

Local Market Update for September 2025

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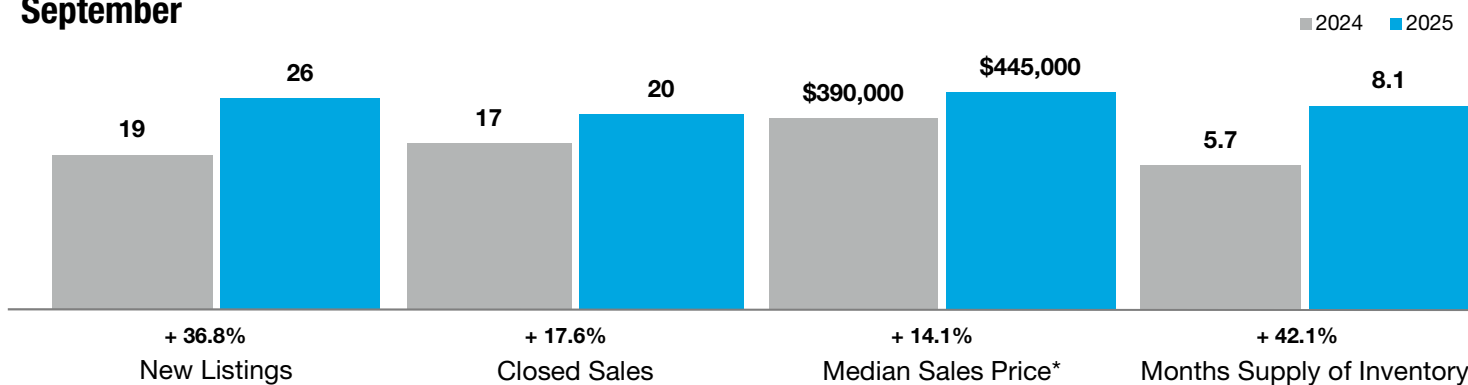
Madison County

North Carolina

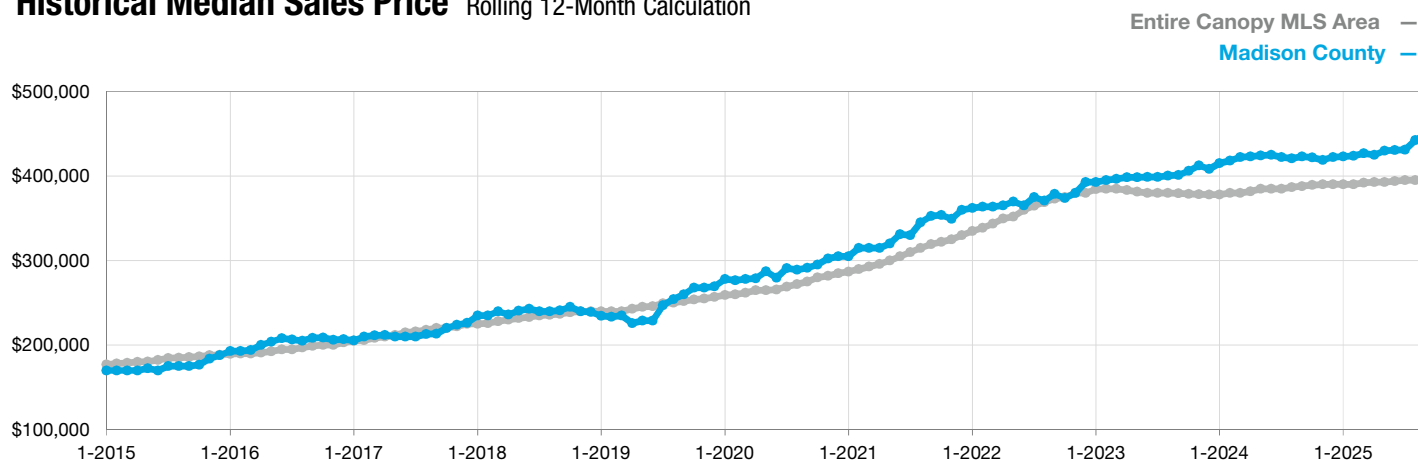
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	19	26	+ 36.8%	266	289	+ 8.6%
Pending Sales	9	19	+ 111.1%	177	166	- 6.2%
Closed Sales	17	20	+ 17.6%	191	156	- 18.3%
Median Sales Price*	\$390,000	\$445,000	+ 14.1%	\$420,000	\$442,500	+ 5.4%
Average Sales Price*	\$421,081	\$496,975	+ 18.0%	\$478,367	\$486,823	+ 1.8%
Percent of Original List Price Received*	91.7%	87.5%	- 4.6%	94.9%	93.1%	- 1.9%
List to Close	122	147	+ 20.5%	122	127	+ 4.1%
Days on Market Until Sale	61	106	+ 73.8%	65	80	+ 23.1%
Cumulative Days on Market Until Sale	97	121	+ 24.7%	80	91	+ 13.8%
Average List Price	\$1,011,184	\$586,523	- 42.0%	\$592,018	\$632,979	+ 6.9%
Inventory of Homes for Sale	110	140	+ 27.3%	--	--	--
Months Supply of Inventory	5.7	8.1	+ 42.1%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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