

Local Market Update for February 2025

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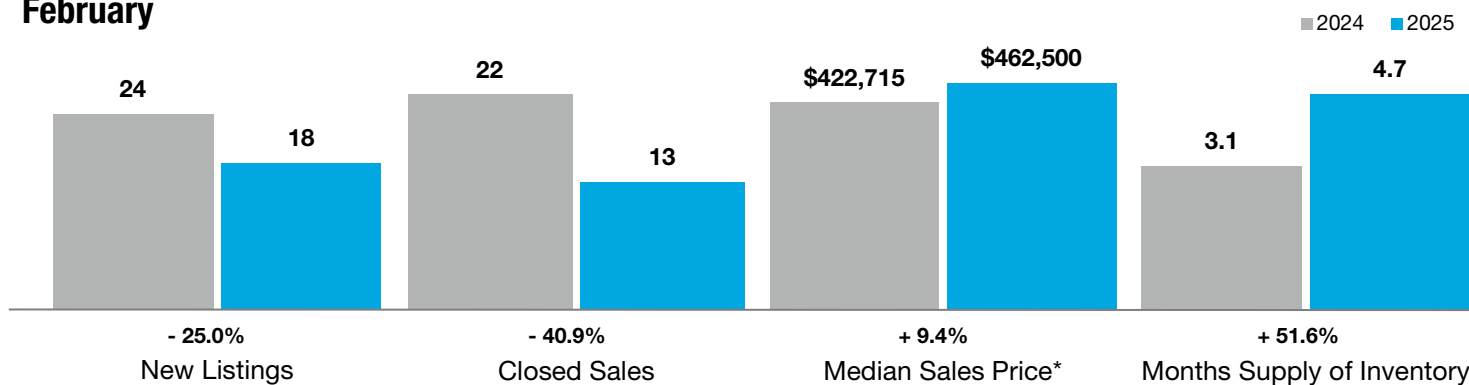
Madison County

North Carolina

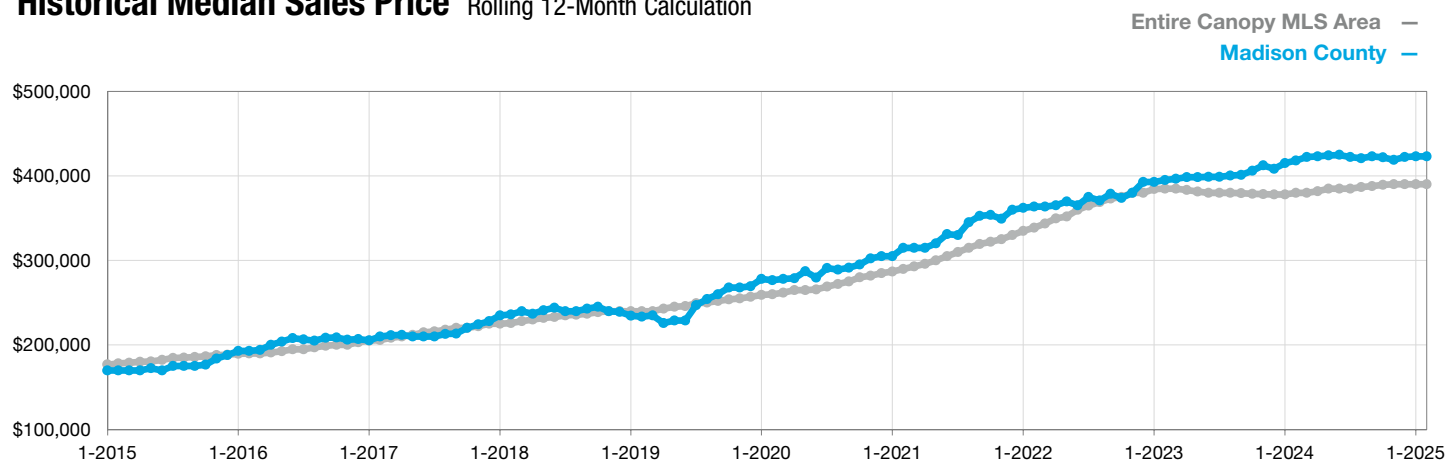
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	24	18	- 25.0%	41	42	+ 2.4%
Pending Sales	20	17	- 15.0%	38	37	- 2.6%
Closed Sales	22	13	- 40.9%	39	30	- 23.1%
Median Sales Price*	\$422,715	\$462,500	+ 9.4%	\$435,000	\$473,500	+ 8.9%
Average Sales Price*	\$475,035	\$456,462	- 3.9%	\$484,444	\$491,711	+ 1.5%
Percent of Original List Price Received*	96.4%	96.9%	+ 0.5%	95.7%	94.1%	- 1.7%
List to Close	136	160	+ 17.6%	140	177	+ 26.4%
Days on Market Until Sale	63	104	+ 65.1%	64	117	+ 82.8%
Cumulative Days on Market Until Sale	76	104	+ 36.8%	85	142	+ 67.1%
Average List Price	\$551,841	\$677,495	+ 22.8%	\$551,928	\$679,876	+ 23.2%
Inventory of Homes for Sale	79	86	+ 8.9%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.