

Local Market Update for August 2026

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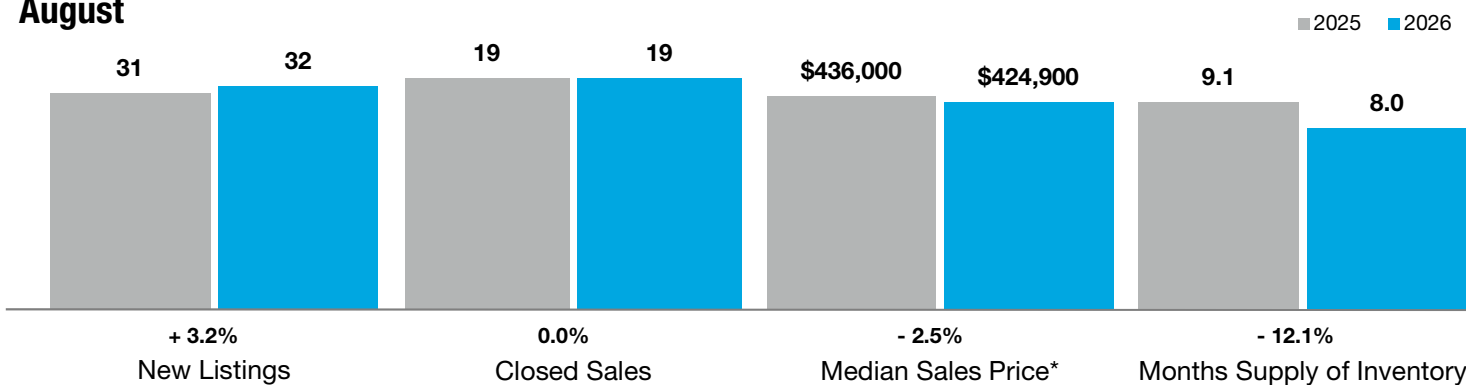
Madison County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	31	32	+ 3.2%	264	272	+ 3.0%
Pending Sales	25	20	- 20.0%	146	158	+ 8.2%
Closed Sales	19	19	0.0%	136	152	+ 11.8%
Median Sales Price*	\$436,000	\$424,900	- 2.5%	\$442,500	\$424,450	- 4.1%
Average Sales Price*	\$488,034	\$531,300	+ 8.9%	\$485,334	\$528,784	+ 9.0%
Percent of Original List Price Received*	92.3%	88.7%	- 3.9%	93.9%	89.8%	- 4.4%
List to Close	111	155	+ 39.6%	124	145	+ 16.9%
Days on Market Until Sale	76	118	+ 55.3%	76	101	+ 32.9%
Cumulative Days on Market Until Sale	77	123	+ 59.7%	87	117	+ 34.5%
Average List Price	\$663,513	\$828,428	+ 24.9%	\$628,193	\$658,815	+ 4.9%
Inventory of Homes for Sale	150	154	+ 2.7%	--	--	--
Months Supply of Inventory	9.1	8.0	- 12.1%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

