

Local Market Update for August 2026

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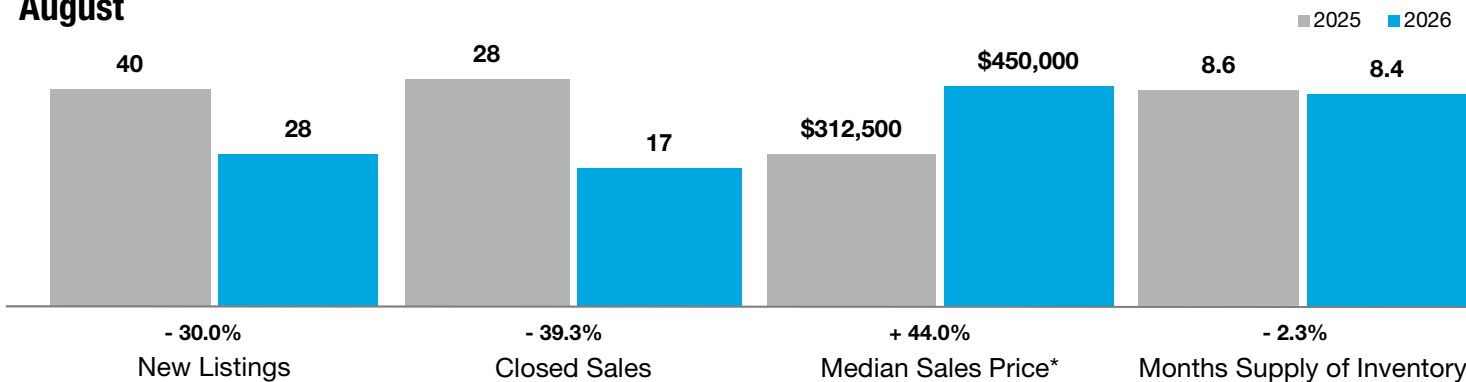
Jackson County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	40	28	- 30.0%	331	297	- 10.3%
Pending Sales	22	32	+ 45.5%	169	152	- 10.1%
Closed Sales	28	17	- 39.3%	162	143	- 11.7%
Median Sales Price*	\$312,500	\$450,000	+ 44.0%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$590,525	\$650,265	+ 10.1%	\$545,063	\$652,183	+ 19.7%
Percent of Original List Price Received*	92.7%	90.6%	- 2.3%	94.2%	91.0%	- 3.4%
List to Close	163	98	- 39.9%	136	164	+ 20.6%
Days on Market Until Sale	87	52	- 40.2%	88	120	+ 36.4%
Cumulative Days on Market Until Sale	90	103	+ 14.4%	80	126	+ 57.5%
Average List Price	\$621,169	\$851,488	+ 37.1%	\$620,751	\$689,667	+ 11.1%
Inventory of Homes for Sale	169	168	- 0.6%	--	--	--
Months Supply of Inventory	8.6	8.4	- 2.3%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

