

Local Market Update for February 2026

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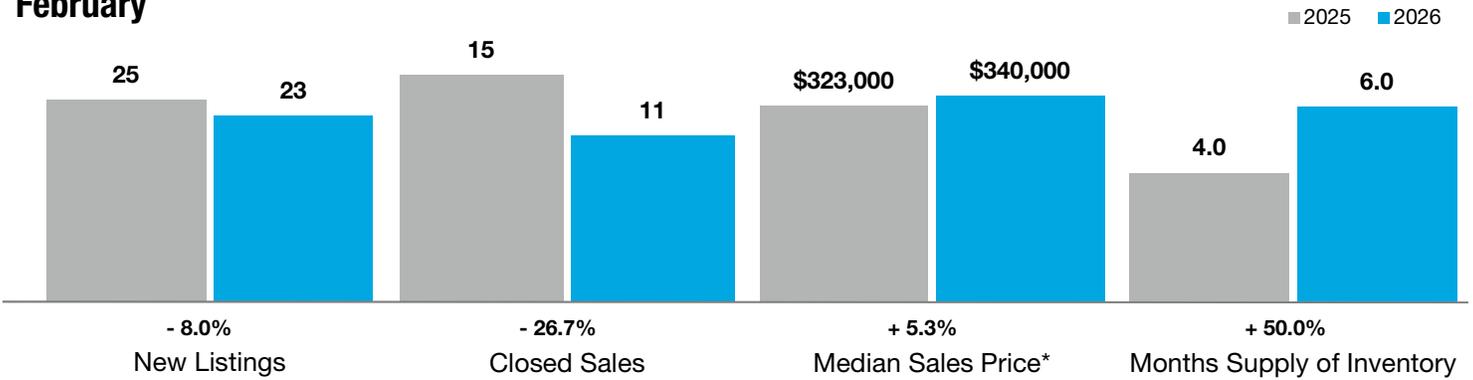
Jackson County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	25	23	- 8.0%	41	46	+ 12.2%
Pending Sales	10	13	+ 30.0%	24	25	+ 4.2%
Closed Sales	15	11	- 26.7%	32	33	+ 3.1%
Median Sales Price*	\$323,000	\$340,000	+ 5.3%	\$409,950	\$460,000	+ 12.2%
Average Sales Price*	\$521,818	\$704,509	+ 35.0%	\$617,671	\$948,166	+ 53.5%
Percent of Original List Price Received*	96.7%	84.9%	- 12.2%	95.6%	89.0%	- 6.9%
List to Close	119	147	+ 23.5%	122	183	+ 50.0%
Days on Market Until Sale	72	100	+ 38.9%	70	117	+ 67.1%
Cumulative Days on Market Until Sale	39	105	+ 169.2%	67	121	+ 80.6%
Average List Price	\$483,591	\$638,348	+ 32.0%	\$489,587	\$583,689	+ 19.2%
Inventory of Homes for Sale	82	128	+ 56.1%	--	--	--
Months Supply of Inventory	4.0	6.0	+ 50.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

