

Local Market Update for March 2024

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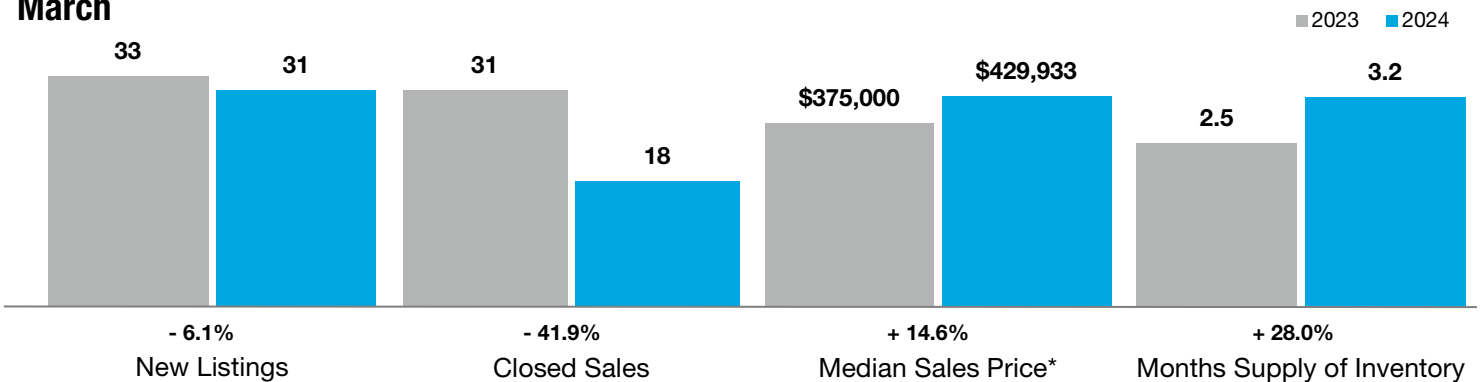
Madison County

North Carolina

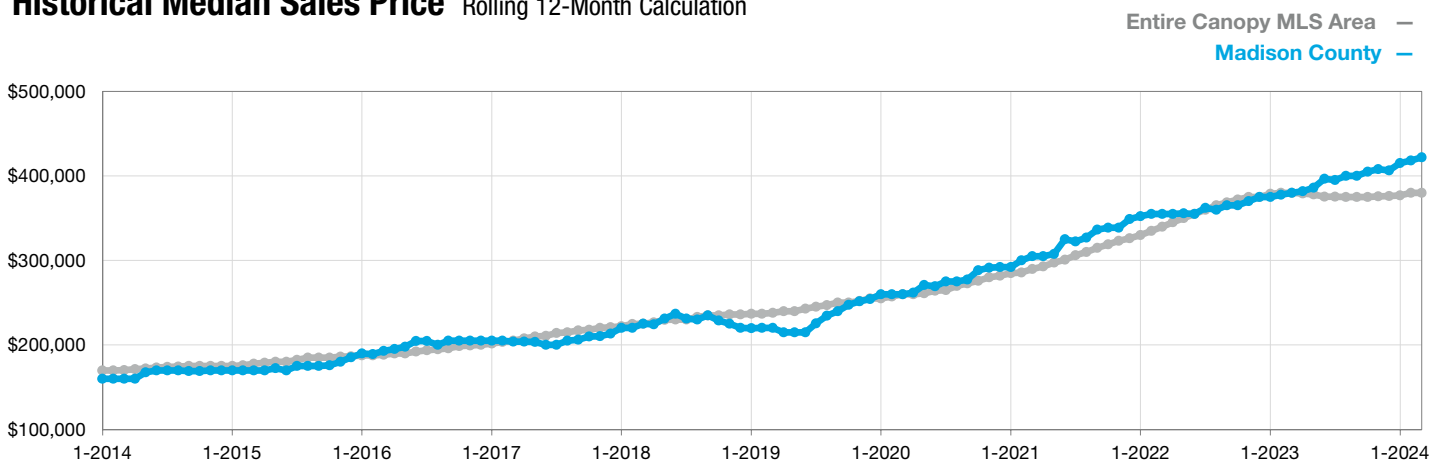
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	33	31	- 6.1%	75	72	- 4.0%
Pending Sales	35	24	- 31.4%	73	62	- 15.1%
Closed Sales	31	18	- 41.9%	63	57	- 9.5%
Median Sales Price*	\$375,000	\$429,933	+ 14.6%	\$360,000	\$435,000	+ 20.8%
Average Sales Price*	\$493,155	\$580,381	+ 17.7%	\$465,473	\$514,740	+ 10.6%
Percent of Original List Price Received*	93.8%	92.0%	- 1.9%	92.0%	94.5%	+ 2.7%
List to Close	123	132	+ 7.3%	137	137	0.0%
Days on Market Until Sale	65	94	+ 44.6%	69	73	+ 5.8%
Cumulative Days on Market Until Sale	70	96	+ 37.1%	74	89	+ 20.3%
Average List Price	\$489,178	\$508,849	+ 4.0%	\$518,628	\$539,146	+ 4.0%
Inventory of Homes for Sale	59	78	+ 32.2%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation



Current as of April 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.