

# Local Market Update for May 2026

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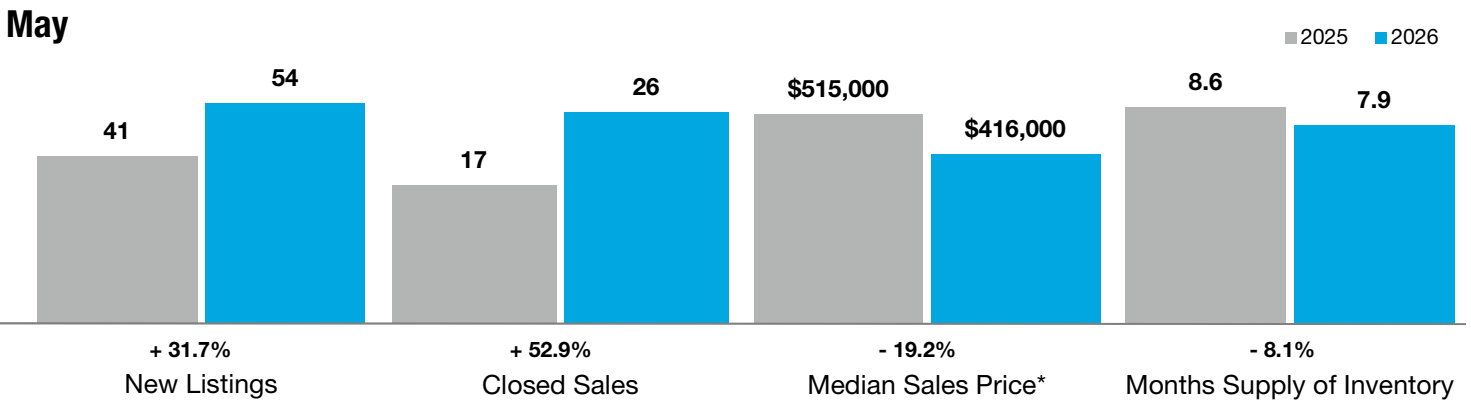


## Madison County

North Carolina

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	54	+ 31.7%	157	173	+ 10.2%
Pending Sales	13	30	+ 130.8%	83	96	+ 15.7%
Closed Sales	17	26	+ 52.9%	83	81	- 2.4%
Median Sales Price*	\$515,000	\$416,000	- 19.2%	\$462,500	\$400,000	- 13.5%
Average Sales Price*	\$534,738	\$440,212	- 17.7%	\$488,899	\$454,711	- 7.0%
Percent of Original List Price Received*	95.7%	90.9%	- 5.0%	94.5%	90.7%	- 4.0%
List to Close	107	174	+ 62.6%	129	150	+ 16.3%
Days on Market Until Sale	63	123	+ 95.2%	79	105	+ 32.9%
Cumulative Days on Market Until Sale	72	154	+ 113.9%	96	120	+ 25.0%
Average List Price	\$635,989	\$659,734	+ 3.7%	\$621,259	\$629,474	+ 1.3%
Inventory of Homes for Sale	139	152	+ 9.4%	--	--	--
Months Supply of Inventory	8.6	7.9	- 8.1%	--	--	--

\* 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.



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

