

# Local Market Update for February 2025

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



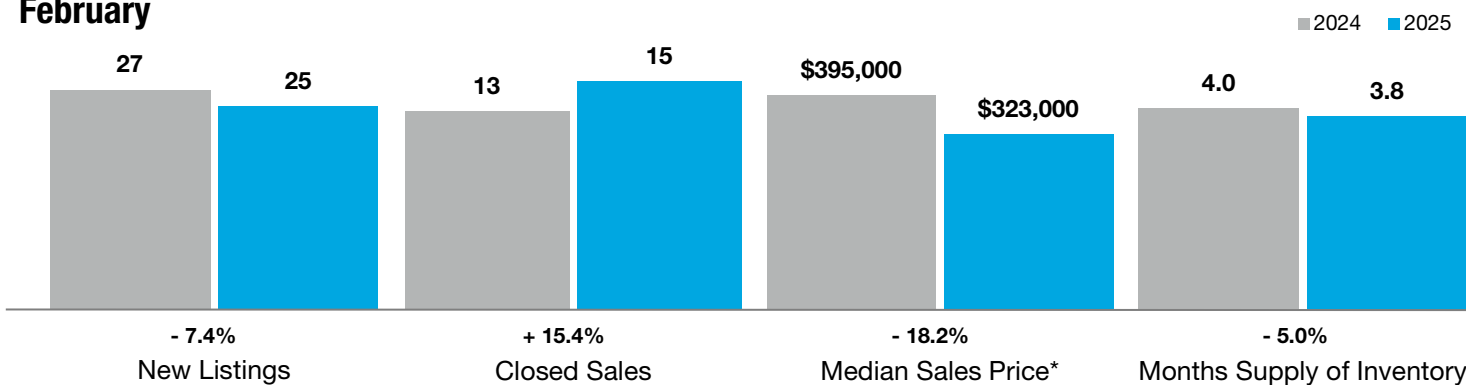
## Jackson County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	27	25	- 7.4%	43	41	- 4.7%
Pending Sales	13	11	- 15.4%	27	25	- 7.4%
Closed Sales	13	15	+ 15.4%	32	32	0.0%
Median Sales Price*	\$395,000	\$323,000	- 18.2%	\$392,500	\$409,950	+ 4.4%
Average Sales Price*	\$544,964	\$521,818	- 4.2%	\$547,985	\$617,671	+ 12.7%
Percent of Original List Price Received*	91.6%	96.7%	+ 5.6%	89.1%	95.6%	+ 7.3%
List to Close	101	119	+ 17.8%	130	122	- 6.2%
Days on Market Until Sale	57	72	+ 26.3%	73	70	- 4.1%
Cumulative Days on Market Until Sale	59	39	- 33.9%	76	67	- 11.8%
Average List Price	\$710,644	\$519,480	- 26.9%	\$720,852	\$516,070	- 28.4%
Inventory of Homes for Sale	75	78	+ 4.0%	--	--	--
Months Supply of Inventory	4.0	3.8	- 5.0%	--	--	--

\* 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.

### February



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

