

# Local Market Update for August 2024

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



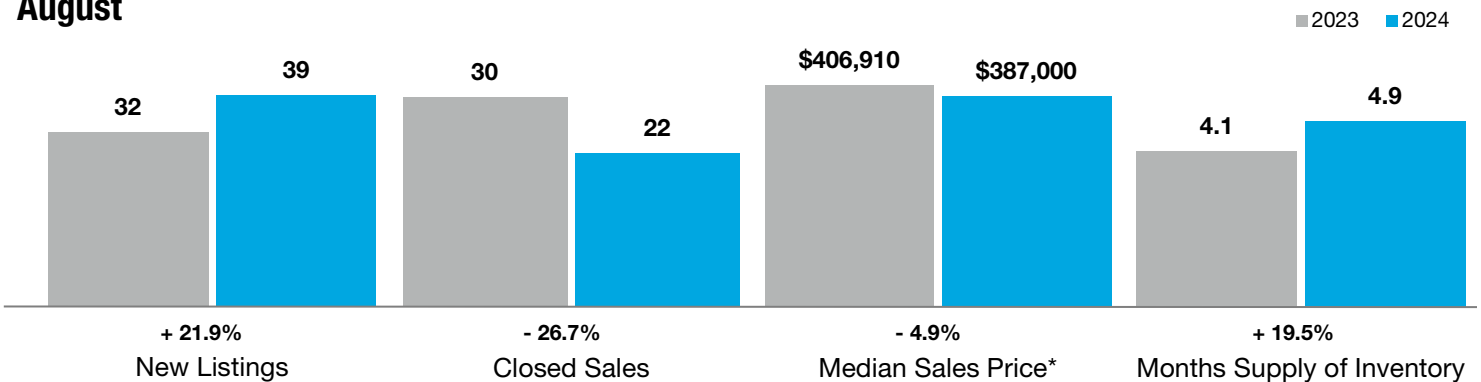
## Madison County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	32	39	+ 21.9%	279	245	- 12.2%
Pending Sales	25	23	- 8.0%	215	171	- 20.5%
Closed Sales	30	22	- 26.7%	193	174	- 9.8%
Median Sales Price*	\$406,910	\$387,000	- 4.9%	\$400,000	\$420,995	+ 5.2%
Average Sales Price*	\$433,970	\$434,106	+ 0.0%	\$456,473	\$483,963	+ 6.0%
Percent of Original List Price Received*	95.3%	96.4%	+ 1.2%	94.9%	95.2%	+ 0.3%
List to Close	106	107	+ 0.9%	113	122	+ 8.0%
Days on Market Until Sale	38	71	+ 86.8%	54	66	+ 22.2%
Cumulative Days on Market Until Sale	40	77	+ 92.5%	62	78	+ 25.8%
Average List Price	\$488,794	\$529,128	+ 8.3%	\$515,012	\$566,789	+ 10.1%
Inventory of Homes for Sale	101	105	+ 4.0%	--	--	--
Months Supply of Inventory	4.1	4.9	+ 19.5%	--	--	--

\* 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.

### August



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

