

# Local Market Update for February 2024

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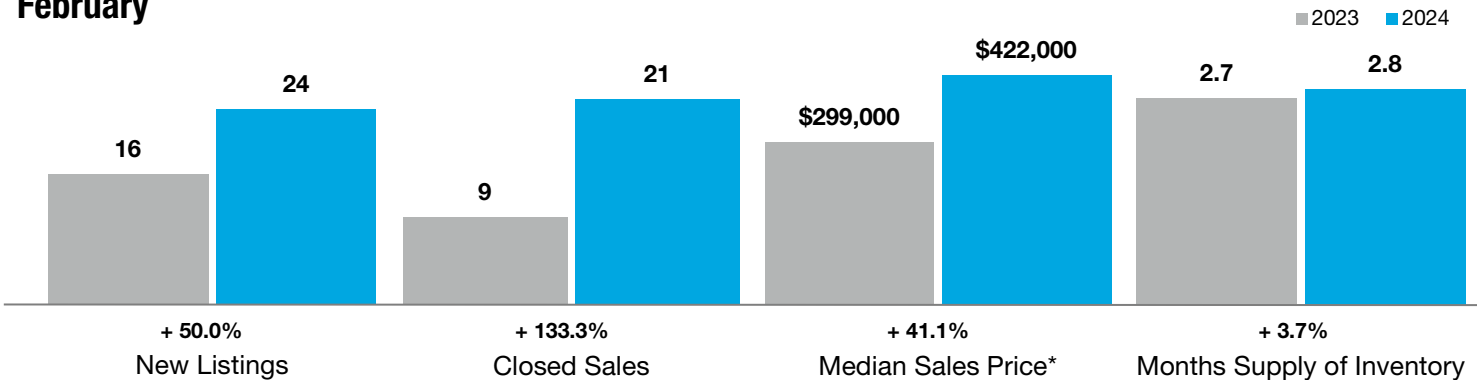
## Madison County

North Carolina

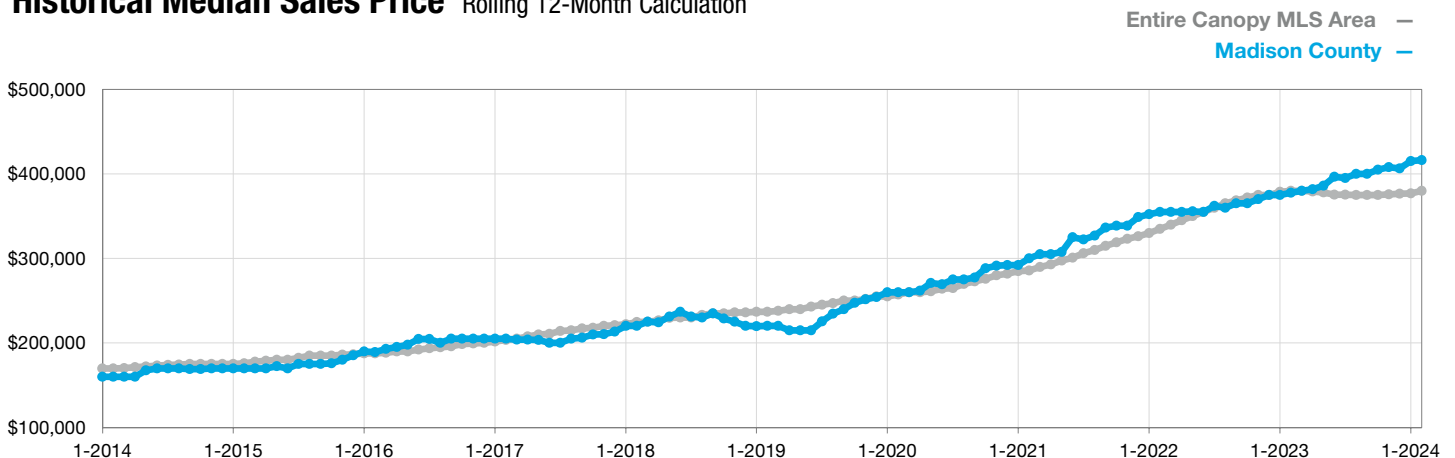
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	16	24	+ 50.0%	42	41	- 2.4%
Pending Sales	17	23	+ 35.3%	38	41	+ 7.9%
Closed Sales	9	21	+ 133.3%	32	38	+ 18.8%
Median Sales Price*	\$299,000	\$422,000	+ 41.1%	\$344,000	\$431,333	+ 25.4%
Average Sales Price*	\$499,556	\$432,085	- 13.5%	\$438,656	\$460,956	+ 5.1%
Percent of Original List Price Received*	89.3%	94.4%	+ 5.7%	90.1%	94.6%	+ 5.0%
List to Close	121	137	+ 13.2%	151	141	- 6.6%
Days on Market Until Sale	65	62	- 4.6%	74	64	- 13.5%
Cumulative Days on Market Until Sale	77	76	- 1.3%	78	86	+ 10.3%
Average List Price	\$665,430	\$575,345	- 13.5%	\$541,613	\$569,492	+ 5.1%
Inventory of Homes for Sale	62	72	+ 16.1%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

\* 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.

### February



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



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