

# Local Market Update for September 2025

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



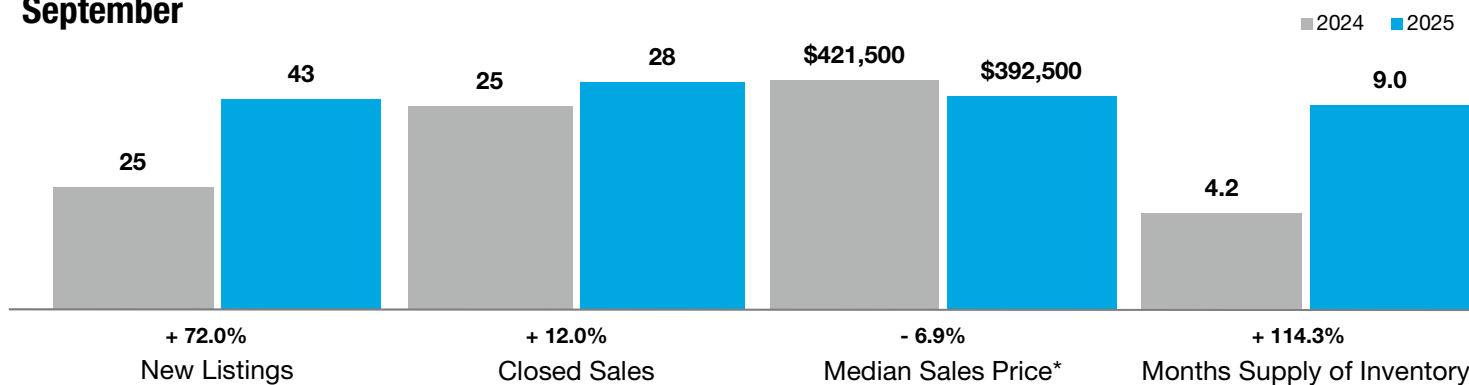
## Jackson County

North Carolina

| Key Metrics                              | September |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2024      | 2025      | Percent Change | Thru 9-2024  | Thru 9-2025 | Percent Change |
| New Listings                             | 25        | 43        | + 72.0%        | 302          | 368         | + 21.9%        |
| Pending Sales                            | 20        | 22        | + 10.0%        | 208          | 187         | - 10.1%        |
| Closed Sales                             | 25        | 28        | + 12.0%        | 192          | 190         | - 1.0%         |
| Median Sales Price*                      | \$421,500 | \$392,500 | - 6.9%         | \$395,000    | \$382,500   | - 3.2%         |
| Average Sales Price*                     | \$572,463 | \$577,954 | + 1.0%         | \$535,669    | \$549,910   | + 2.7%         |
| Percent of Original List Price Received* | 89.5%     | 90.6%     | + 1.2%         | 92.9%        | 93.6%       | + 0.8%         |
| List to Close                            | 124       | 113       | - 8.9%         | 104          | 133         | + 27.9%        |
| Days on Market Until Sale                | 75        | 64        | - 14.7%        | 59           | 85          | + 44.1%        |
| Cumulative Days on Market Until Sale     | 91        | 65        | - 28.6%        | 68           | 78          | + 14.7%        |
| Average List Price                       | \$893,517 | \$714,228 | - 20.1%        | \$763,070    | \$638,841   | - 16.3%        |
| Inventory of Homes for Sale              | 90        | 173       | + 92.2%        | --           | --          | --             |
| Months Supply of Inventory               | 4.2       | 9.0       | + 114.3%       | --           | --          | --             |

\* 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.

### September



### Historical Median Sales Price Rolling 12-Month Calculation

