

Local Market Update for July 2024

A research tool provided by the Canopy Realtor® Association
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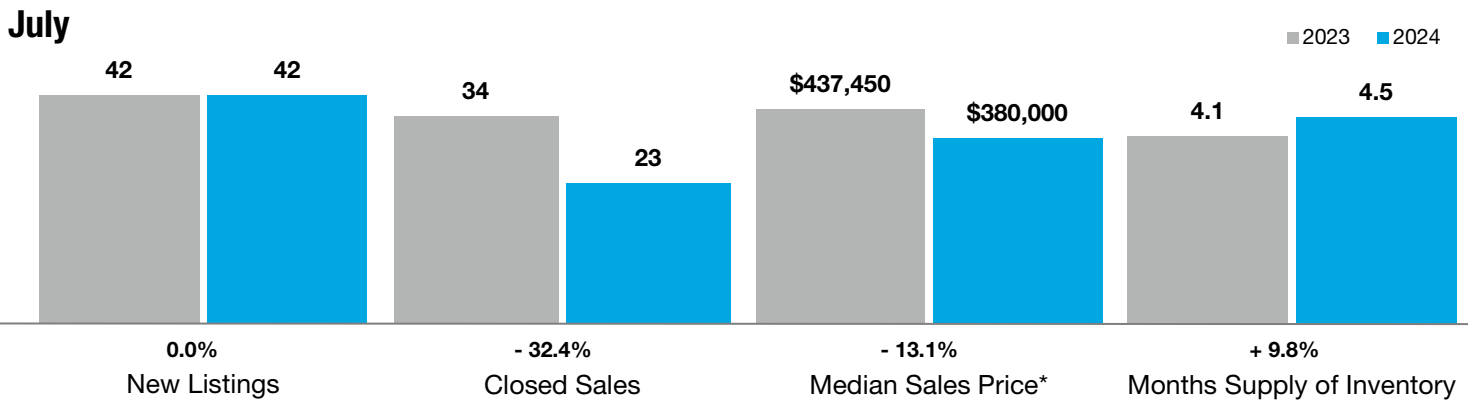


Madison County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	42	42	0.0%	247	206	- 16.6%
Pending Sales	23	20	- 13.0%	190	148	- 22.1%
Closed Sales	34	23	- 32.4%	163	152	- 6.7%
Median Sales Price*	\$437,450	\$380,000	- 13.1%	\$395,000	\$422,940	+ 7.1%
Average Sales Price*	\$473,360	\$432,259	- 8.7%	\$460,615	\$491,180	+ 6.6%
Percent of Original List Price Received*	99.5%	96.1%	- 3.4%	94.8%	95.0%	+ 0.2%
List to Close	82	80	- 2.4%	114	124	+ 8.8%
Days on Market Until Sale	30	28	- 6.7%	57	65	+ 14.0%
Cumulative Days on Market Until Sale	30	32	+ 6.7%	66	78	+ 18.2%
Average List Price	\$422,807	\$569,337	+ 34.7%	\$518,494	\$575,911	+ 11.1%
Inventory of Homes for Sale	101	98	- 3.0%	--	--	--
Months Supply of Inventory	4.1	4.5	+ 9.8%	--	--	--

* 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

