

Local Market Update for November 2025

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

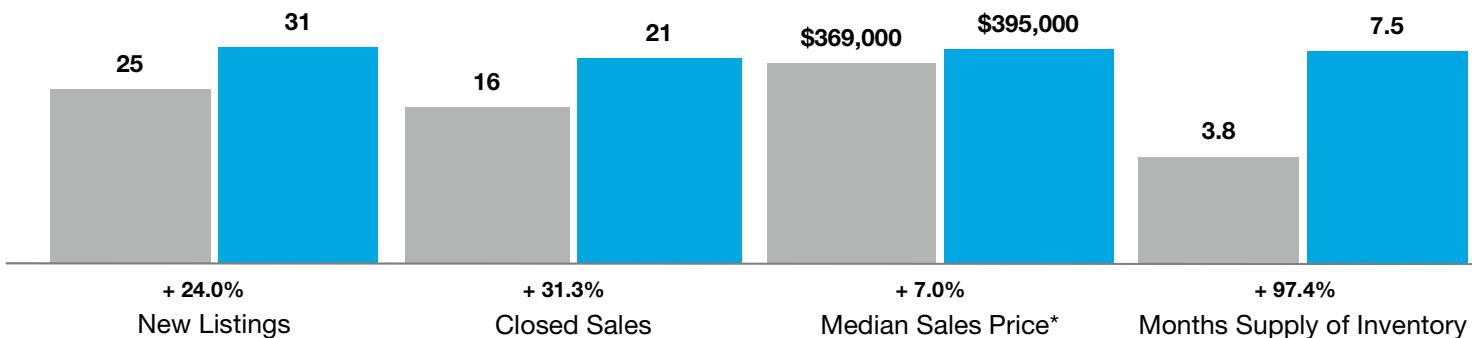
North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	25	31	+ 24.0%	346	435	+ 25.7%
Pending Sales	18	22	+ 22.2%	238	240	+ 0.8%
Closed Sales	16	21	+ 31.3%	226	234	+ 3.5%
Median Sales Price*	\$369,000	\$395,000	+ 7.0%	\$390,000	\$380,000	- 2.6%
Average Sales Price*	\$453,000	\$745,452	+ 64.6%	\$538,475	\$580,519	+ 7.8%
Percent of Original List Price Received*	92.7%	91.3%	- 1.5%	92.7%	93.3%	+ 0.6%
List to Close	112	108	- 3.6%	104	126	+ 21.2%
Days on Market Until Sale	62	70	+ 12.9%	58	80	+ 37.9%
Cumulative Days on Market Until Sale	73	84	+ 15.1%	67	77	+ 14.9%
Average List Price	\$528,658	\$1,080,755	+ 104.4%	\$741,047	\$667,183	- 10.0%
Inventory of Homes for Sale	78	158	+ 102.6%	--	--	--
Months Supply of Inventory	3.8	7.5	+ 97.4%	--	--	--

* 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.

November

■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —
Jackson County —

