

Local Market Update for June 2025

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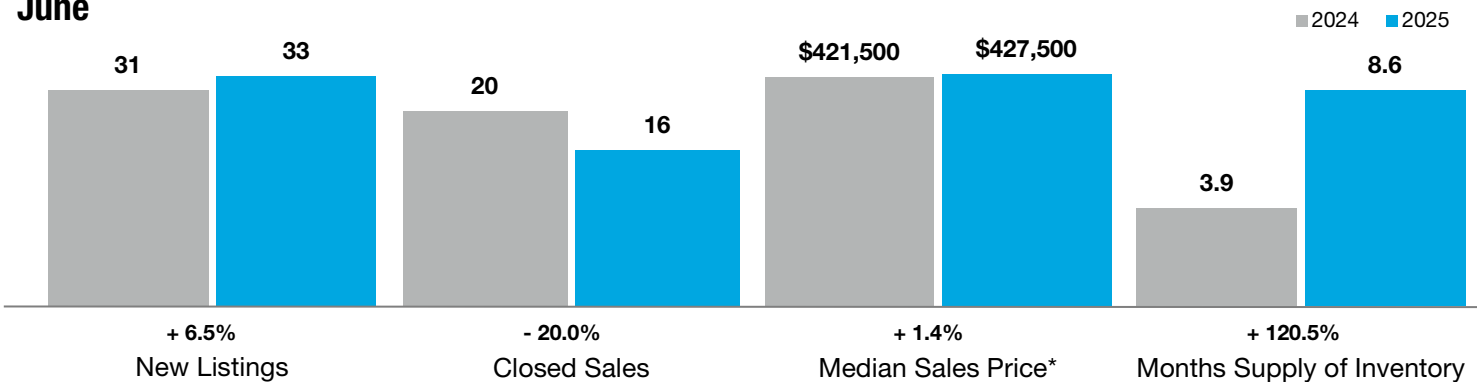
Madison County

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	31	33	+ 6.5%	164	190	+ 15.9%
Pending Sales	20	19	- 5.0%	127	103	- 18.9%
Closed Sales	20	16	- 20.0%	129	99	- 23.3%
Median Sales Price*	\$421,500	\$427,500	+ 1.4%	\$425,000	\$450,000	+ 5.9%
Average Sales Price*	\$484,334	\$472,969	- 2.3%	\$501,685	\$486,320	- 3.1%
Percent of Original List Price Received*	97.4%	93.9%	- 3.6%	94.8%	94.4%	- 0.4%
List to Close	124	120	- 3.2%	132	128	- 3.0%
Days on Market Until Sale	55	77	+ 40.0%	72	79	+ 9.7%
Cumulative Days on Market Until Sale	76	78	+ 2.6%	87	93	+ 6.9%
Average List Price	\$712,684	\$549,161	- 22.9%	\$573,547	\$618,075	+ 7.8%
Inventory of Homes for Sale	85	139	+ 63.5%	--	--	--
Months Supply of Inventory	3.9	8.6	+ 120.5%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

