

Local Market Update for March 2026

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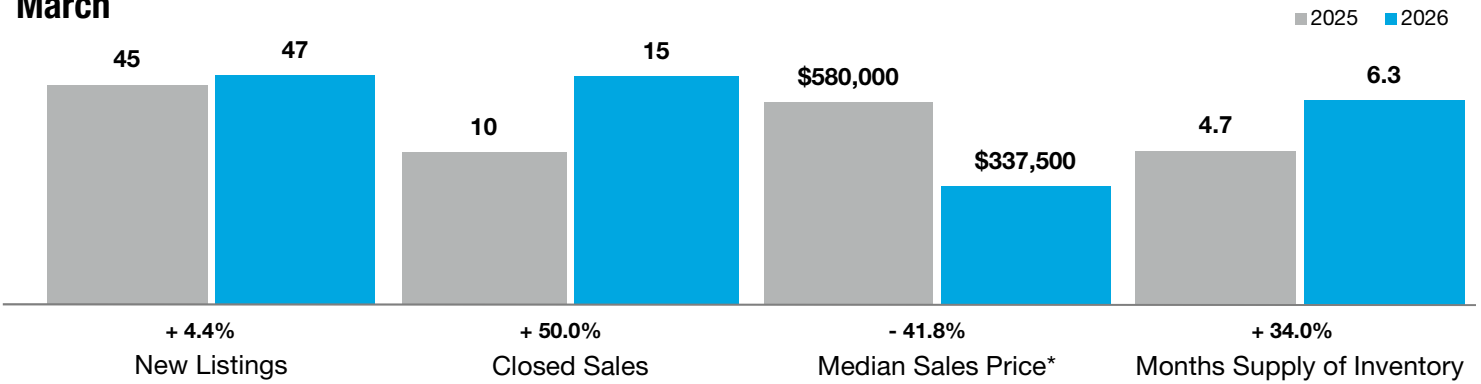
Jackson County

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	45	47	+ 4.4%	86	95	+ 10.5%
Pending Sales	26	28	+ 7.7%	50	54	+ 8.0%
Closed Sales	10	15	+ 50.0%	42	49	+ 16.7%
Median Sales Price*	\$580,000	\$337,500	- 41.8%	\$435,000	\$415,000	- 4.6%
Average Sales Price*	\$595,750	\$451,667	- 24.2%	\$612,452	\$784,785	+ 28.1%
Percent of Original List Price Received*	95.2%	91.7%	- 3.7%	95.5%	89.5%	- 6.3%
List to Close	130	131	+ 0.8%	124	167	+ 34.7%
Days on Market Until Sale	90	86	- 4.4%	74	108	+ 45.9%
Cumulative Days on Market Until Sale	144	117	- 18.8%	86	121	+ 40.7%
Average List Price	\$521,242	\$667,937	+ 28.1%	\$506,186	\$623,030	+ 23.1%
Inventory of Homes for Sale	96	135	+ 40.6%	--	--	--
Months Supply of Inventory	4.7	6.3	+ 34.0%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

