

Local Market Update for September 2026

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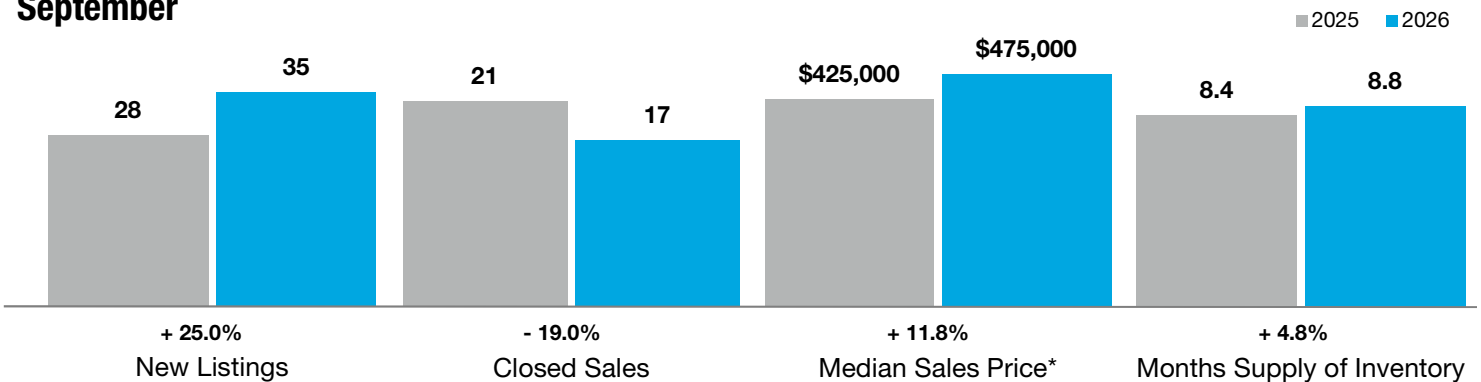
Madison County

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	28	35	+ 25.0%	292	307	+ 5.1%
Pending Sales	20	15	- 25.0%	166	172	+ 3.6%
Closed Sales	21	17	- 19.0%	157	170	+ 8.3%
Median Sales Price*	\$425,000	\$475,000	+ 11.8%	\$440,000	\$434,250	- 1.3%
Average Sales Price*	\$487,595	\$706,772	+ 45.0%	\$485,636	\$547,372	+ 12.7%
Percent of Original List Price Received*	88.2%	93.9%	+ 6.5%	93.1%	90.2%	- 3.1%
List to Close	143	110	- 23.1%	126	141	+ 11.9%
Days on Market Until Sale	101	69	- 31.7%	80	98	+ 22.5%
Cumulative Days on Market Until Sale	116	80	- 31.0%	91	113	+ 24.2%
Average List Price	\$571,712	\$701,486	+ 22.7%	\$622,885	\$660,011	+ 6.0%
Inventory of Homes for Sale	146	166	+ 13.7%	--	--	--
Months Supply of Inventory	8.4	8.8	+ 4.8%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

