

Local Market Update for December 2024

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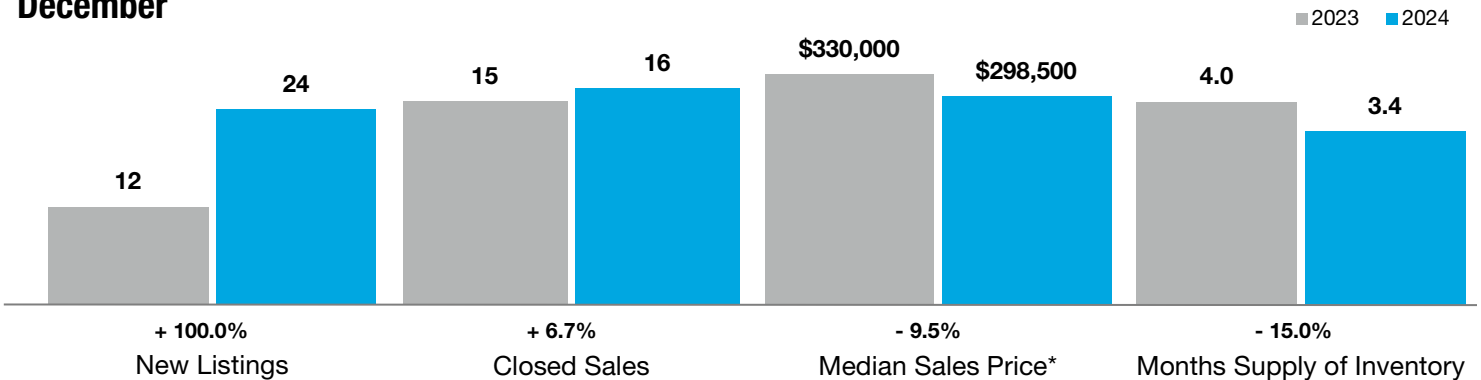
Jackson County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	12	24	+ 100.0%	321	363	+ 13.1%
Pending Sales	11	16	+ 45.5%	230	248	+ 7.8%
Closed Sales	15	16	+ 6.7%	231	242	+ 4.8%
Median Sales Price*	\$330,000	\$298,500	- 9.5%	\$372,500	\$390,000	+ 4.7%
Average Sales Price*	\$516,005	\$409,593	- 20.6%	\$504,086	\$529,918	+ 5.1%
Percent of Original List Price Received*	90.9%	92.1%	+ 1.3%	93.4%	92.6%	- 0.9%
List to Close	99	134	+ 35.4%	107	106	- 0.9%
Days on Market Until Sale	53	85	+ 60.4%	58	60	+ 3.4%
Cumulative Days on Market Until Sale	55	88	+ 60.0%	68	68	0.0%
Average List Price	\$837,698	\$874,367	+ 4.4%	\$634,930	\$753,911	+ 18.7%
Inventory of Homes for Sale	77	71	- 7.8%	--	--	--
Months Supply of Inventory	4.0	3.4	- 15.0%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

