

Local Market Update for August 2025

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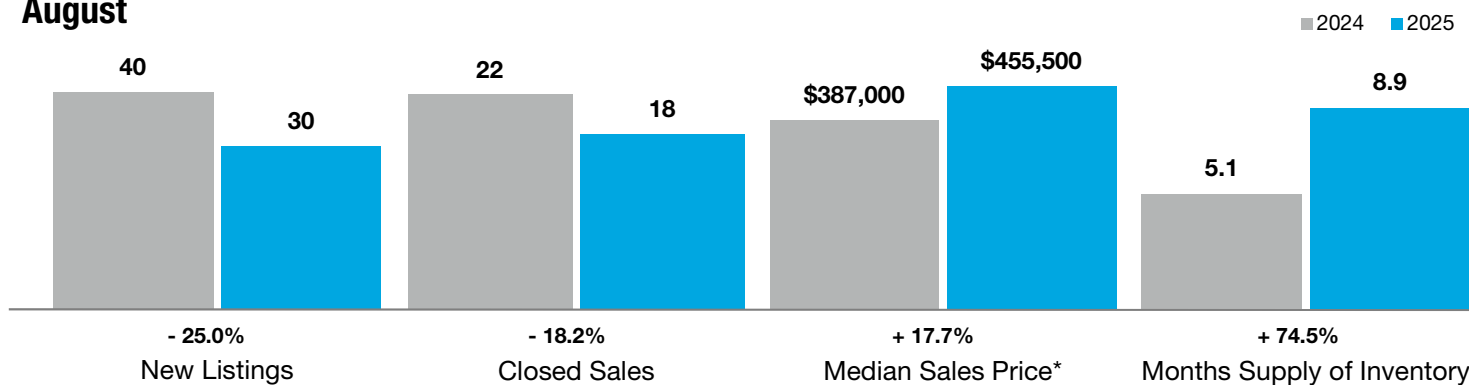
Madison County

North Carolina

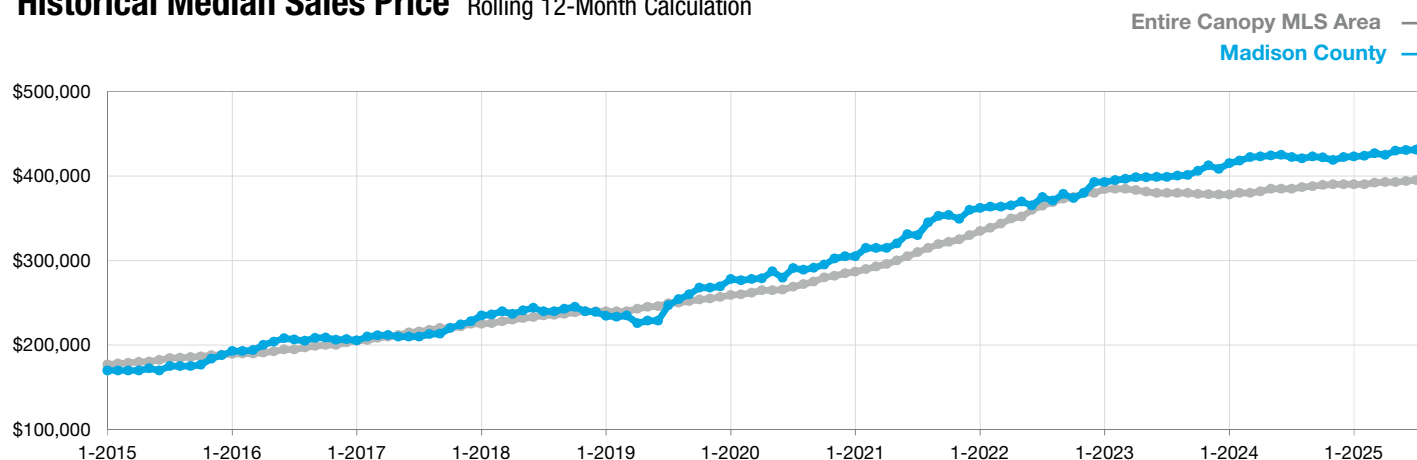
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	40	30	- 25.0%	247	261	+ 5.7%
Pending Sales	20	24	+ 20.0%	168	146	- 13.1%
Closed Sales	22	18	- 18.2%	174	135	- 22.4%
Median Sales Price*	\$387,000	\$455,500	+ 17.7%	\$420,995	\$445,000	+ 5.7%
Average Sales Price*	\$434,106	\$498,203	+ 14.8%	\$483,963	\$486,666	+ 0.6%
Percent of Original List Price Received*	96.4%	92.9%	- 3.6%	95.2%	94.0%	- 1.3%
List to Close	107	108	+ 0.9%	122	123	+ 0.8%
Days on Market Until Sale	71	72	+ 1.4%	66	76	+ 15.2%
Cumulative Days on Market Until Sale	77	73	- 5.2%	78	86	+ 10.3%
Average List Price	\$511,685	\$697,040	+ 36.2%	\$559,323	\$642,990	+ 15.0%
Inventory of Homes for Sale	108	146	+ 35.2%	--	--	--
Months Supply of Inventory	5.1	8.9	+ 74.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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