

Local Market Update for January 2026

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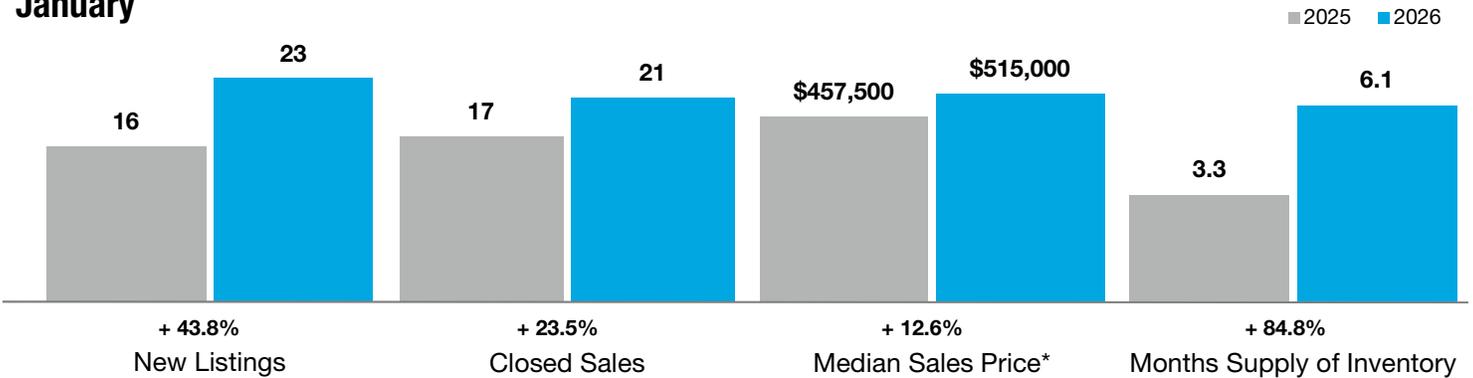
Jackson County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	16	23	+ 43.8%	16	23	+ 43.8%
Pending Sales	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	17	21	+ 23.5%	17	21	+ 23.5%
Median Sales Price*	\$457,500	\$515,000	+ 12.6%	\$457,500	\$515,000	+ 12.6%
Average Sales Price*	\$702,247	\$1,082,851	+ 54.2%	\$702,247	\$1,082,851	+ 54.2%
Percent of Original List Price Received*	94.8%	90.5%	- 4.5%	94.8%	90.5%	- 4.5%
List to Close	125	189	+ 51.2%	125	189	+ 51.2%
Days on Market Until Sale	67	132	+ 97.0%	67	132	+ 97.0%
Cumulative Days on Market Until Sale	88	120	+ 36.4%	88	120	+ 36.4%
Average List Price	\$499,180	\$534,704	+ 7.1%	\$499,180	\$534,704	+ 7.1%
Inventory of Homes for Sale	70	129	+ 84.3%	--	--	--
Months Supply of Inventory	3.3	6.1	+ 84.8%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

