

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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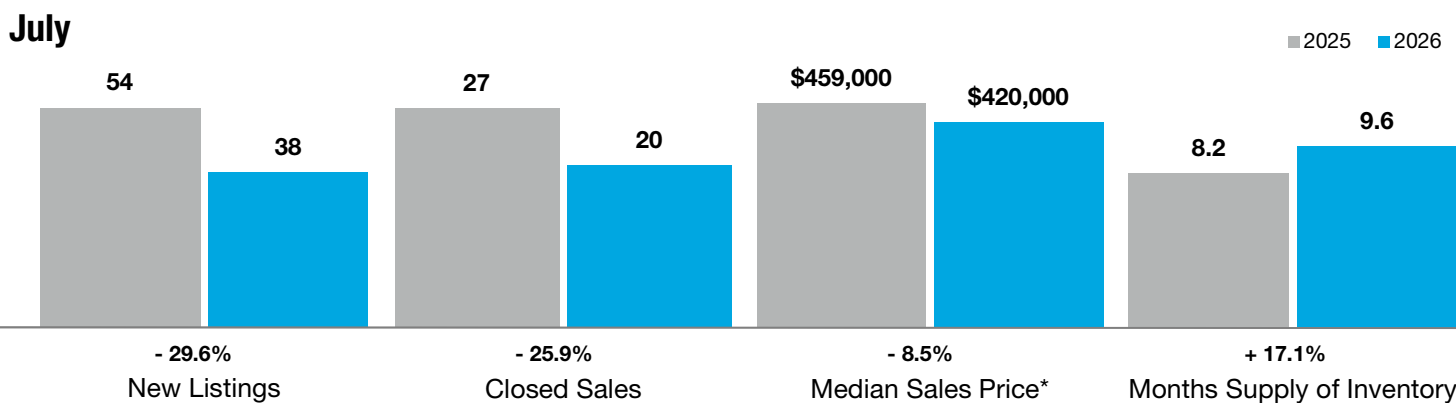


Jackson County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	54	38	- 29.6%	291	268	- 7.9%
Pending Sales	32	23	- 28.1%	147	122	- 17.0%
Closed Sales	27	20	- 25.9%	134	126	- 6.0%
Median Sales Price*	\$459,000	\$420,000	- 8.5%	\$387,000	\$400,000	+ 3.4%
Average Sales Price*	\$684,745	\$836,417	+ 22.2%	\$535,563	\$652,442	+ 21.8%
Percent of Original List Price Received*	93.1%	88.5%	- 4.9%	94.6%	91.1%	- 3.7%
List to Close	149	215	+ 44.3%	131	173	+ 32.1%
Days on Market Until Sale	113	169	+ 49.6%	89	129	+ 44.9%
Cumulative Days on Market Until Sale	117	177	+ 51.3%	78	129	+ 65.4%
Average List Price	\$630,387	\$949,003	+ 50.5%	\$620,691	\$677,868	+ 9.2%
Inventory of Homes for Sale	164	185	+ 12.8%	--	--	--
Months Supply of Inventory	8.2	9.6	+ 17.1%	--	--	--

* 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

