

# Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association  
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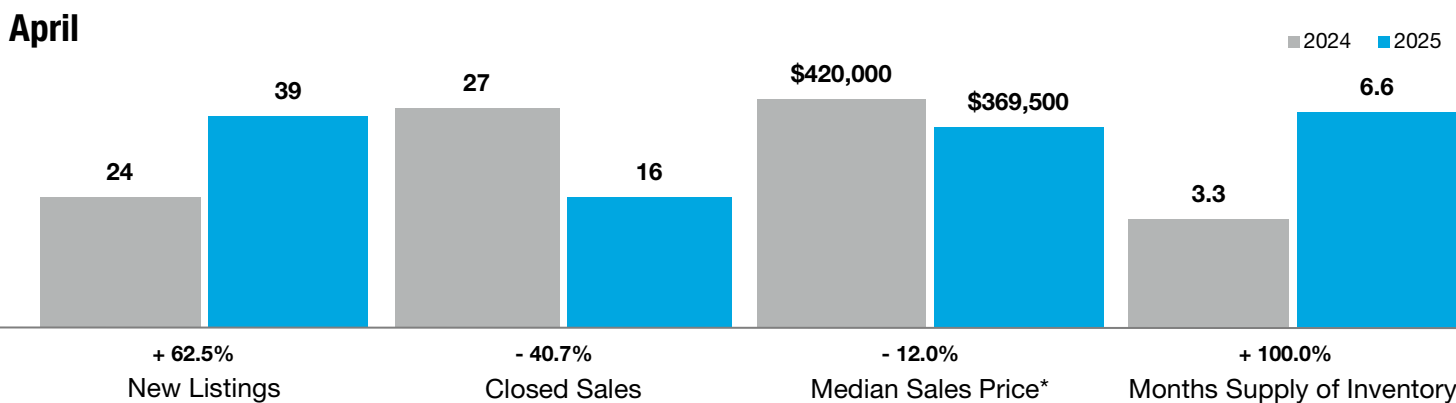


## Madison County

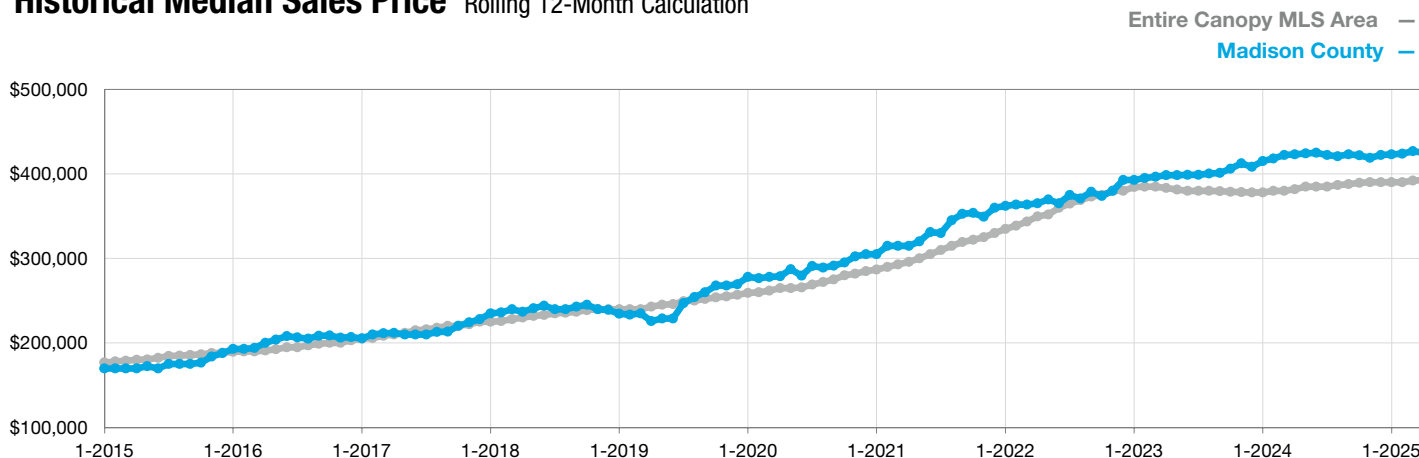
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	39	+ 62.5%	97	116	+ 19.6%
Pending Sales	23	21	- 8.7%	85	72	- 15.3%
Closed Sales	27	16	- 40.7%	87	66	- 24.1%
Median Sales Price*	\$420,000	\$369,500	- 12.0%	\$423,430	\$450,000	+ 6.3%
Average Sales Price*	\$439,166	\$422,805	- 3.7%	\$486,433	\$477,085	- 1.9%
Percent of Original List Price Received*	93.6%	98.2%	+ 4.9%	94.2%	94.2%	0.0%
List to Close	128	97	- 24.2%	137	135	- 1.5%
Days on Market Until Sale	77	47	- 39.0%	76	83	+ 9.2%
Cumulative Days on Market Until Sale	88	69	- 21.6%	92	102	+ 10.9%
Average List Price	\$531,536	\$664,013	+ 24.9%	\$526,145	\$642,169	+ 22.1%
Inventory of Homes for Sale	79	114	+ 44.3%	--	--	--
Months Supply of Inventory	3.3	6.6	+ 100.0%	--	--	--

\* 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.



## Historical Median Sales Price Rolling 12-Month Calculation



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