

Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association
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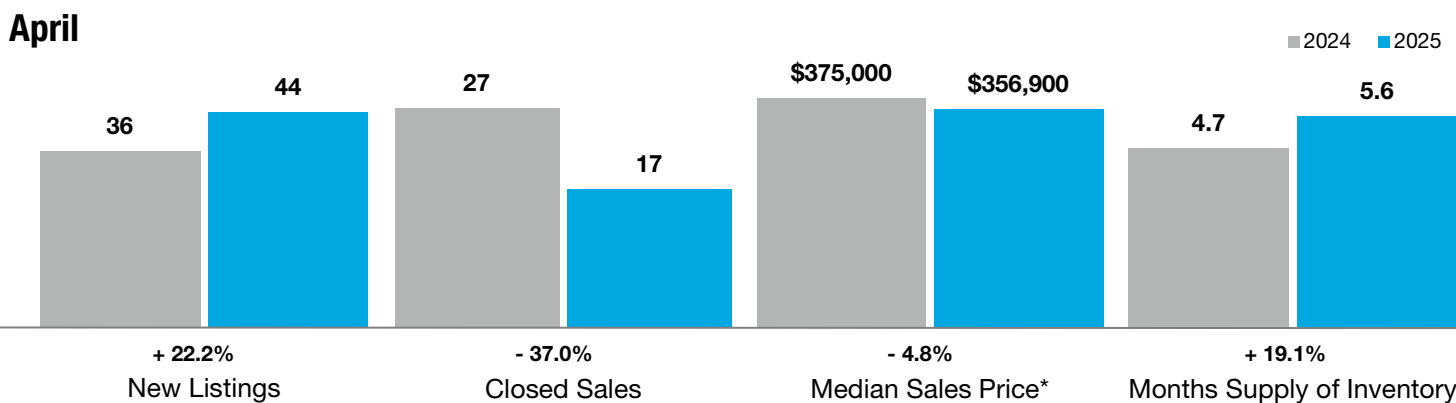


Jackson County

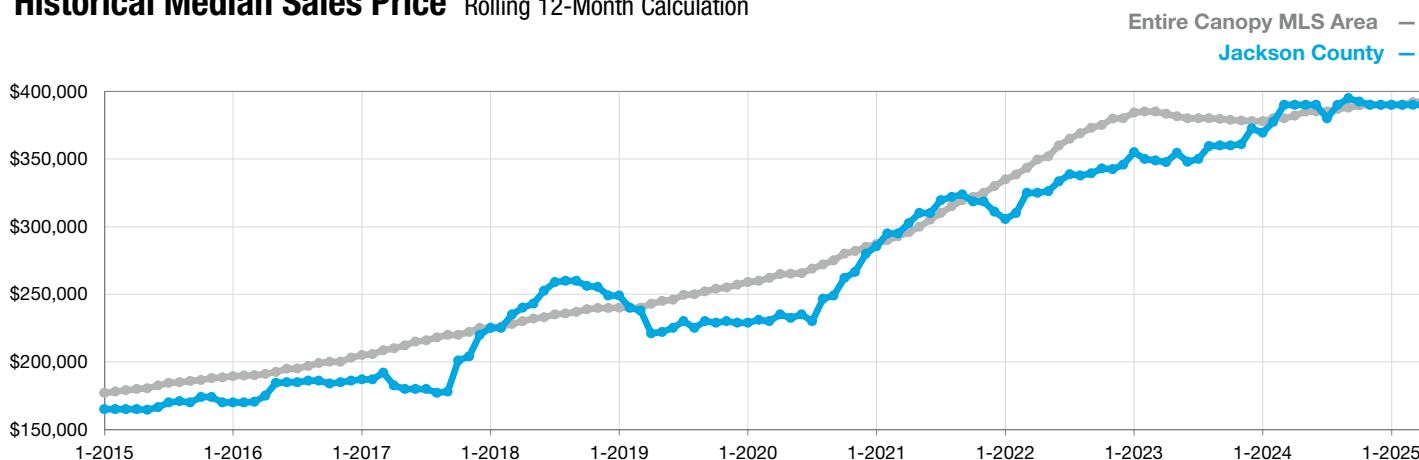
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	36	44	+ 22.2%	121	128	+ 5.8%
Pending Sales	22	16	- 27.3%	78	66	- 15.4%
Closed Sales	27	17	- 37.0%	68	59	- 13.2%
Median Sales Price*	\$375,000	\$356,900	- 4.8%	\$392,500	\$399,000	+ 1.7%
Average Sales Price*	\$395,169	\$373,895	- 5.4%	\$479,038	\$543,715	+ 13.5%
Percent of Original List Price Received*	97.0%	94.4%	- 2.7%	93.0%	95.1%	+ 2.3%
List to Close	109	93	- 14.7%	121	115	- 5.0%
Days on Market Until Sale	60	48	- 20.0%	70	67	- 4.3%
Cumulative Days on Market Until Sale	72	63	- 12.5%	77	78	+ 1.3%
Average List Price	\$775,633	\$622,118	- 19.8%	\$773,272	\$556,065	- 28.1%
Inventory of Homes for Sale	93	109	+ 17.2%	--	--	--
Months Supply of Inventory	4.7	5.6	+ 19.1%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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