

Local Market Update for June 2024

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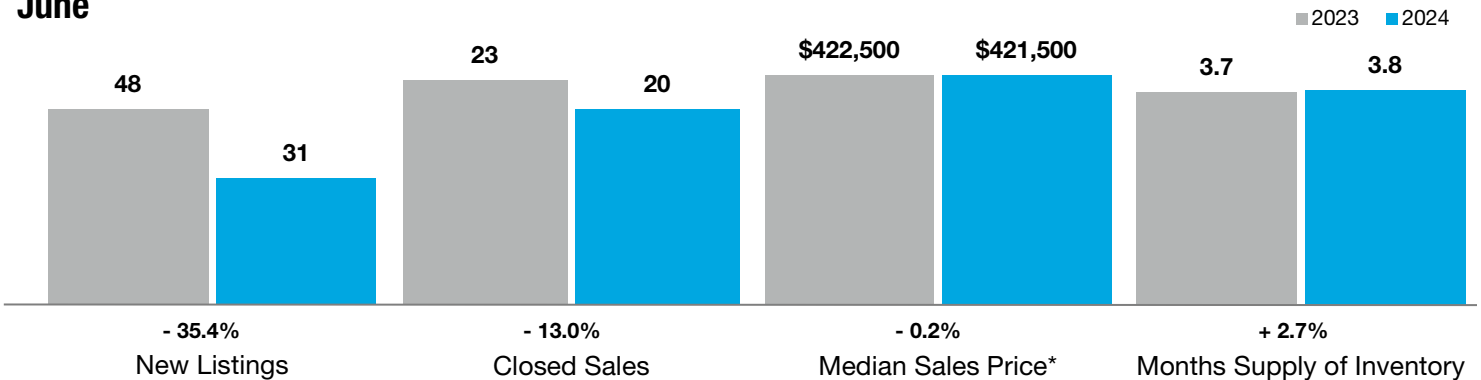
Madison County

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	48	31	- 35.4%	205	164	- 20.0%
Pending Sales	31	22	- 29.0%	167	130	- 22.2%
Closed Sales	23	20	- 13.0%	129	129	0.0%
Median Sales Price*	\$422,500	\$421,500	- 0.2%	\$375,000	\$425,000	+ 13.3%
Average Sales Price*	\$470,279	\$484,334	+ 3.0%	\$457,256	\$501,685	+ 9.7%
Percent of Original List Price Received*	100.5%	97.4%	- 3.1%	93.5%	94.8%	+ 1.4%
List to Close	86	124	+ 44.2%	122	132	+ 8.2%
Days on Market Until Sale	37	55	+ 48.6%	64	72	+ 12.5%
Cumulative Days on Market Until Sale	42	76	+ 81.0%	76	87	+ 14.5%
Average List Price	\$517,559	\$728,745	+ 40.8%	\$538,890	\$580,568	+ 7.7%
Inventory of Homes for Sale	90	83	- 7.8%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

