

Local Market Update for November 2024

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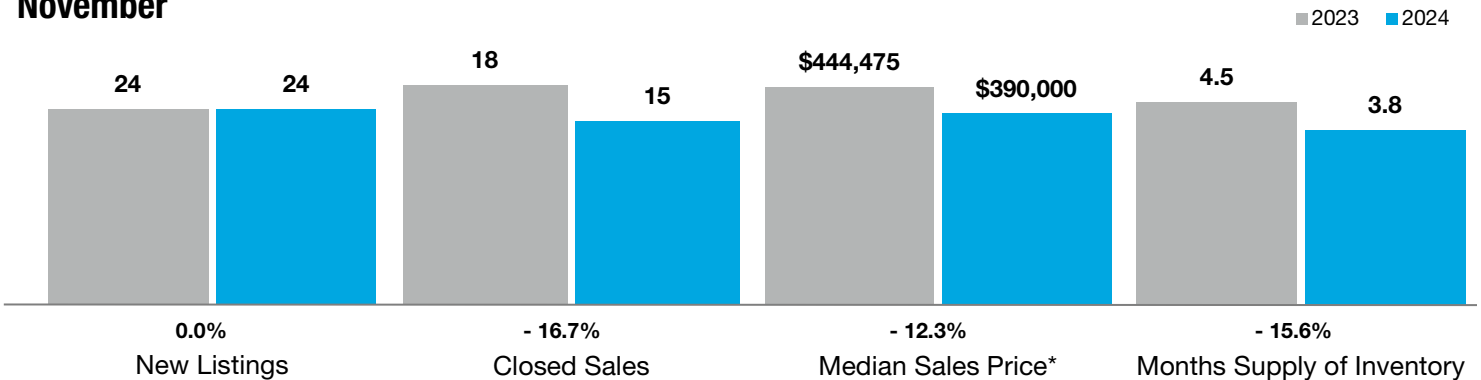
Jackson County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	24	24	0.0%	309	337	+ 9.1%
Pending Sales	14	17	+ 21.4%	219	230	+ 5.0%
Closed Sales	18	15	- 16.7%	216	225	+ 4.2%
Median Sales Price*	\$444,475	\$390,000	- 12.3%	\$377,500	\$392,500	+ 4.0%
Average Sales Price*	\$572,503	\$472,867	- 17.4%	\$503,258	\$540,187	+ 7.3%
Percent of Original List Price Received*	99.7%	93.8%	- 5.9%	93.6%	92.7%	- 1.0%
List to Close	143	105	- 26.6%	107	103	- 3.7%
Days on Market Until Sale	80	59	- 26.3%	58	58	0.0%
Cumulative Days on Market Until Sale	88	70	- 20.5%	69	67	- 2.9%
Average List Price	\$581,883	\$538,175	- 7.5%	\$627,292	\$746,320	+ 19.0%
Inventory of Homes for Sale	87	77	- 11.5%	--	--	--
Months Supply of Inventory	4.5	3.8	- 15.6%	--	--	--

* 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.

November



Historical Median Sales Price

Rolling 12-Month Calculation

