

Local Market Update for June 2025

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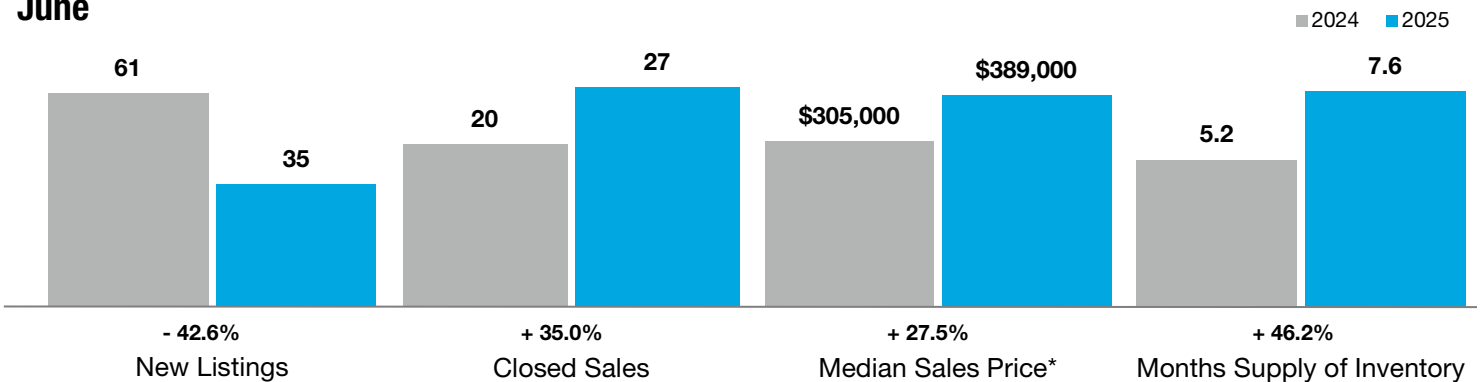
Jackson County

North Carolina

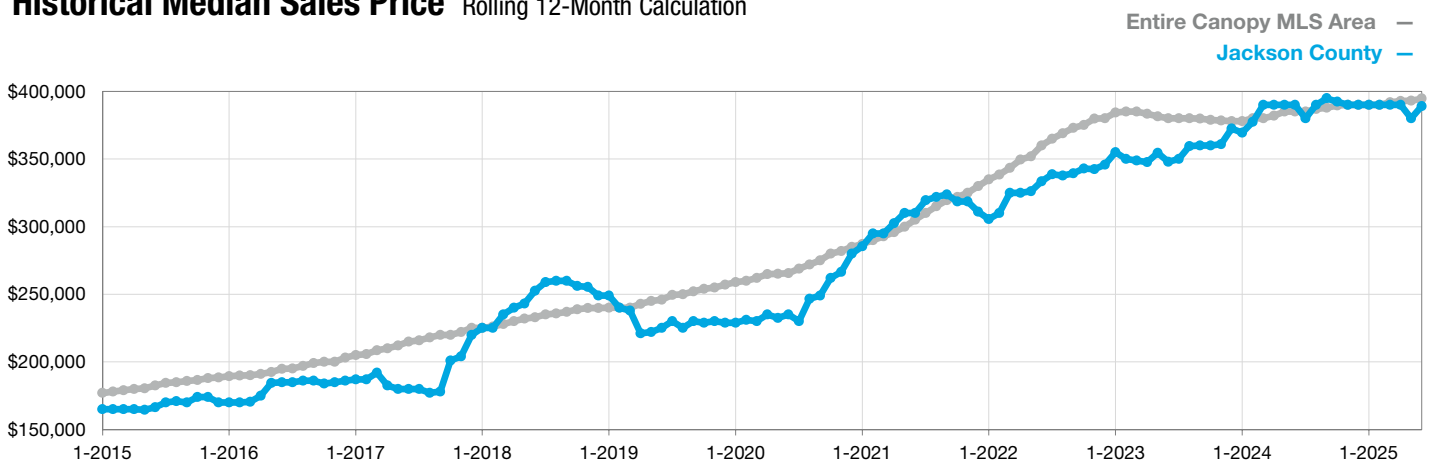
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	61	35	- 42.6%	214	226	+ 5.6%
Pending Sales	31	20	- 35.5%	137	111	- 19.0%
Closed Sales	20	27	+ 35.0%	109	107	- 1.8%
Median Sales Price*	\$305,000	\$389,000	+ 27.5%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$374,450	\$434,722	+ 16.1%	\$487,352	\$497,919	+ 2.2%
Percent of Original List Price Received*	92.7%	94.9%	+ 2.4%	93.2%	94.9%	+ 1.8%
List to Close	101	174	+ 72.3%	112	126	+ 12.5%
Days on Market Until Sale	58	137	+ 136.2%	64	82	+ 28.1%
Cumulative Days on Market Until Sale	69	51	- 26.1%	70	68	- 2.9%
Average List Price	\$735,885	\$693,982	- 5.7%	\$792,691	\$630,471	- 20.5%
Inventory of Homes for Sale	106	143	+ 34.9%	--	--	--
Months Supply of Inventory	5.2	7.6	+ 46.2%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



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