

Local Market Update for October 2024

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



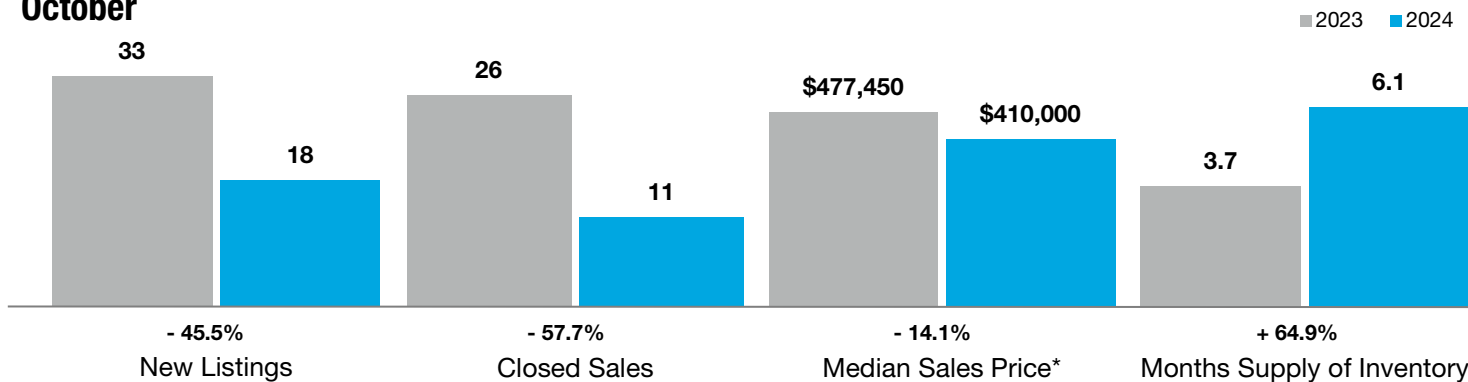
Madison County

North Carolina

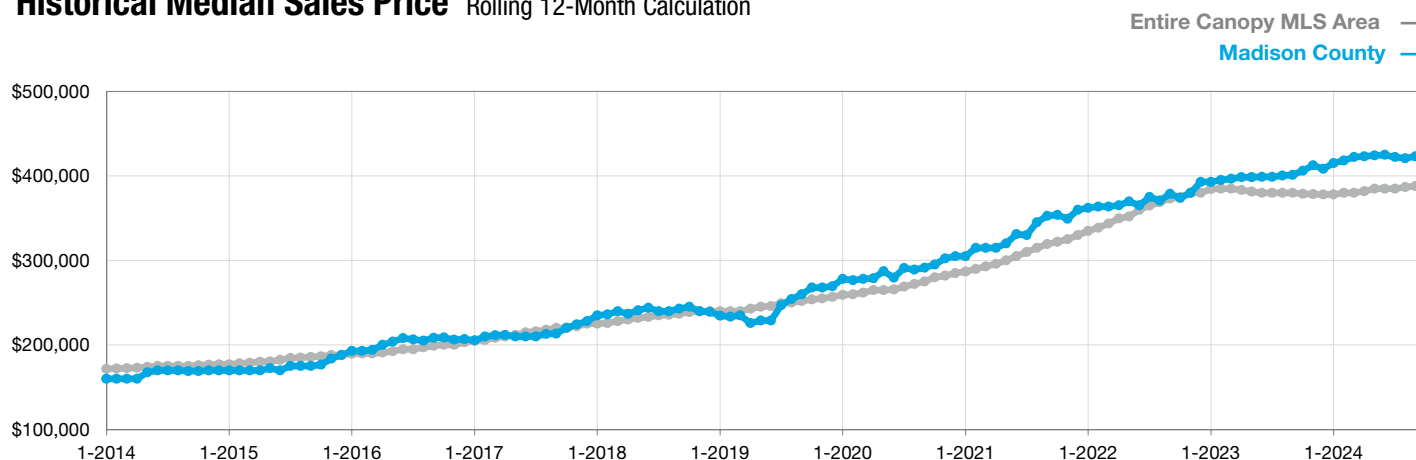
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	33	18	- 45.5%	346	284	- 17.9%
Pending Sales	27	9	- 66.7%	274	188	- 31.4%
Closed Sales	26	11	- 57.7%	256	202	- 21.1%
Median Sales Price*	\$477,450	\$410,000	- 14.1%	\$405,095	\$420,000	+ 3.7%
Average Sales Price*	\$474,400	\$464,623	- 2.1%	\$451,953	\$477,618	+ 5.7%
Percent of Original List Price Received*	94.5%	95.7%	+ 1.3%	95.2%	94.9%	- 0.3%
List to Close	106	97	- 8.5%	111	120	+ 8.1%
Days on Market Until Sale	54	42	- 22.2%	51	64	+ 25.5%
Cumulative Days on Market Until Sale	55	57	+ 3.6%	57	78	+ 36.8%
Average List Price	\$583,032	\$443,706	- 23.9%	\$529,591	\$588,471	+ 11.1%
Inventory of Homes for Sale	94	110	+ 17.0%	--	--	--
Months Supply of Inventory	3.7	6.1	+ 64.9%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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