

Local Market Update for March 2025

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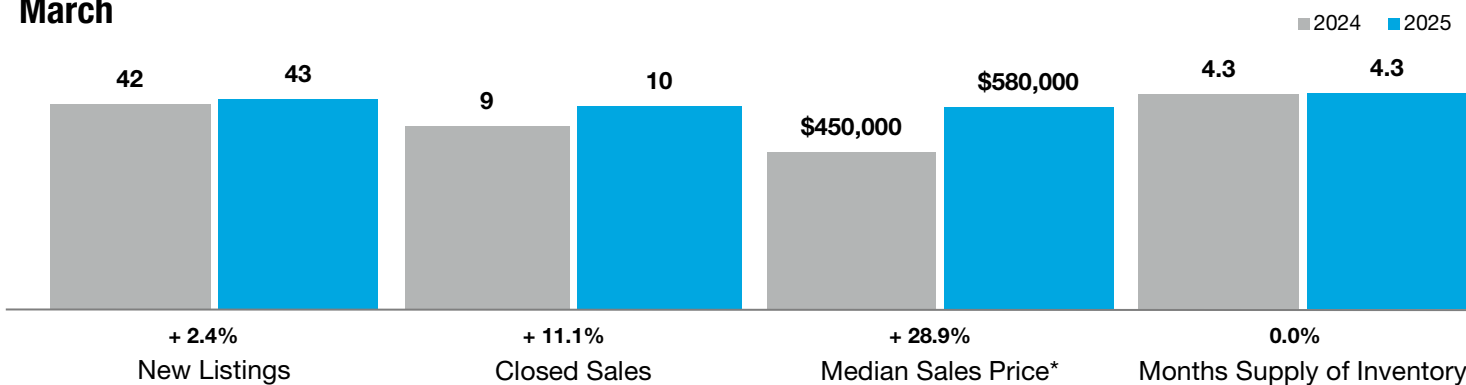
Jackson County

North Carolina

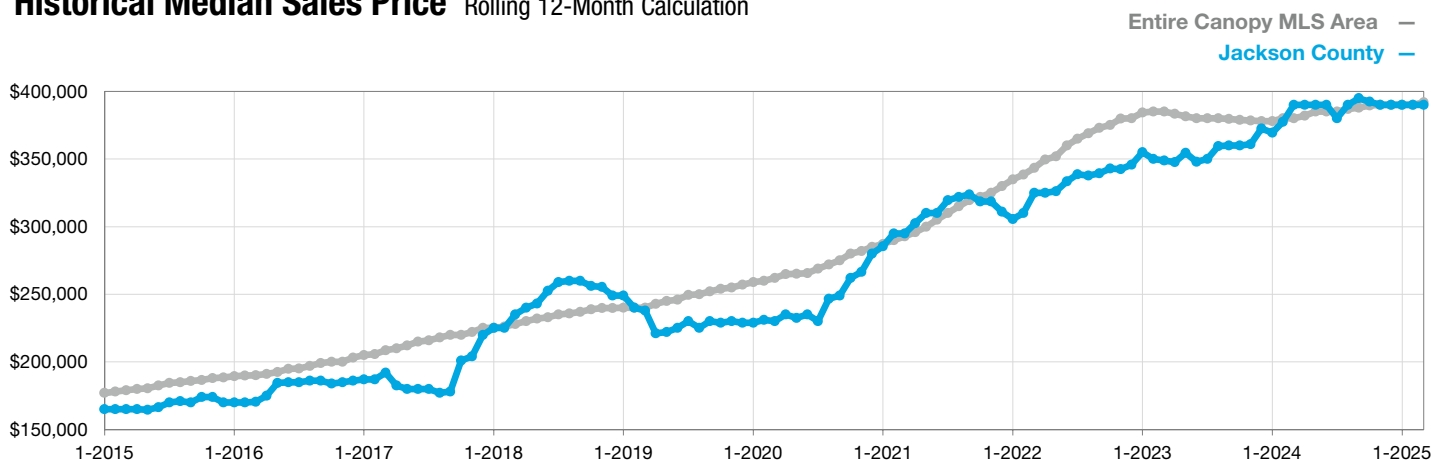
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	42	43	+ 2.4%	85	84	- 1.2%
Pending Sales	29	29	0.0%	56	54	- 3.6%
Closed Sales	9	10	+ 11.1%	41	42	+ 2.4%
Median Sales Price*	\$450,000	\$580,000	+ 28.9%	\$406,500	\$435,000	+ 7.0%
Average Sales Price*	\$485,500	\$595,750	+ 22.7%	\$534,269	\$612,452	+ 14.6%
Percent of Original List Price Received*	92.9%	95.2%	+ 2.5%	90.1%	95.5%	+ 6.0%
List to Close	125	130	+ 4.0%	129	124	- 3.9%
Days on Market Until Sale	92	90	- 2.2%	77	74	- 3.9%
Cumulative Days on Market Until Sale	92	144	+ 56.5%	80	86	+ 7.5%
Average List Price	\$823,669	\$538,523	- 34.6%	\$772,261	\$524,727	- 32.1%
Inventory of Homes for Sale	85	87	+ 2.4%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation



Current as of April 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.