

Local Market Update for January 2025

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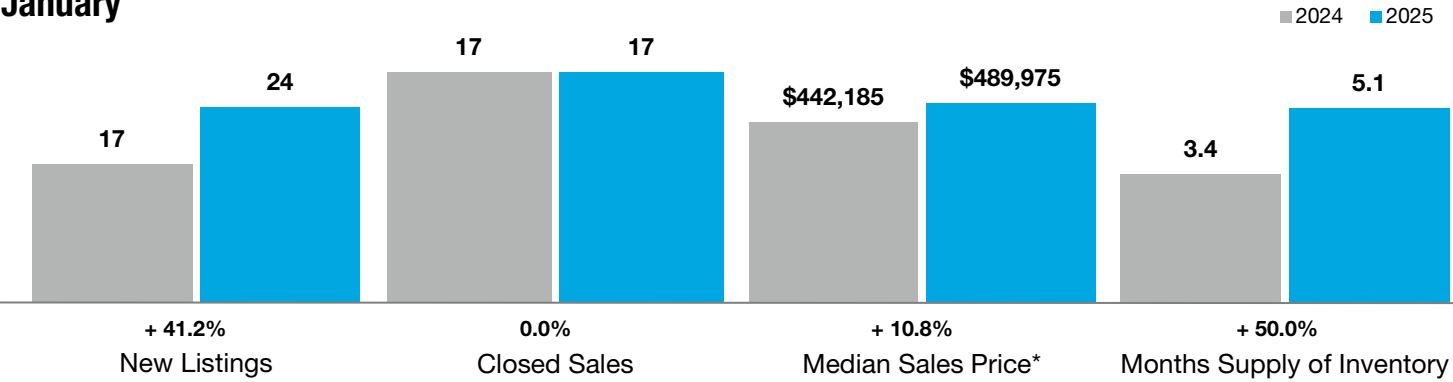
Madison County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	17	24	+ 41.2%	17	24	+ 41.2%
Pending Sales	18	20	+ 11.1%	18	20	+ 11.1%
Closed Sales	17	17	0.0%	17	17	0.0%
Median Sales Price*	\$442,185	\$489,975	+ 10.8%	\$442,185	\$489,975	+ 10.8%
Average Sales Price*	\$496,621	\$518,666	+ 4.4%	\$496,621	\$518,666	+ 4.4%
Percent of Original List Price Received*	94.7%	92.0%	- 2.9%	94.7%	92.0%	- 2.9%
List to Close	144	190	+ 31.9%	144	190	+ 31.9%
Days on Market Until Sale	65	126	+ 93.8%	65	126	+ 93.8%
Cumulative Days on Market Until Sale	97	171	+ 76.3%	97	171	+ 76.3%
Average List Price	\$552,052	\$684,454	+ 24.0%	\$552,052	\$684,454	+ 24.0%
Inventory of Homes for Sale	84	95	+ 13.1%	--	--	--
Months Supply of Inventory	3.4	5.1	+ 50.0%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

