# Local Market Update for October 2026

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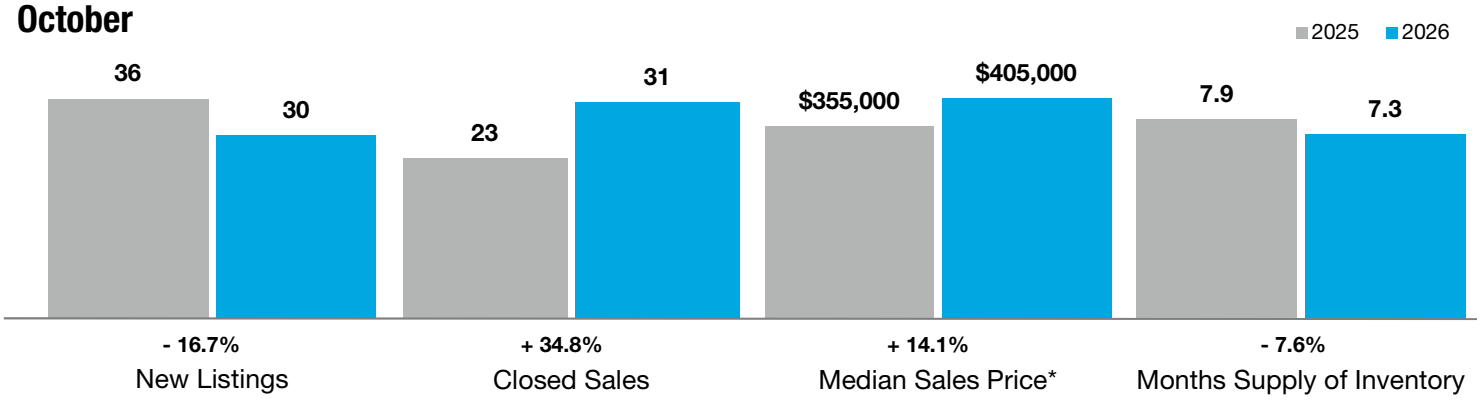
# Jackson County

North Carolina

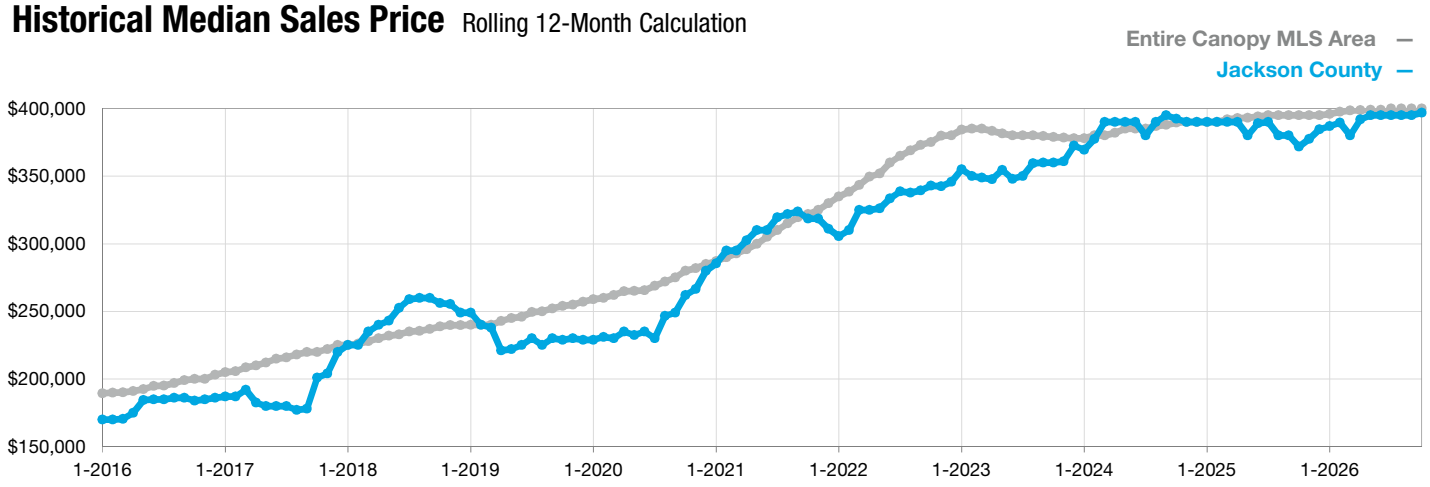
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **Thru 10-2025** | **Thru 10-2026** | Percent Change |
| New Listings | 36 | **30** | - 16.7% | 410 | **355** | - 13.4% |
| Pending Sales | 30 | **21** | - 30.0% | 220 | **196** | - 10.9% |
| Closed Sales | 23 | **31** | + 34.8% | 213 | **202** | - 5.2% |
| Median Sales Price* | $355,000 | **$405,000** | + 14.1% | $377,500 | **$395,950** | + 4.9% |
| Average Sales Price* | $682,783 | **$525,884** | - 23.0% | $564,257 | **$608,733** | + 7.9% |
| Percent of Original List Price Received* | 92.4% | **90.2%** | - 2.4% | 93.5% | **91.1%** | - 2.6% |
| List to Close | 89 | **131** | + 47.2% | 128 | **155** | + 21.1% |
| Days on Market Until Sale | 49 | **76** | + 55.1% | 81 | **110** | + 35.8% |
| Cumulative Days on Market Until Sale | 65 | **87** | + 33.8% | 76 | **117** | + 53.9% |
| Average List Price | $621,426 | **$688,350** | + 10.8% | $629,092 | **$673,226** | + 7.0% |
| Inventory of Homes for Sale | 167 | **142** | - 15.0% | -- | -- | -- |
| Months Supply of Inventory | 7.9 | **7.3** | - 7.6% | -- | **--** | -- |

* 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.

## October




## Historical Median Sales Price Rolling 12-Month Calculation




Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.