

Local Market Update for January 2025

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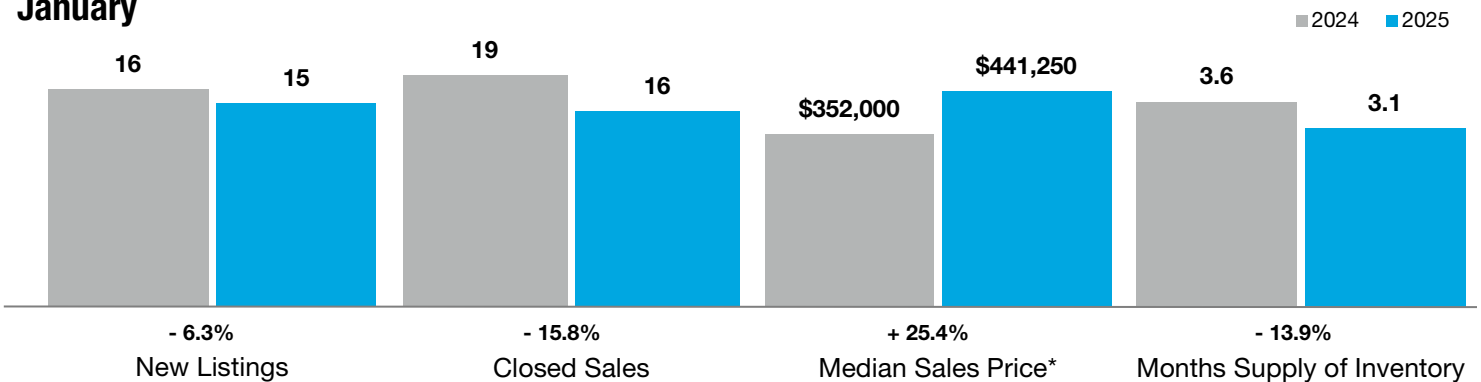
Jackson County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	16	15	- 6.3%	16	15	- 6.3%
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	19	16	- 15.8%	19	16	- 15.8%
Median Sales Price*	\$352,000	\$441,250	+ 25.4%	\$352,000	\$441,250	+ 25.4%
Average Sales Price*	\$550,053	\$597,700	+ 8.7%	\$550,053	\$597,700	+ 8.7%
Percent of Original List Price Received*	87.3%	94.4%	+ 8.1%	87.3%	94.4%	+ 8.1%
List to Close	150	108	- 28.0%	150	108	- 28.0%
Days on Market Until Sale	84	67	- 20.2%	84	67	- 20.2%
Cumulative Days on Market Until Sale	88	89	+ 1.1%	88	89	+ 1.1%
Average List Price	\$739,227	\$513,313	- 30.6%	\$739,227	\$513,313	- 30.6%
Inventory of Homes for Sale	70	65	- 7.1%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

