

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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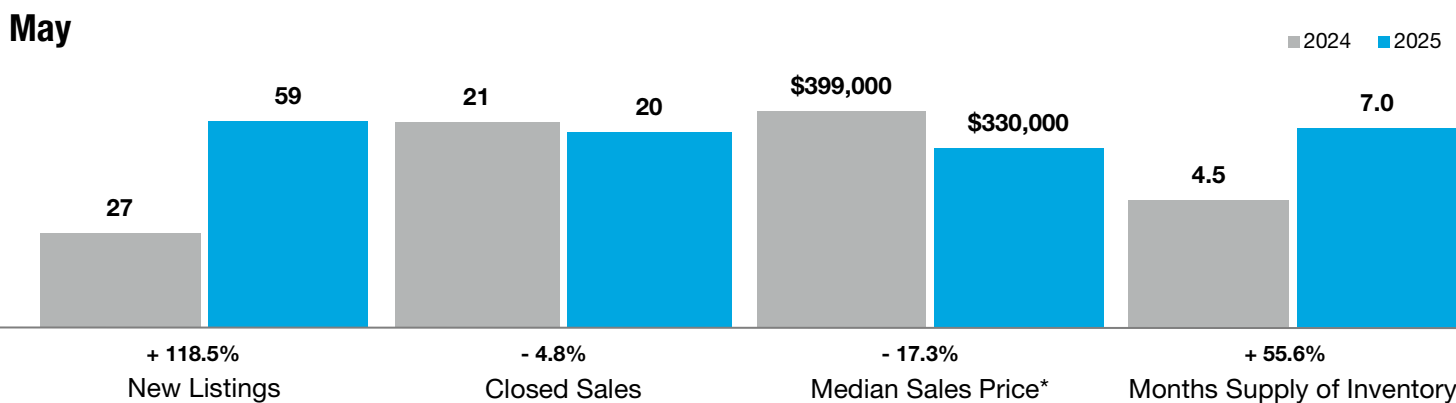


Jackson County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	27	59	+ 118.5%	148	188	+ 27.0%
Pending Sales	23	22	- 4.3%	101	89	- 11.9%
Closed Sales	21	20	- 4.8%	89	79	- 11.2%
Median Sales Price*	\$399,000	\$330,000	- 17.3%	\$395,000	\$377,500	- 4.4%
Average Sales Price*	\$621,798	\$382,533	- 38.5%	\$512,723	\$502,909	- 1.9%
Percent of Original List Price Received*	94.3%	94.5%	+ 0.2%	93.3%	95.0%	+ 1.8%
List to Close	96	99	+ 3.1%	115	111	- 3.5%
Days on Market Until Sale	52	59	+ 13.5%	66	65	- 1.5%
Cumulative Days on Market Until Sale	53	60	+ 13.2%	71	74	+ 4.2%
Average List Price	\$1,013,148	\$776,075	- 23.4%	\$814,630	\$623,433	- 23.5%
Inventory of Homes for Sale	88	137	+ 55.7%	--	--	--
Months Supply of Inventory	4.5	7.0	+ 55.6%	--	--	--

* 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

