

Local Market Update for December 2025

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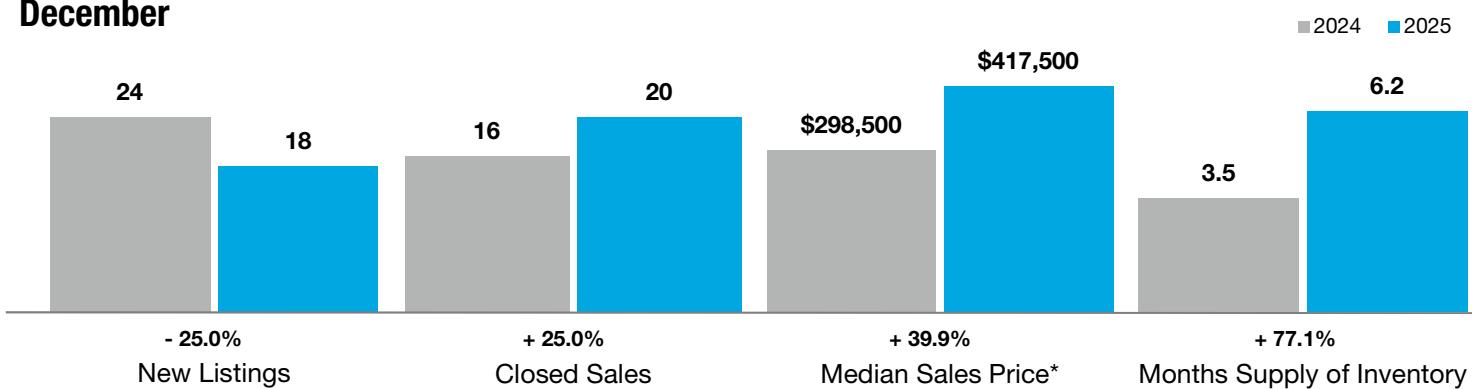
Jackson County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	24	18	- 25.0%	370	454	+ 22.7%
Pending Sales	14	19	+ 35.7%	252	256	+ 1.6%
Closed Sales	16	20	+ 25.0%	242	254	+ 5.0%
Median Sales Price*	\$298,500	\$417,500	+ 39.9%	\$390,000	\$384,500	- 1.4%
Average Sales Price*	\$409,593	\$442,675	+ 8.1%	\$529,918	\$569,665	+ 7.5%
Percent of Original List Price Received*	92.1%	92.9%	+ 0.9%	92.6%	93.2%	+ 0.6%
List to Close	134	102	- 23.9%	106	124	+ 17.0%
Days on Market Until Sale	85	62	- 27.1%	60	78	+ 30.0%
Cumulative Days on Market Until Sale	88	66	- 25.0%	68	76	+ 11.8%
Average List Price	\$851,325	\$872,333	+ 2.5%	\$748,588	\$672,988	- 10.1%
Inventory of Homes for Sale	74	132	+ 78.4%	--	--	--
Months Supply of Inventory	3.5	6.2	+ 77.1%	--	--	--

* 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.

December



Historical Median Sales Price

Rolling 12-Month Calculation

