

Jackson County, NC

County · NC · North Carolina

STRONG SELLER'S MARKET

\$478K

MEDIAN SALE PRICE

+36.4%

1-YR CHANGE

675

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

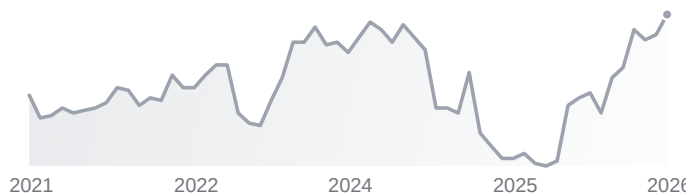
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

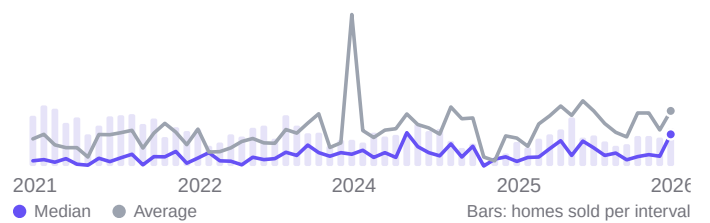
Market temperature (0–100)

80 / 100



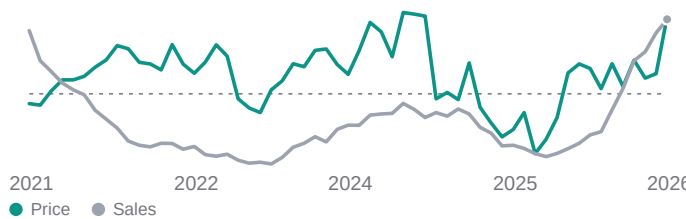
Sale prices

Median \$655K · Average \$948K



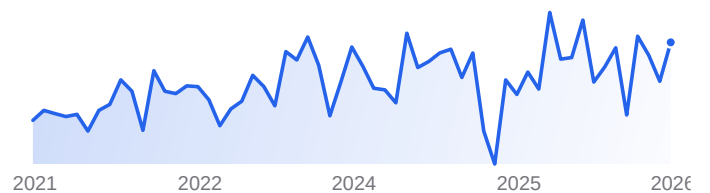
Growth (year over year)

Price +36.4% · Sales +35.3%



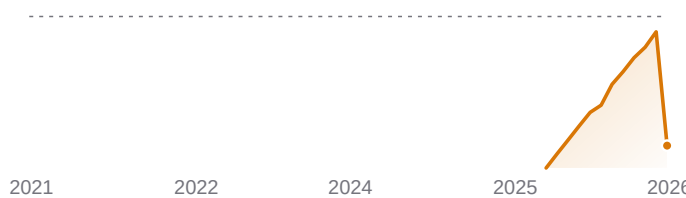
Price per square foot

\$311/ft²



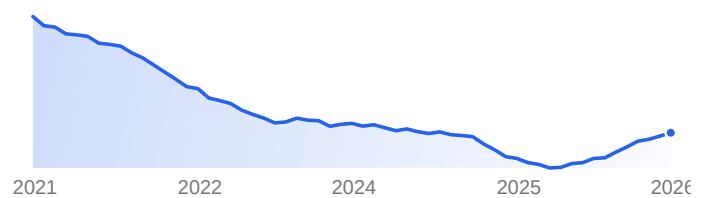
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

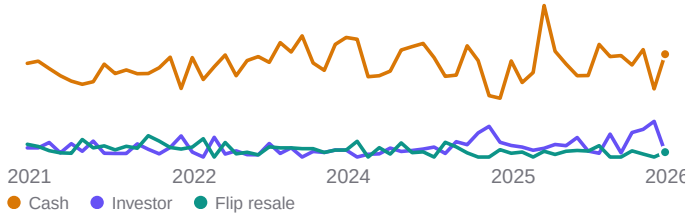
3.7%



BUYERS & OUTCOMES

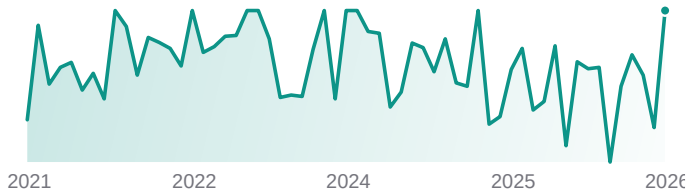
Buyer mix

Cash 61% · Investor 2.9% · Flip resale 2.9%



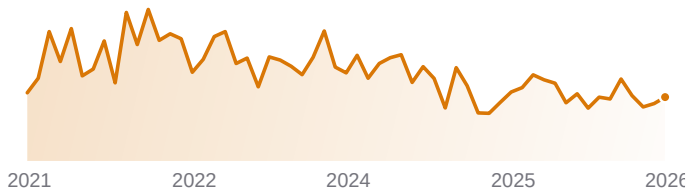
Sellers who sold at a gain

100%

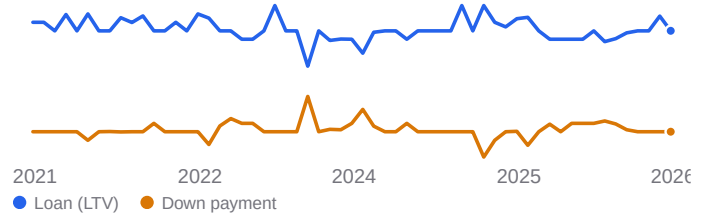


Median annualized return at resale

+7.8%

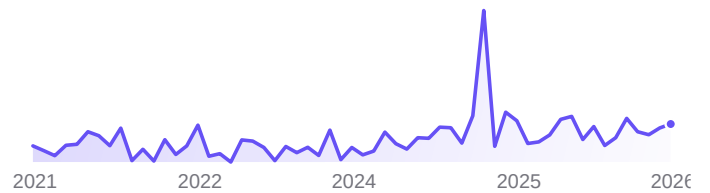


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



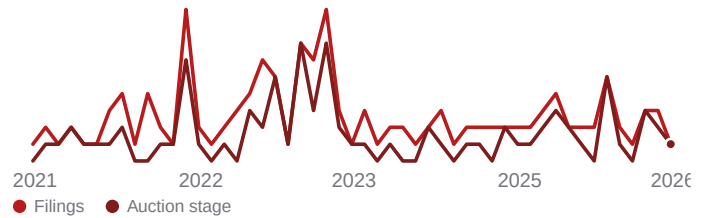
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,341
Median value (AVM)	\$403K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1987
Single family	87%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.4%
Owner occupied	37%
Company owned	17%
Median loan-to-value	9%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	45,535
Density	93 / mi²
Median household income	\$51K
Average household income	\$75K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	119
Homes occupied	68%
Bachelor's or higher	18%
Poverty rate	17.2%
Unemployment	1.0%
Average temp	53°F
Annual precip	60 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.