

# Local Market Update for May 2026

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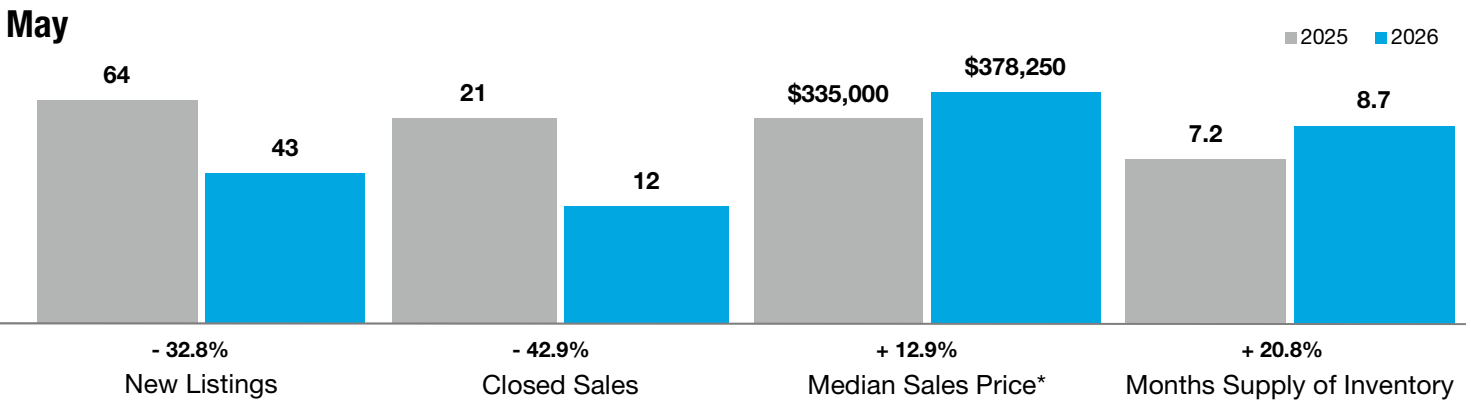


## Jackson County

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	64	43	- 32.8%	196	186	- 5.1%
Pending Sales	26	16	- 38.5%	93	81	- 12.9%
Closed Sales	21	12	- 42.9%	80	90	+ 12.5%
Median Sales Price*	\$335,000	<b>\$378,250</b>	+ 12.9%	\$378,750	<b>\$404,500</b>	+ 6.8%
Average Sales Price*	\$450,507	<b>\$398,542</b>	- 11.5%	\$519,248	<b>\$645,204</b>	+ 24.3%
Percent of Original List Price Received*	94.4%	<b>93.6%</b>	- 0.8%	94.9%	<b>91.0%</b>	- 4.1%
List to Close	96	<b>158</b>	+ 64.6%	110	<b>174</b>	+ 58.2%
Days on Market Until Sale	56	<b>114</b>	+ 103.6%	64	<b>130</b>	+ 103.1%
Cumulative Days on Market Until Sale	57	<b>159</b>	+ 178.9%	73	<b>123</b>	+ 68.5%
Average List Price	\$757,988	<b>\$683,403</b>	- 9.8%	\$607,752	<b>\$592,889</b>	- 2.4%
Inventory of Homes for Sale	147	<b>177</b>	+ 20.4%	--	--	--
Months Supply of Inventory	7.2	<b>8.7</b>	+ 20.8%	--	--	--

\* 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.



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

