

Local Market Update for December 2024

A research tool provided by the Canopy Realtor® Association
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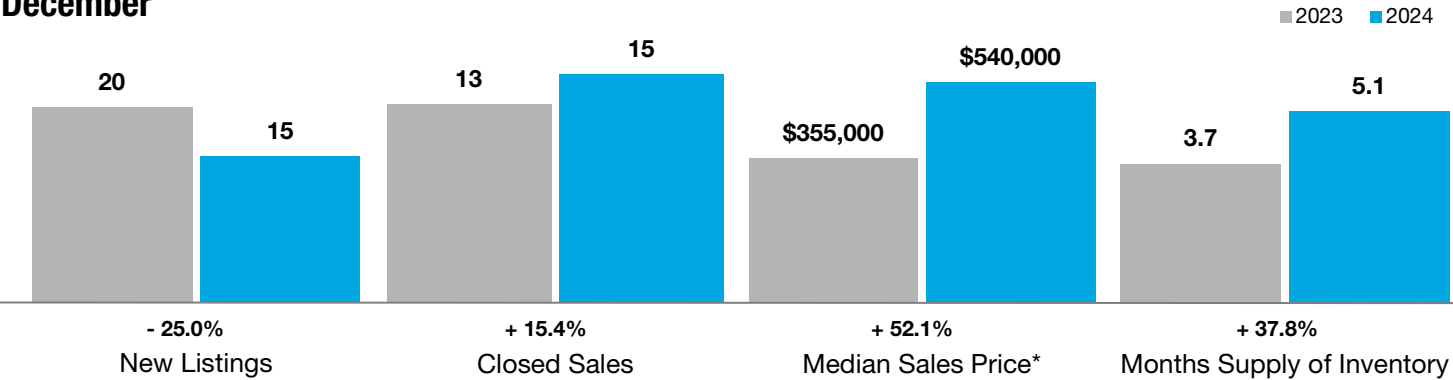
Madison County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	20	15	- 25.0%	387	327	- 15.5%
Pending Sales	11	14	+ 27.3%	301	223	- 25.9%
Closed Sales	13	15	+ 15.4%	295	230	- 22.0%
Median Sales Price*	\$355,000	\$540,000	+ 52.1%	\$408,490	\$422,445	+ 3.4%
Average Sales Price*	\$476,429	\$508,340	+ 6.7%	\$464,523	\$482,038	+ 3.8%
Percent of Original List Price Received*	95.1%	94.0%	- 1.2%	95.1%	94.8%	- 0.3%
List to Close	148	88	- 40.5%	113	117	+ 3.5%
Days on Market Until Sale	78	51	- 34.6%	52	62	+ 19.2%
Cumulative Days on Market Until Sale	85	52	- 38.8%	59	75	+ 27.1%
Average List Price	\$499,625	\$536,060	+ 7.3%	\$522,890	\$587,746	+ 12.4%
Inventory of Homes for Sale	92	94	+ 2.2%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

