

# Local Market Update for September 2024

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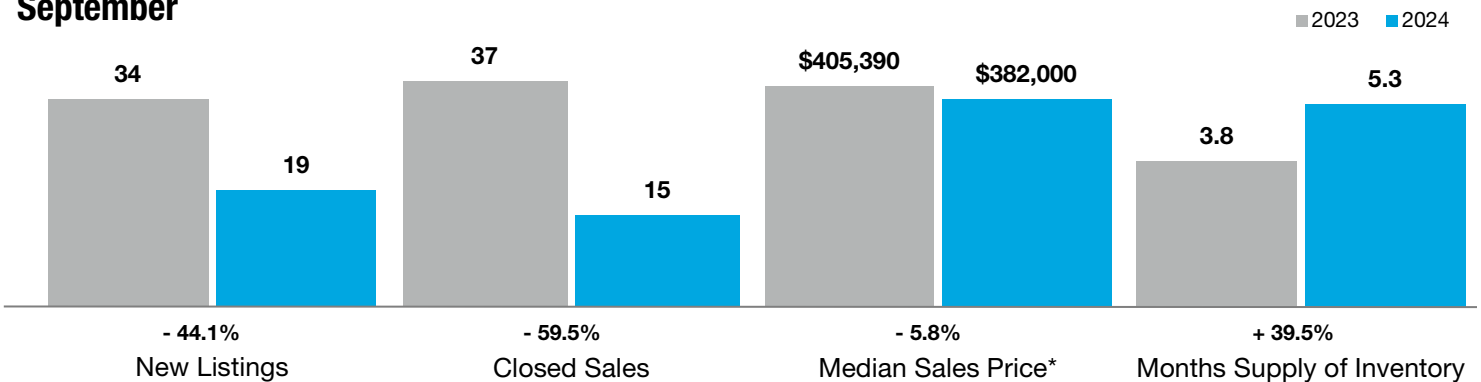
## Madison County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	34	19	- 44.1%	313	265	- 15.3%
Pending Sales	32	15	- 53.1%	247	184	- 25.5%
Closed Sales	37	15	- 59.5%	230	189	- 17.8%
Median Sales Price*	\$405,390	<b>\$382,000</b>	- 5.8%	\$400,495	<b>\$420,000</b>	+ 4.9%
Average Sales Price*	\$412,601	<b>\$405,626</b>	- 1.7%	\$449,416	<b>\$477,746</b>	+ 6.3%
Percent of Original List Price Received*	97.5%	<b>90.6%</b>	- 7.1%	95.3%	<b>94.8%</b>	- 0.5%
List to Close	103	131	+ 27.2%	111	122	+ 9.9%
Days on Market Until Sale	30	69	+ 130.0%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	32	98	+ 206.3%	57	80	+ 40.4%
Average List Price	\$605,846	<b>\$1,077,026</b>	+ 77.8%	\$523,828	<b>\$601,982</b>	+ 14.9%
Inventory of Homes for Sale	97	106	+ 9.3%	--	--	--
Months Supply of Inventory	3.8	5.3	+ 39.5%	--	--	--

\* 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.

### September



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

