

Local Market Update for March 2026

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®



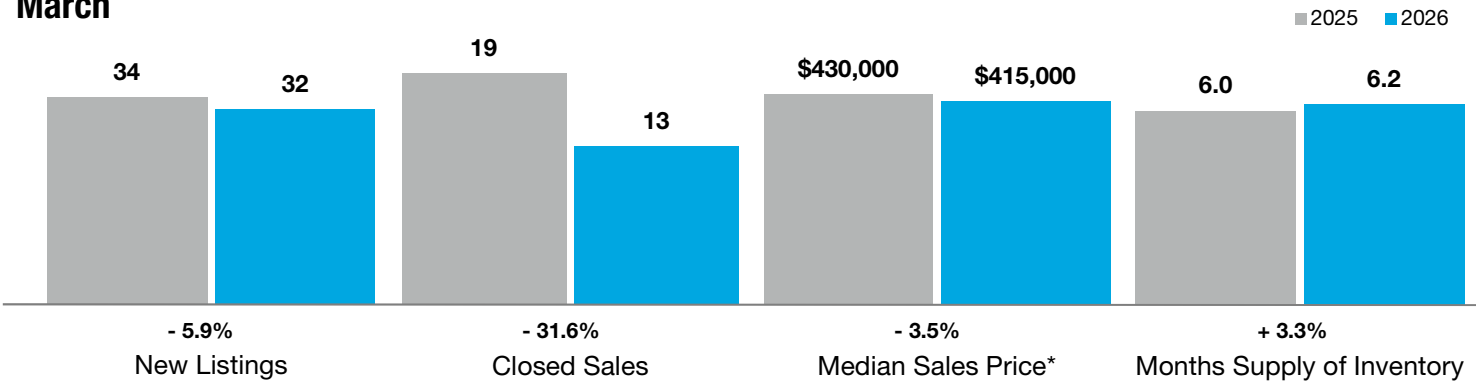
Madison County

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	34	32	- 5.9%	77	68	- 11.7%
Pending Sales	12	26	+ 116.7%	50	47	- 6.0%
Closed Sales	19	13	- 31.6%	50	43	- 14.0%
Median Sales Price*	\$430,000	\$415,000	- 3.5%	\$466,000	\$385,000	- 17.4%
Average Sales Price*	\$466,916	\$418,308	- 10.4%	\$494,465	\$455,867	- 7.8%
Percent of Original List Price Received*	90.8%	92.3%	+ 1.7%	93.0%	90.5%	- 2.7%
List to Close	105	138	+ 31.4%	147	137	- 6.8%
Days on Market Until Sale	64	101	+ 57.8%	94	92	- 2.1%
Cumulative Days on Market Until Sale	70	102	+ 45.7%	112	102	- 8.9%
Average List Price	\$562,312	\$657,123	+ 16.9%	\$608,333	\$646,157	+ 6.2%
Inventory of Homes for Sale	103	111	+ 7.8%	--	--	--
Months Supply of Inventory	6.0	6.2	+ 3.3%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

