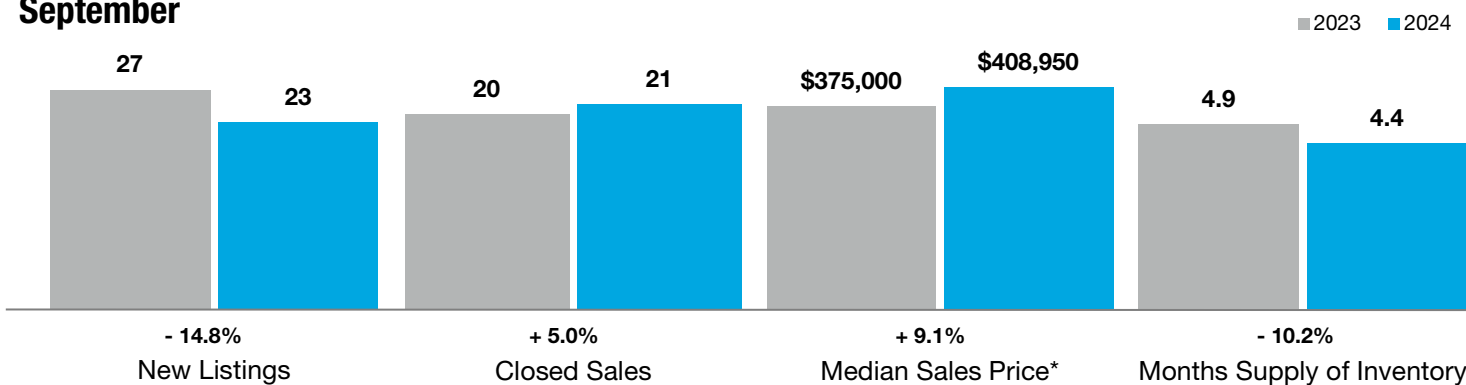
Jackson County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	27	23	- 14.8%	256	295	+ 15.2%
Pending Sales	15	18	+ 20.0%	183	202	+ 10.4%
Closed Sales	20	21	+ 5.0%	179	188	+ 5.0%
Median Sales Price*	\$375,000	\$408,950	+ 9.1%	\$372,500	\$395,000	+ 6.0%
Average Sales Price*	\$539,047	\$456,880	- 15.2%	\$503,775	\$522,520	+ 3.7%
Percent of Original List Price Received*	91.8%	90.5%	- 1.4%	93.7%	93.0%	- 0.7%
List to Close	127	122	- 3.9%	102	104	+ 2.0%
Days on Market Until Sale	74	70	- 5.4%	53	58	+ 9.4%
Cumulative Days on Market Until Sale	75	72	- 4.0%	63	65	+ 3.2%
Average List Price	\$668,258	\$919,109	+ 37.5%	\$641,762	\$770,948	+ 20.1%
Inventory of Homes for Sale	94	91	- 3.2%	--	--	--
Months Supply of Inventory	4.9	4.4	- 10.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

