

# Local Market Update for April 2026

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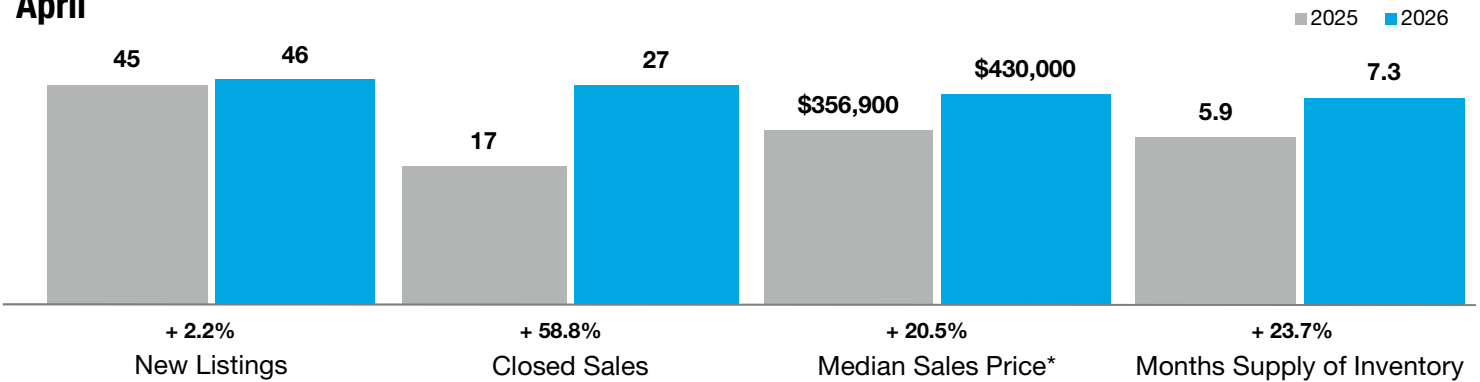
## Jackson County

North Carolina

| Key Metrics                              | April     |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2025      | 2026      | Percent Change | Thru 4-2025  | Thru 4-2026 | Percent Change |
| New Listings                             | 45        | 46        | + 2.2%         | 132          | 143         | + 8.3%         |
| Pending Sales                            | 16        | 16        | 0.0%           | 67           | 68          | + 1.5%         |
| Closed Sales                             | 17        | 27        | + 58.8%        | 59           | 78          | + 32.2%        |
| Median Sales Price*                      | \$356,900 | \$430,000 | + 20.5%        | \$399,000    | \$422,500   | + 5.9%         |
| Average Sales Price*                     | \$373,895 | \$510,228 | + 36.5%        | \$543,715    | \$683,152   | + 25.6%        |
| Percent of Original List Price Received* | 94.4%     | 92.6%     | - 1.9%         | 95.1%        | 90.5%       | - 4.8%         |
| List to Close                            | 93        | 205       | + 120.4%       | 115          | 177         | + 53.9%        |
| Days on Market Until Sale                | 48        | 185       | + 285.4%       | 67           | 133         | + 98.5%        |
| Cumulative Days on Market Until Sale     | 63        | 117       | + 85.7%        | 78           | 117         | + 50.0%        |
| Average List Price                       | \$599,633 | \$479,216 | - 20.1%        | \$539,297    | \$572,162   | + 6.1%         |
| Inventory of Homes for Sale              | 118       | 156       | + 32.2%        | --           | --          | --             |
| Months Supply of Inventory               | 5.9       | 7.3       | + 23.7%        | --           | --          | --             |

\* 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.

### April



### Historical Median Sales Price Rolling 12-Month Calculation

