

Local Market Update for November 2025

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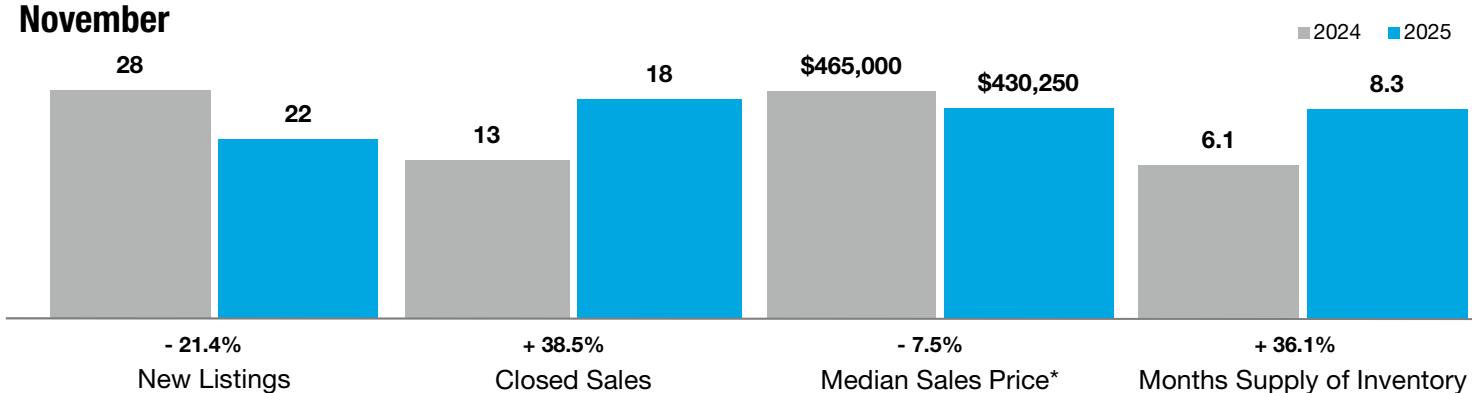
Madison County

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	28	22	- 21.4%	312	354	+ 13.5%
Pending Sales	21	16	- 23.8%	207	202	- 2.4%
Closed Sales	13	18	+ 38.5%	215	198	- 7.9%
Median Sales Price*	\$465,000	\$430,250	- 7.5%	\$421,990	\$442,750	+ 4.9%
Average Sales Price*	\$520,362	\$457,883	- 12.0%	\$480,203	\$481,733	+ 0.3%
Percent of Original List Price Received*	93.7%	91.1%	- 2.8%	94.8%	92.5%	- 2.4%
List to Close	89	95	+ 6.7%	119	128	+ 7.6%
Days on Market Until Sale	46	66	+ 43.5%	63	83	+ 31.7%
Cumulative Days on Market Until Sale	43	97	+ 125.6%	76	98	+ 28.9%
Average List Price	\$598,846	\$517,182	- 13.6%	\$582,374	\$621,333	+ 6.7%
Inventory of Homes for Sale	110	148	+ 34.5%	--	--	--
Months Supply of Inventory	6.1	8.3	+ 36.1%	--	--	--

* 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.

November



Historical Median Sales Price

Rolling 12-Month Calculation

