

Local Market Update for March 2025

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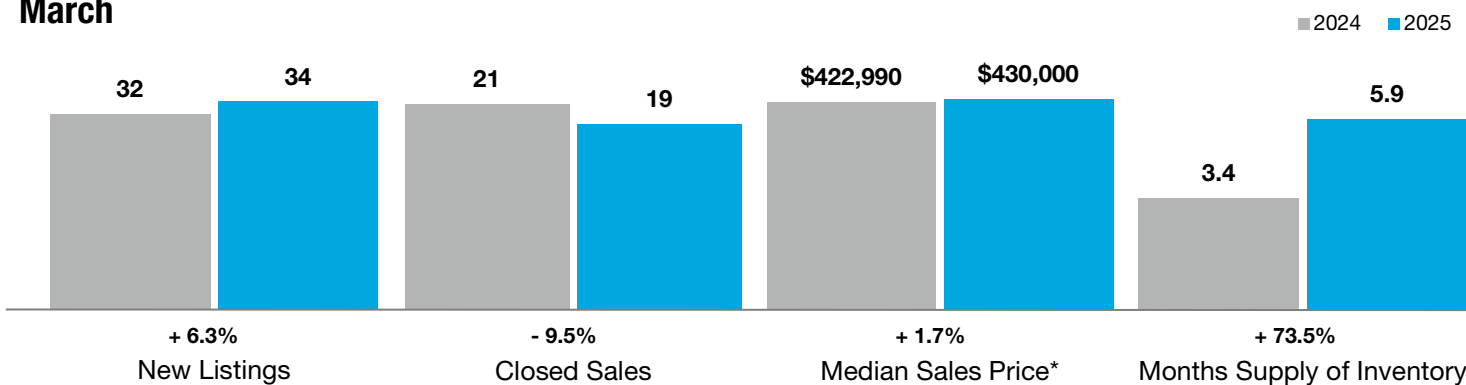
Madison County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	32	34	+ 6.3%	73	76	+ 4.1%
Pending Sales	24	13	- 45.8%	62	50	- 19.4%
Closed Sales	21	19	- 9.5%	60	50	- 16.7%
Median Sales Price*	\$422,990	\$430,000	+ 1.7%	\$431,333	\$466,000	+ 8.0%
Average Sales Price*	\$550,897	\$466,916	- 15.2%	\$507,703	\$494,455	- 2.6%
Percent of Original List Price Received*	92.1%	90.8%	- 1.4%	94.4%	93.0%	- 1.5%
List to Close	144	105	- 27.1%	141	147	+ 4.3%
Days on Market Until Sale	97	64	- 34.0%	76	94	+ 23.7%
Cumulative Days on Market Until Sale	109	70	- 35.8%	94	112	+ 19.1%
Average List Price	\$487,708	\$582,050	+ 19.3%	\$524,347	\$634,716	+ 21.0%
Inventory of Homes for Sale	83	101	+ 21.7%	--	--	--
Months Supply of Inventory	3.4	5.9	+ 73.5%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

