

Local Market Update for June 2026

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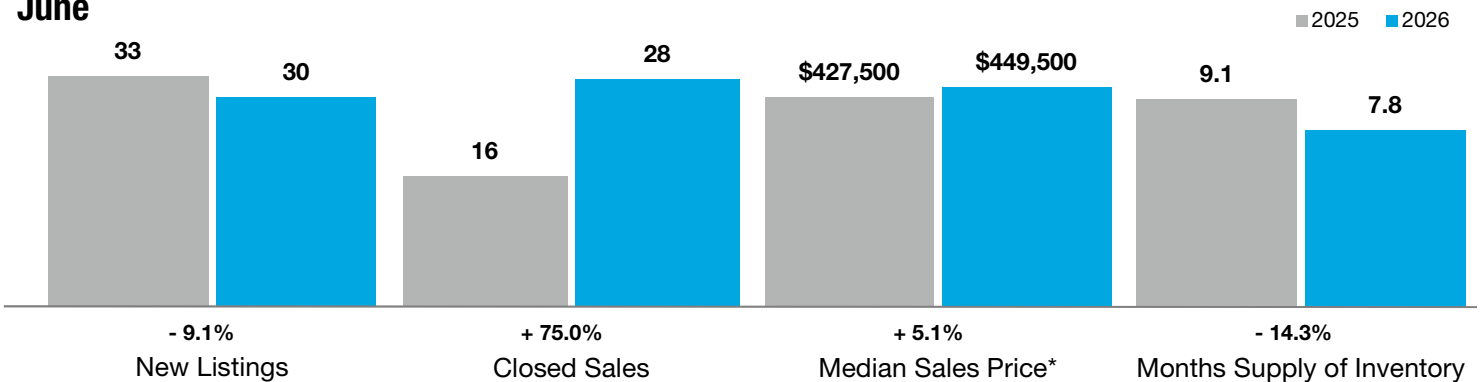
Madison County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	33	30	- 9.1%	191	204	+ 6.8%
Pending Sales	16	21	+ 31.3%	100	118	+ 18.0%
Closed Sales	16	28	+ 75.0%	99	110	+ 11.1%
Median Sales Price*	\$427,500	\$449,500	+ 5.1%	\$450,000	\$419,365	- 6.8%
Average Sales Price*	\$472,969	\$521,797	+ 10.3%	\$486,325	\$472,653	- 2.8%
Percent of Original List Price Received*	93.9%	88.8%	- 5.4%	94.4%	90.2%	- 4.4%
List to Close	120	138	+ 15.0%	128	145	+ 13.3%
Days on Market Until Sale	77	94	+ 22.1%	79	101	+ 27.8%
Cumulative Days on Market Until Sale	78	103	+ 32.1%	93	116	+ 24.7%
Average List Price	\$546,500	\$586,874	+ 7.4%	\$607,915	\$631,505	+ 3.9%
Inventory of Homes for Sale	146	154	+ 5.5%	--	--	--
Months Supply of Inventory	9.1	7.8	- 14.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

