

Local Market Update for June 2026

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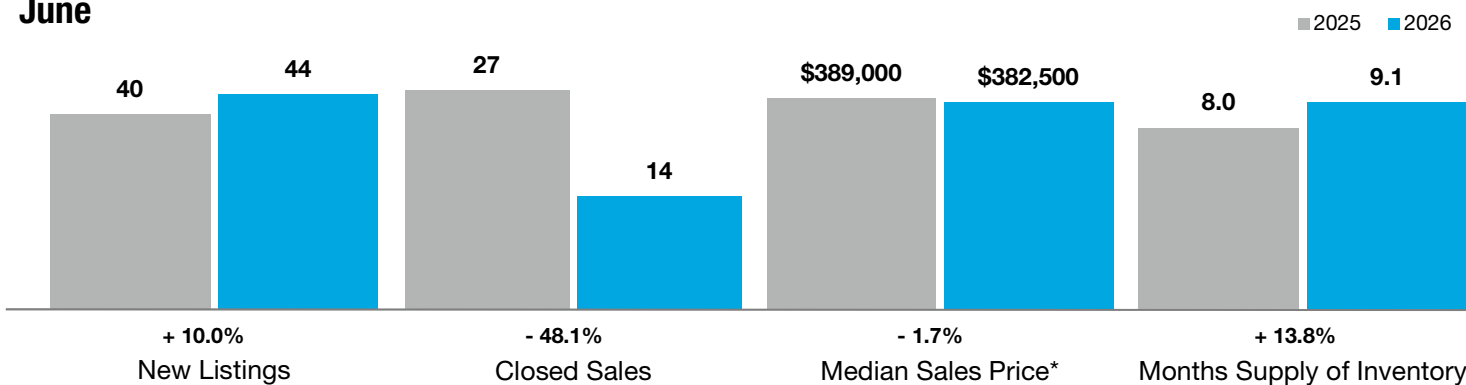
Jackson County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	40	44	+ 10.0%	236	230	- 2.5%
Pending Sales	21	23	+ 9.5%	114	99	- 13.2%
Closed Sales	27	14	- 48.1%	107	104	- 2.8%
Median Sales Price*	\$389,000	\$382,500	- 1.7%	\$380,000	\$399,500	+ 5.1%
Average Sales Price*	\$434,722	\$457,786	+ 5.3%	\$497,919	\$619,975	+ 24.5%
Percent of Original List Price Received*	94.9%	95.1%	+ 0.2%	94.9%	91.6%	- 3.5%
List to Close	174	110	- 36.8%	126	165	+ 31.0%
Days on Market Until Sale	137	64	- 53.3%	82	121	+ 47.6%
Cumulative Days on Market Until Sale	51	97	+ 90.2%	68	119	+ 75.0%
Average List Price	\$675,653	\$846,027	+ 25.2%	\$618,767	\$636,795	+ 2.9%
Inventory of Homes for Sale	156	183	+ 17.3%	--	--	--
Months Supply of Inventory	8.0	9.1	+ 13.8%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

