

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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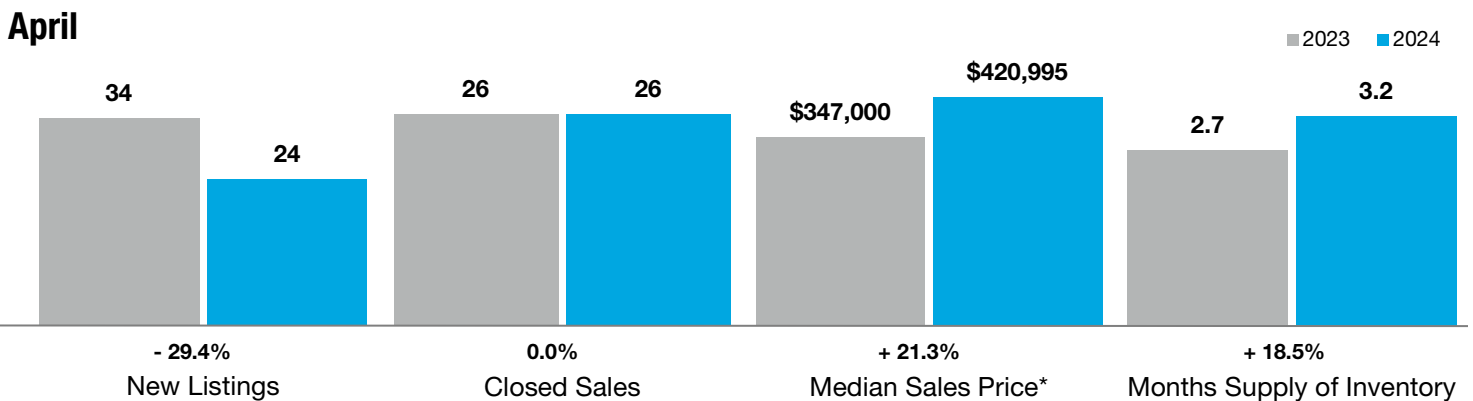


Madison County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	34	24	- 29.4%	109	96	- 11.9%
Pending Sales	29	23	- 20.7%	102	84	- 17.6%
Closed Sales	26	26	0.0%	89	86	- 3.4%
Median Sales Price*	\$347,000	\$420,995	+ 21.3%	\$356,000	\$425,548	+ 19.5%
Average Sales Price*	\$398,768	\$440,095	+ 10.4%	\$445,986	\$487,263	+ 9.3%
Percent of Original List Price Received*	90.9%	93.8%	+ 3.2%	91.7%	94.2%	+ 2.7%
List to Close	124	127	+ 2.4%	133	137	+ 3.0%
Days on Market Until Sale	72	75	+ 4.2%	70	75	+ 7.1%
Cumulative Days on Market Until Sale	90	86	- 4.4%	78	91	+ 16.7%
Average List Price	\$538,640	\$543,078	+ 0.8%	\$524,987	\$536,165	+ 2.1%
Inventory of Homes for Sale	63	76	+ 20.6%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

* 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

