

# Local Market Update for April 2026

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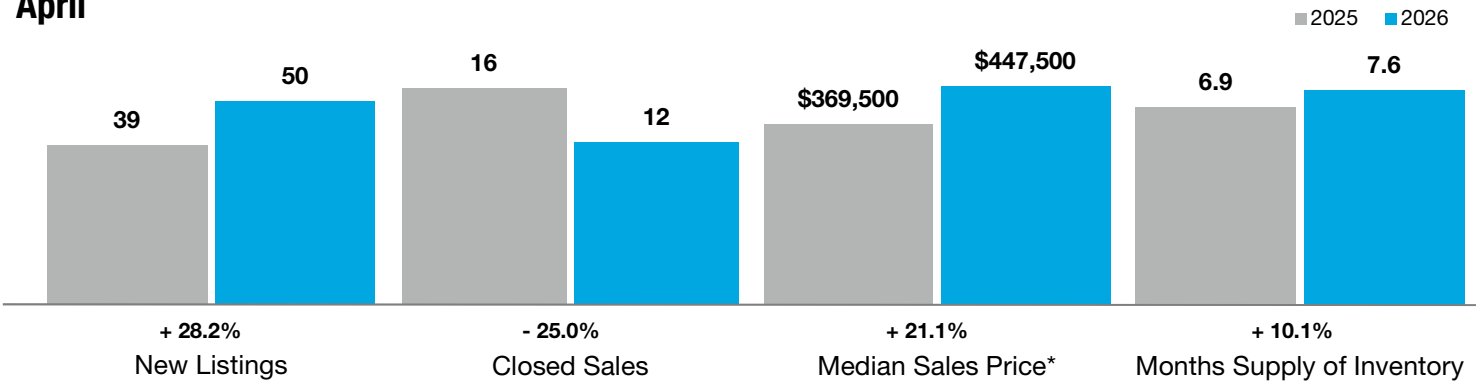
## Madison County

North Carolina

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	39	50	+ 28.2%	116	118	+ 1.7%
Pending Sales	20	23	+ 15.0%	70	67	- 4.3%
Closed Sales	16	12	- 25.0%	66	55	- 16.7%
Median Sales Price*	\$369,500	\$447,500	+ 21.1%	\$450,000	\$400,000	- 11.1%
Average Sales Price*	\$422,805	\$481,983	+ 14.0%	\$477,092	\$461,565	- 3.3%
Percent of Original List Price Received*	98.2%	90.8%	- 7.5%	94.2%	90.5%	- 3.9%
List to Close	97	143	+ 47.4%	135	138	+ 2.2%
Days on Market Until Sale	47	109	+ 131.9%	83	96	+ 15.7%
Cumulative Days on Market Until Sale	69	116	+ 68.1%	102	105	+ 2.9%
Average List Price	\$630,964	\$596,921	- 5.4%	\$616,008	\$622,423	+ 1.0%
Inventory of Homes for Sale	118	136	+ 15.3%	--	--	--
Months Supply of Inventory	6.9	7.6	+ 10.1%	--	--	--

\* 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.

### April



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

