

Local Market Update for August 2025

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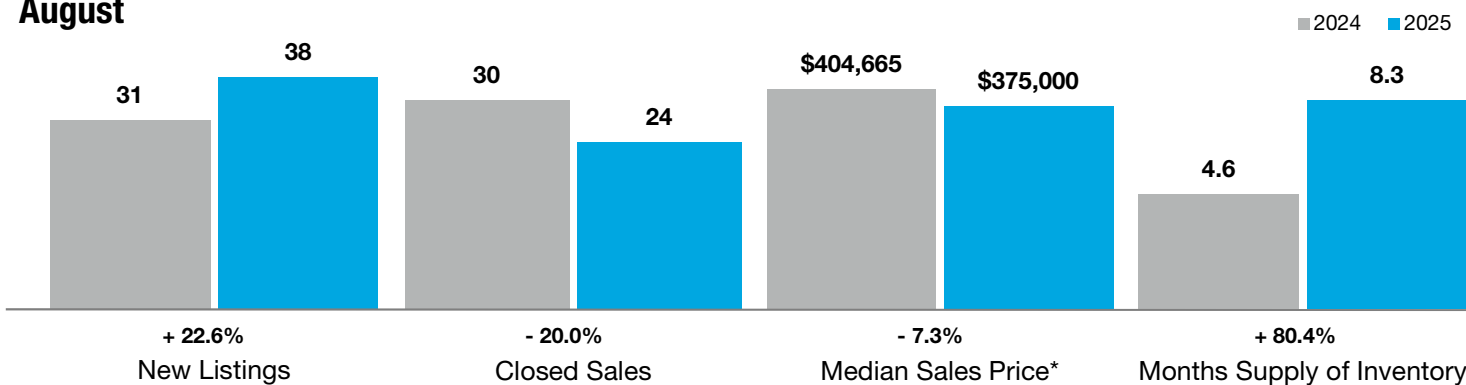
Jackson County

North Carolina

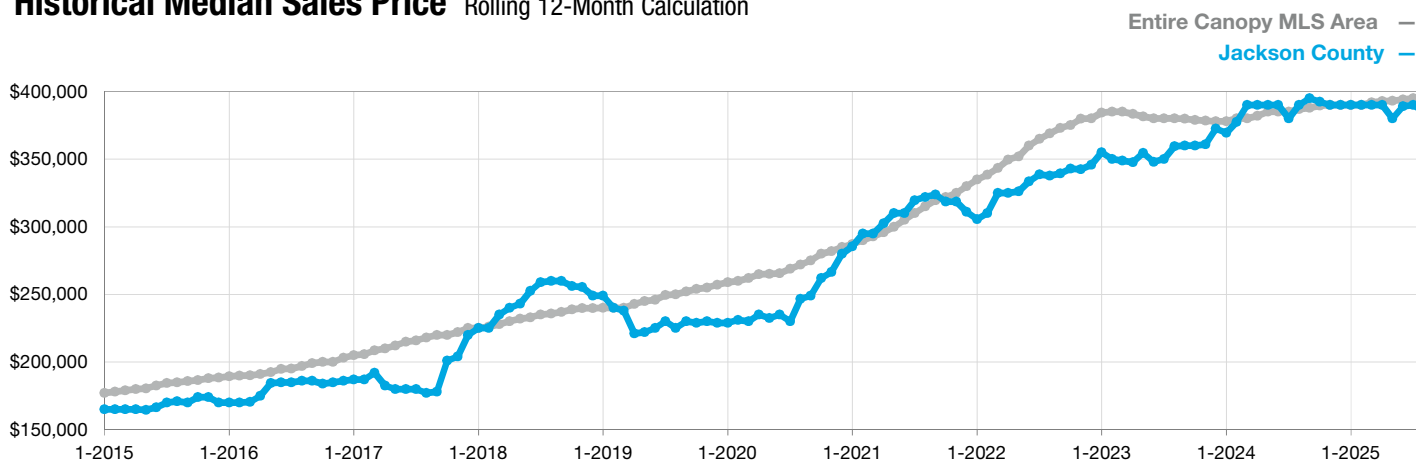
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	31	38	+ 22.6%	277	320	+ 15.5%
Pending Sales	25	23	- 8.0%	188	165	- 12.2%
Closed Sales	30	24	- 20.0%	167	158	- 5.4%
Median Sales Price*	\$404,665	\$375,000	- 7.3%	\$390,000	\$387,000	- 0.8%
Average Sales Price*	\$526,028	\$663,320	+ 26.1%	\$530,381	\$554,969	+ 4.6%
Percent of Original List Price Received*	93.5%	92.6%	- 1.0%	93.4%	94.2%	+ 0.9%
List to Close	90	163	+ 81.1%	101	136	+ 34.7%
Days on Market Until Sale	44	80	+ 81.8%	56	87	+ 55.4%
Cumulative Days on Market Until Sale	55	83	+ 50.9%	64	79	+ 23.4%
Average List Price	\$534,801	\$644,011	+ 20.4%	\$751,705	\$628,214	- 16.4%
Inventory of Homes for Sale	96	158	+ 64.6%	--	--	--
Months Supply of Inventory	4.6	8.3	+ 80.4%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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