

# Local Market Update for January 2026

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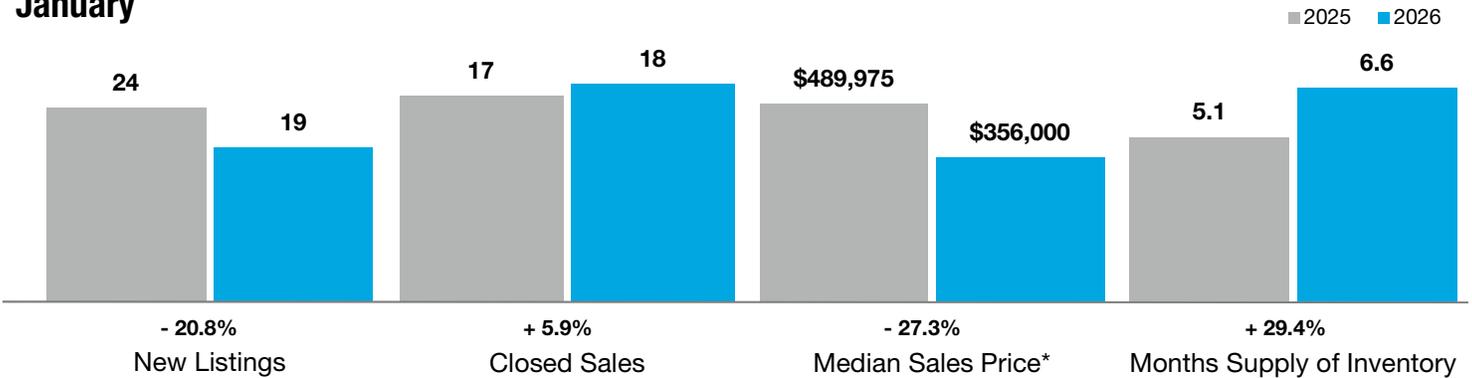
## Madison County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	24	19	- 20.8%	24	19	- 20.8%
Pending Sales	20	13	- 35.0%	20	13	- 35.0%
Closed Sales	17	18	+ 5.9%	17	18	+ 5.9%
Median Sales Price*	\$489,975	<b>\$356,000</b>	- 27.3%	\$489,975	<b>\$356,000</b>	- 27.3%
Average Sales Price*	\$518,666	<b>\$456,889</b>	- 11.9%	\$518,666	<b>\$456,889</b>	- 11.9%
Percent of Original List Price Received*	92.0%	<b>90.1%</b>	- 2.1%	92.0%	<b>90.1%</b>	- 2.1%
List to Close	190	130	- 31.6%	190	130	- 31.6%
Days on Market Until Sale	126	82	- 34.9%	126	82	- 34.9%
Cumulative Days on Market Until Sale	171	95	- 44.4%	171	95	- 44.4%
Average List Price	\$643,329	<b>\$727,195</b>	+ 13.0%	\$643,329	<b>\$727,195</b>	+ 13.0%
Inventory of Homes for Sale	94	116	+ 23.4%	--	--	--
Months Supply of Inventory	5.1	6.6	+ 29.4%	--	--	--

\* 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.

### January



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

