

Local Market Update for February 2026

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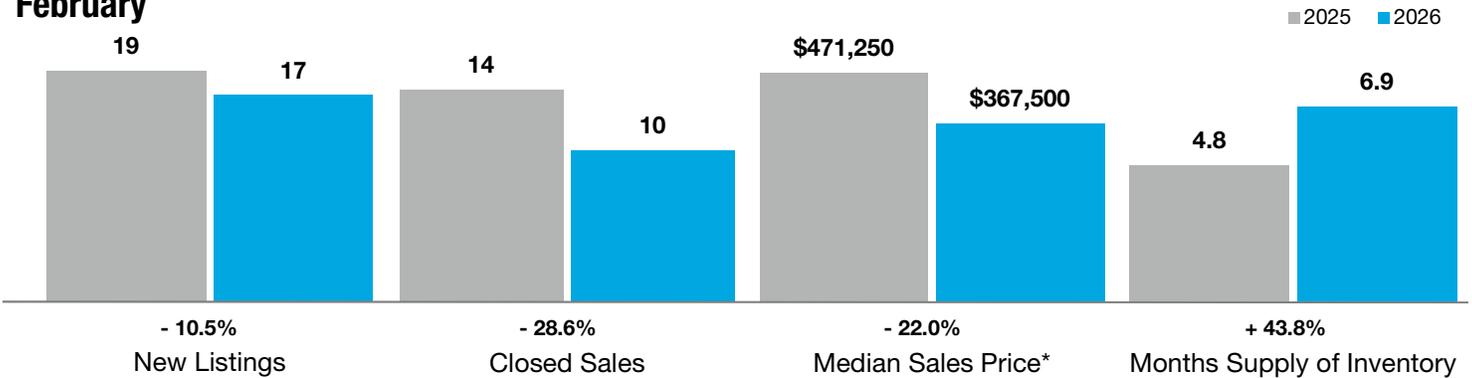
Madison County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	19	17	- 10.5%	43	36	- 16.3%
Pending Sales	18	12	- 33.3%	38	23	- 39.5%
Closed Sales	14	10	- 28.6%	31	29	- 6.5%
Median Sales Price*	\$471,250	\$367,500	- 22.0%	\$480,000	\$357,000	- 25.6%
Average Sales Price*	\$502,464	\$535,536	+ 6.6%	\$511,349	\$482,388	- 5.7%
Percent of Original List Price Received*	97.1%	87.1%	- 10.3%	94.3%	89.4%	- 5.2%
List to Close	151	160	+ 6.0%	173	139	- 19.7%
Days on Market Until Sale	97	109	+ 12.4%	113	91	- 19.5%
Cumulative Days on Market Until Sale	97	125	+ 28.9%	137	105	- 23.4%
Average List Price	\$648,601	\$555,088	- 14.4%	\$645,588	\$643,372	- 0.3%
Inventory of Homes for Sale	88	117	+ 33.0%	--	--	--
Months Supply of Inventory	4.8	6.9	+ 43.8%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

