

# Local Market Update for October 2024

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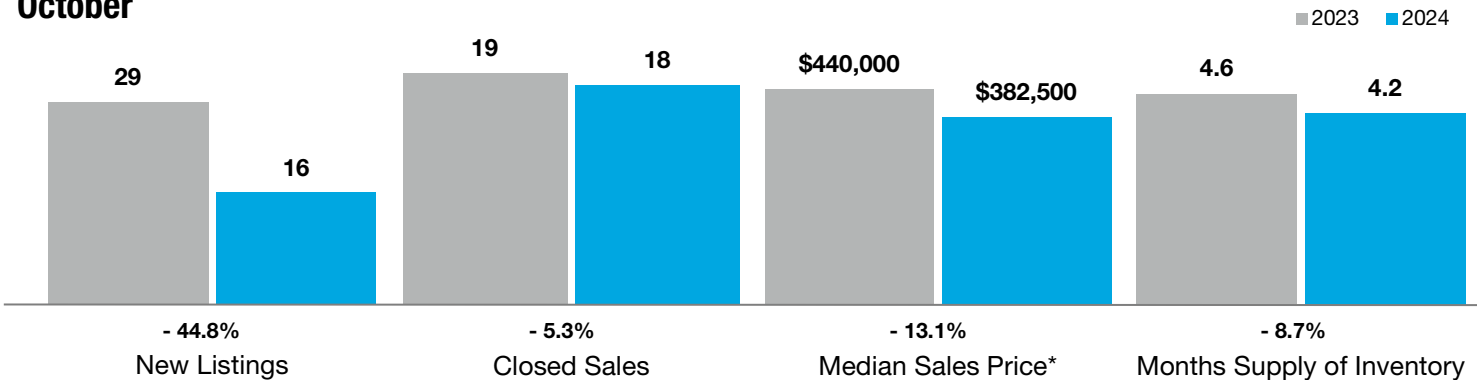
## Jackson County

North Carolina

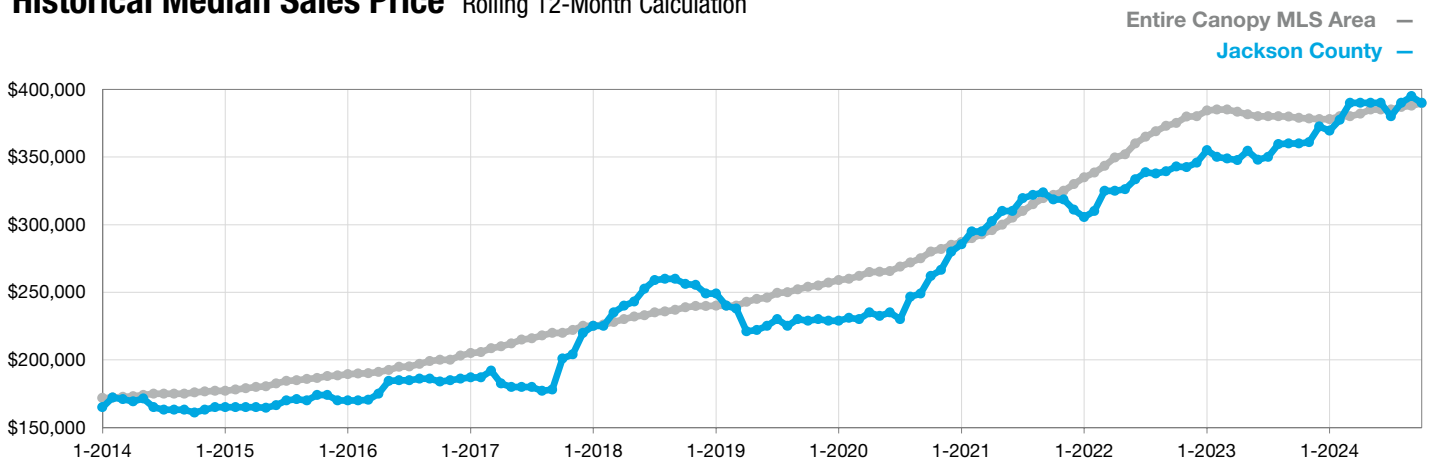
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	29	16	- 44.8%	285	312	+ 9.5%
Pending Sales	22	11	- 50.0%	205	214	+ 4.4%
Closed Sales	19	18	- 5.3%	198	209	+ 5.6%
Median Sales Price*	\$440,000	\$382,500	- 13.1%	\$372,700	\$392,500	+ 5.3%
Average Sales Price*	\$432,789	\$644,222	+ 48.9%	\$496,963	\$544,278	+ 9.5%
Percent of Original List Price Received*	87.7%	90.8%	+ 3.5%	93.1%	92.6%	- 0.5%
List to Close	127	92	- 27.6%	104	104	0.0%
Days on Market Until Sale	80	51	- 36.3%	56	58	+ 3.6%
Cumulative Days on Market Until Sale	103	52	- 49.5%	67	67	0.0%
Average List Price	\$523,306	\$678,981	+ 29.7%	\$631,175	\$764,444	+ 21.1%
Inventory of Homes for Sale	89	84	- 5.6%	--	--	--
Months Supply of Inventory	4.6	4.2	- 8.7%	--	--	--

\* 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.

### October



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



Current as of November 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.