

Local Market Update for November 2024

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



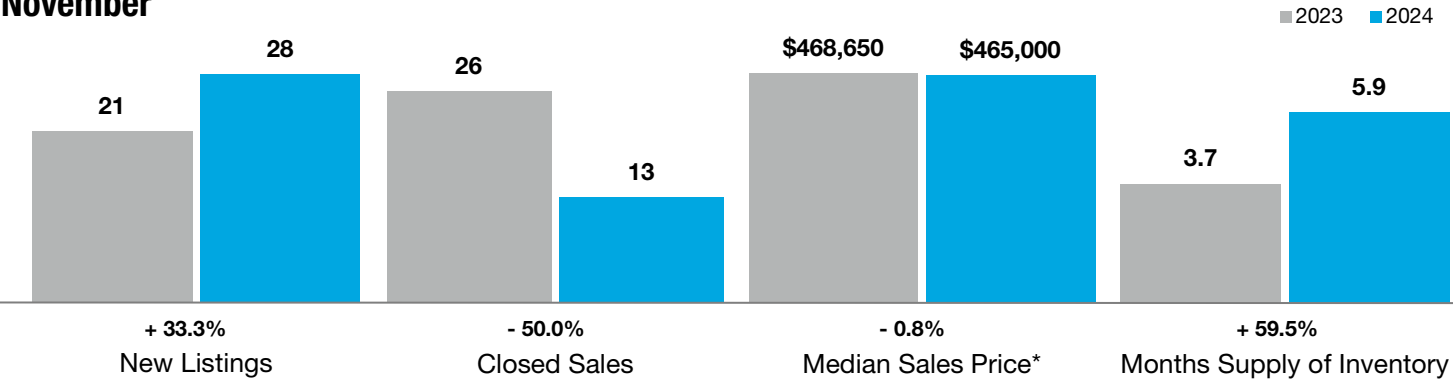
Madison County

North Carolina

| Key Metrics | November | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 21 | 28 | + 33.3% | 367 | 312 | - 15.0% |
| Pending Sales | 16 | 23 | + 43.8% | 290 | 210 | - 27.6% |
| Closed Sales | 26 | 13 | - 50.0% | 282 | 215 | - 23.8% |
| Median Sales Price* | \$468,650 | \$465,000 | - 0.8% | \$409,245 | \$421,990 | + 3.1% |
| Average Sales Price* | \$582,333 | \$520,362 | - 10.6% | \$463,974 | \$480,203 | + 3.5% |
| Percent of Original List Price Received* | 93.8% | 93.7% | - 0.1% | 95.1% | 94.8% | - 0.3% |
| List to Close | 117 | 89 | - 23.9% | 111 | 119 | + 7.2% |
| Days on Market Until Sale | 56 | 46 | - 17.9% | 51 | 63 | + 23.5% |
| Cumulative Days on Market Until Sale | 71 | 43 | - 39.4% | 58 | 76 | + 31.0% |
| Average List Price | \$446,644 | \$639,275 | + 43.1% | \$524,183 | \$591,800 | + 12.9% |
| Inventory of Homes for Sale | 92 | 108 | + 17.4% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 5.9 | + 59.5% | -- | -- | -- |

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation

