

Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

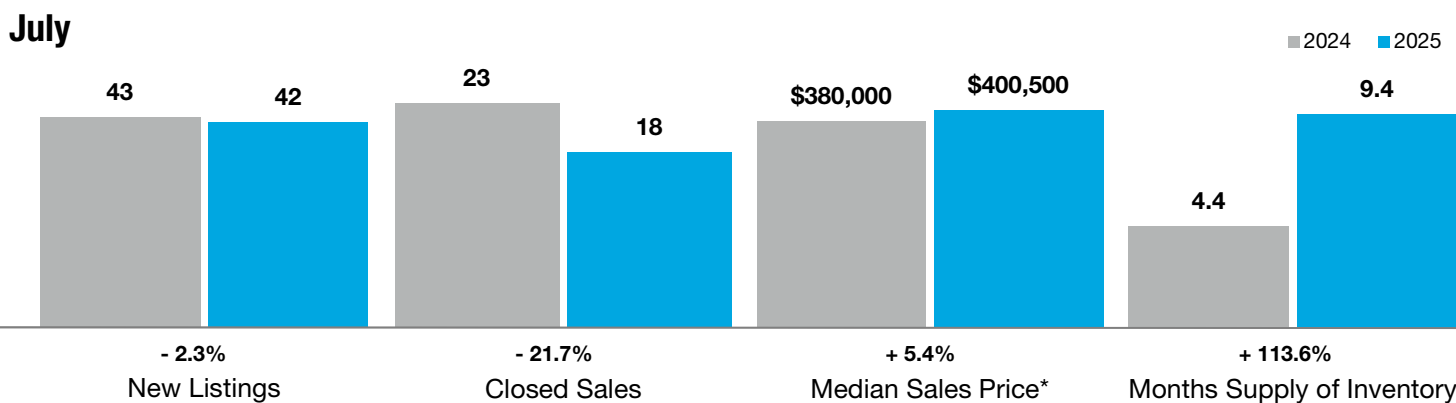


Madison County

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	43	42	- 2.3%	207	231	+ 11.6%
Pending Sales	21	23	+ 9.5%	148	123	- 16.9%
Closed Sales	23	18	- 21.7%	152	117	- 23.0%
Median Sales Price*	\$380,000	\$400,500	+ 5.4%	\$422,940	\$445,000	+ 5.2%
Average Sales Price*	\$432,259	\$477,033	+ 10.4%	\$491,180	\$484,891	- 1.3%
Percent of Original List Price Received*	96.1%	92.7%	- 3.5%	95.0%	94.1%	- 0.9%
List to Close	80	113	+ 41.3%	124	125	+ 0.8%
Days on Market Until Sale	28	64	+ 128.6%	65	76	+ 16.9%
Cumulative Days on Market Until Sale	32	66	+ 106.3%	78	89	+ 14.1%
Average List Price	\$548,691	\$741,893	+ 35.2%	\$568,430	\$638,917	+ 12.4%
Inventory of Homes for Sale	96	152	+ 58.3%	--	--	--
Months Supply of Inventory	4.4	9.4	+ 113.6%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

