

# Local Market Update for December 2025

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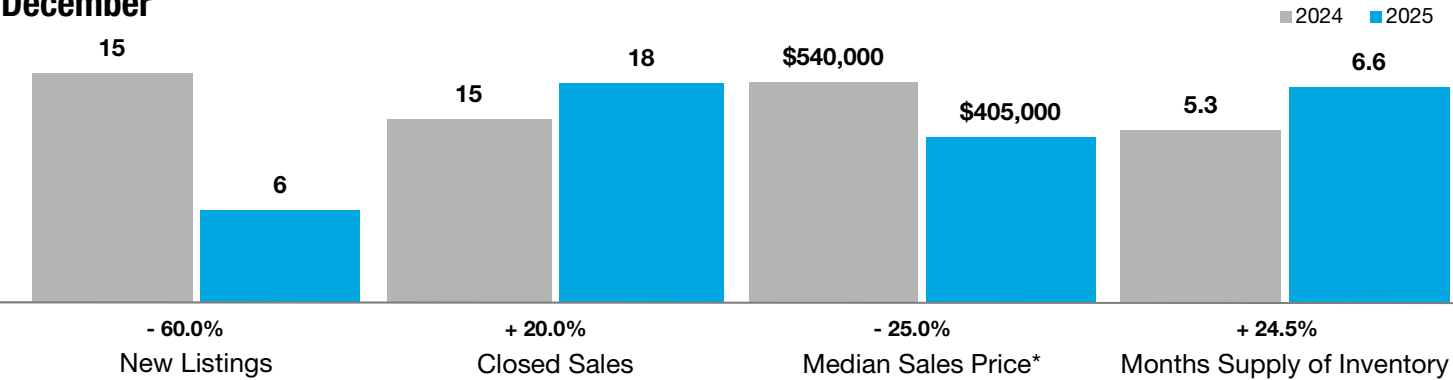
## Madison County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	15	6	- 60.0%	327	360	+ 10.1%
Pending Sales	12	17	+ 41.7%	219	217	- 0.9%
Closed Sales	15	18	+ 20.0%	230	216	- 6.1%
Median Sales Price*	\$540,000	\$405,000	- 25.0%	\$422,445	\$440,250	+ 4.2%
Average Sales Price*	\$508,340	\$499,034	- 1.8%	\$482,038	\$483,175	+ 0.2%
Percent of Original List Price Received*	94.0%	84.5%	- 10.1%	94.8%	91.8%	- 3.2%
List to Close	88	161	+ 83.0%	117	130	+ 11.1%
Days on Market Until Sale	51	98	+ 92.2%	62	84	+ 35.5%
Cumulative Days on Market Until Sale	52	123	+ 136.5%	75	100	+ 33.3%
Average List Price	\$487,653	\$292,317	- 40.1%	\$577,975	\$614,246	+ 6.3%
Inventory of Homes for Sale	97	120	+ 23.7%	--	--	--
Months Supply of Inventory	5.3	6.6	+ 24.5%	--	--	--

\* 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.

### December



### Historical Median Sales Price Rolling 12-Month Calculation

