

# Local Market Update for September 2026

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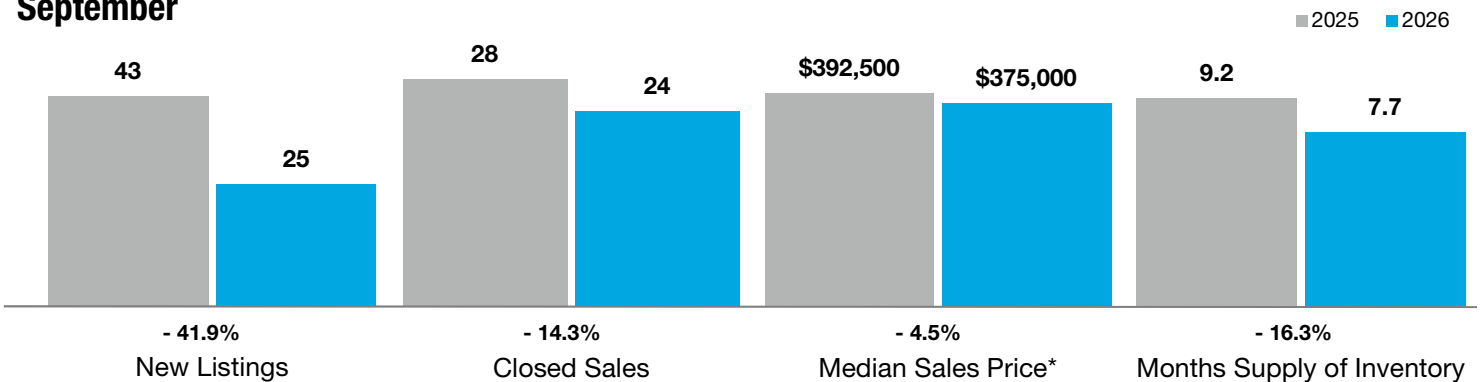
## Jackson County

North Carolina

| Key Metrics                              | September |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2025      | 2026      | Percent Change | Thru 9-2025  | Thru 9-2026 | Percent Change |
| New Listings                             | 43        | 25        | - 41.9%        | 374          | 323         | - 13.6%        |
| Pending Sales                            | 21        | 25        | + 19.0%        | 190          | 176         | - 7.4%         |
| Closed Sales                             | 28        | 24        | - 14.3%        | 190          | 169         | - 11.1%        |
| Median Sales Price*                      | \$392,500 | \$375,000 | - 4.5%         | \$382,500    | \$395,000   | + 3.3%         |
| Average Sales Price*                     | \$577,954 | \$495,475 | - 14.3%        | \$549,910    | \$624,992   | + 13.7%        |
| Percent of Original List Price Received* | 90.6%     | 93.4%     | + 3.1%         | 93.6%        | 91.3%       | - 2.5%         |
| List to Close                            | 113       | 121       | + 7.1%         | 133          | 157         | + 18.0%        |
| Days on Market Until Sale                | 64        | 81        | + 26.6%        | 85           | 114         | + 34.1%        |
| Cumulative Days on Market Until Sale     | 65        | 98        | + 50.8%        | 78           | 121         | + 55.1%        |
| Average List Price                       | \$702,186 | \$517,384 | - 26.3%        | \$630,615    | \$674,301   | + 6.9%         |
| Inventory of Homes for Sale              | 180       | 155       | - 13.9%        | --           | --          | --             |
| Months Supply of Inventory               | 9.2       | 7.7       | - 16.3%        | --           | --          | --             |

\* 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.

### September



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

