

Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association
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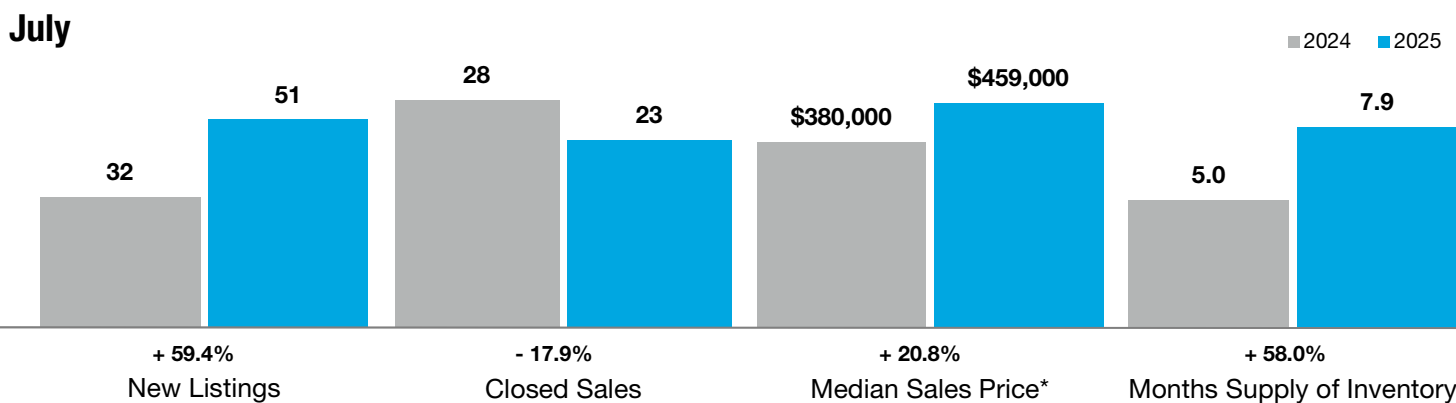


Jackson County

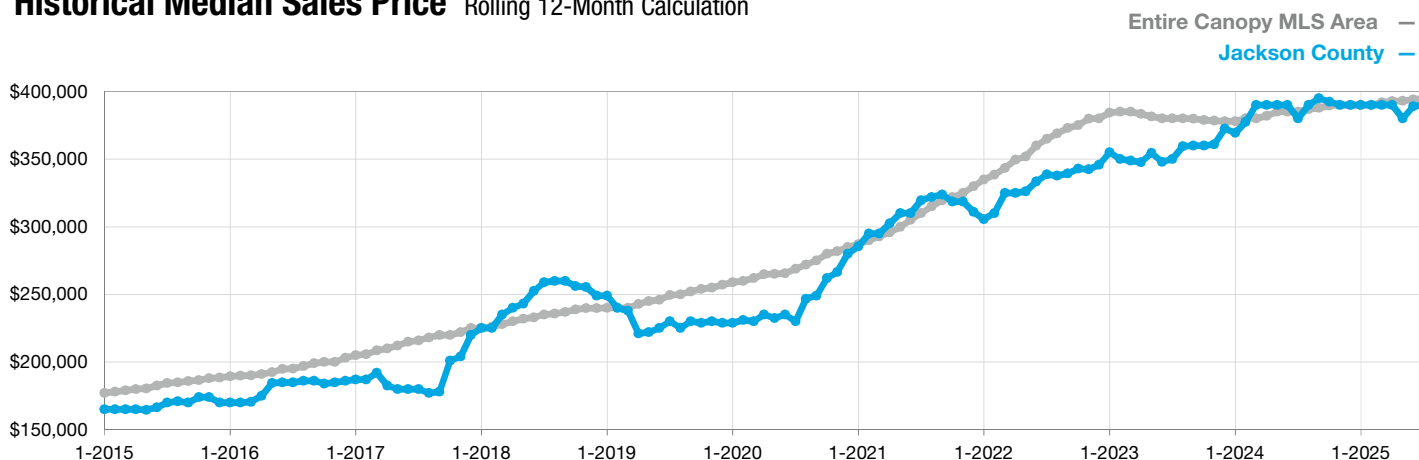
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	32	51	+ 59.4%	246	278	+ 13.0%
Pending Sales	26	33	+ 26.9%	163	142	- 12.9%
Closed Sales	28	23	- 17.9%	137	130	- 5.1%
Median Sales Price*	\$380,000	\$459,000	+ 20.8%	\$375,000	\$387,000	+ 3.2%
Average Sales Price*	\$702,554	\$700,135	- 0.3%	\$531,335	\$533,696	+ 0.4%
Percent of Original List Price Received*	94.0%	93.3%	- 0.7%	93.3%	94.6%	+ 1.4%
List to Close	69	132	+ 91.3%	104	127	+ 22.1%
Days on Market Until Sale	36	95	+ 163.9%	59	85	+ 44.1%
Cumulative Days on Market Until Sale	47	91	+ 93.6%	67	73	+ 9.0%
Average List Price	\$704,384	\$646,355	- 8.2%	\$780,563	\$628,888	- 19.4%
Inventory of Homes for Sale	105	153	+ 45.7%	--	--	--
Months Supply of Inventory	5.0	7.9	+ 58.0%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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