

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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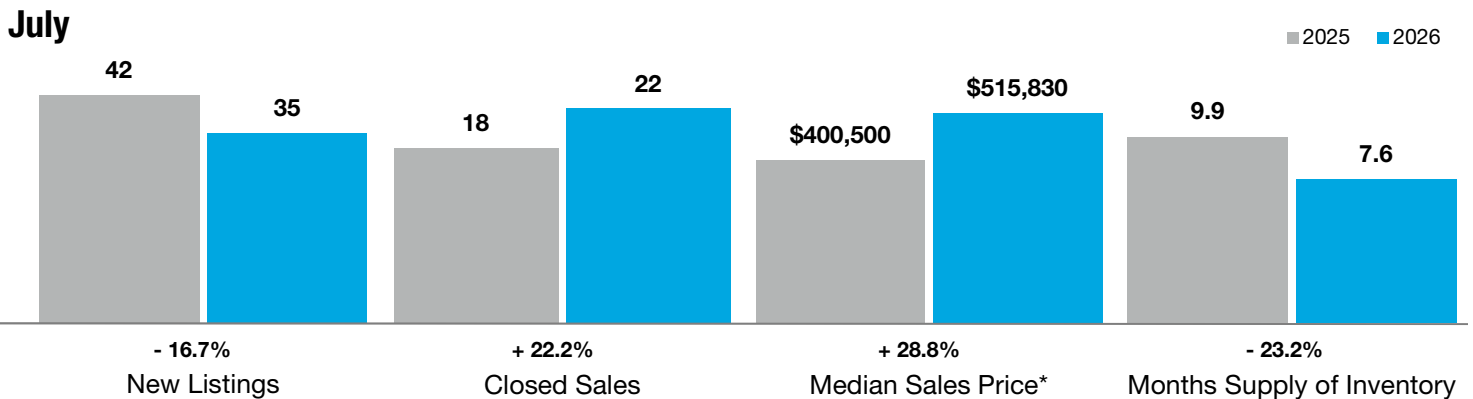


Madison County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	42	35	- 16.7%	233	239	+ 2.6%
Pending Sales	21	28	+ 33.3%	121	141	+ 16.5%
Closed Sales	18	22	+ 22.2%	117	132	+ 12.8%
Median Sales Price*	\$400,500	\$515,830	+ 28.8%	\$445,000	\$422,000	- 5.2%
Average Sales Price*	\$477,033	\$811,593	+ 70.1%	\$484,895	\$529,143	+ 9.1%
Percent of Original List Price Received*	92.7%	88.3%	- 4.7%	94.1%	89.9%	- 4.5%
List to Close	113	140	+ 23.9%	125	145	+ 16.0%
Days on Market Until Sale	64	90	+ 40.6%	76	99	+ 30.3%
Cumulative Days on Market Until Sale	66	121	+ 83.3%	89	117	+ 31.5%
Average List Price	\$696,576	\$725,784	+ 4.2%	\$623,996	\$641,621	+ 2.8%
Inventory of Homes for Sale	158	152	- 3.8%	--	--	--
Months Supply of Inventory	9.9	7.6	- 23.2%	--	--	--

* 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

