Local Market Update for October 2026

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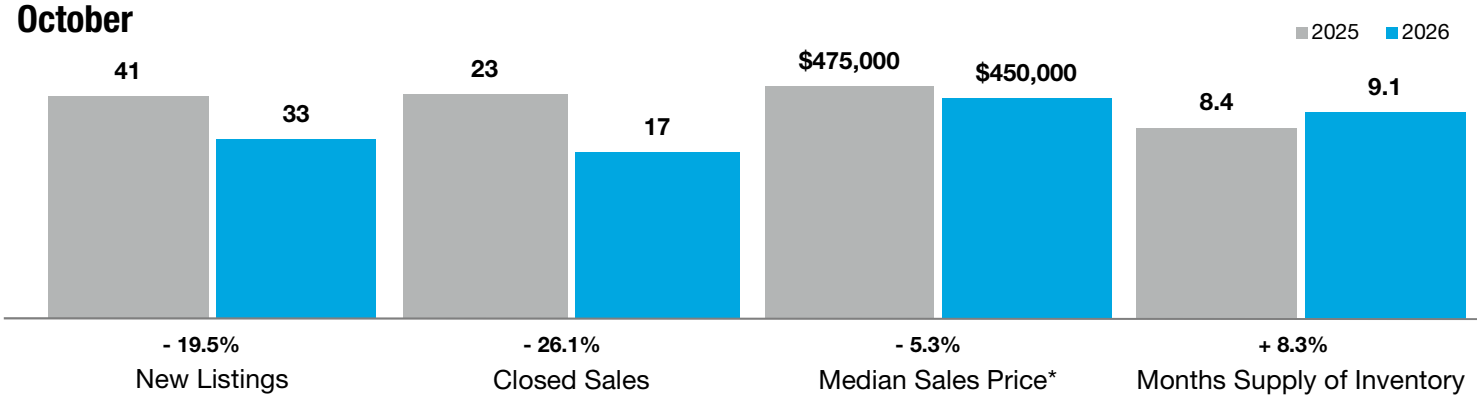
Madison County

North Carolina

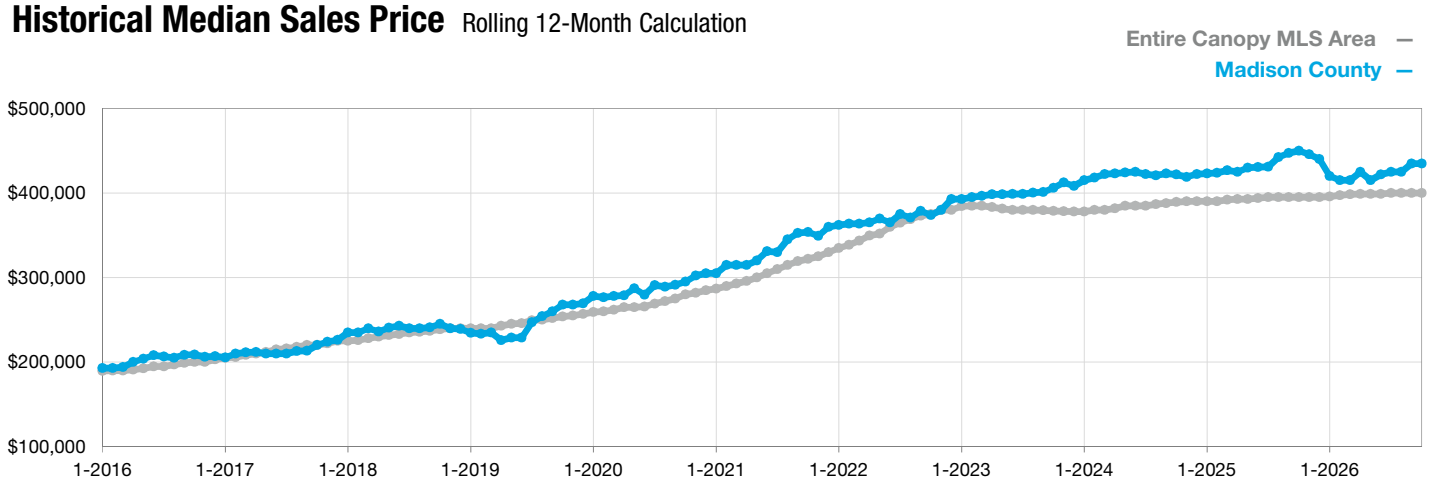
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	41	**33**	- 19.5%	334	**343**	+ 2.7%
Pending Sales	20	**19**	- 5.0%	187	**192**	+ 2.7%
Closed Sales	23	**17**	- 26.1%	180	**189**	+ 5.0%
Median Sales Price*	$475,000	**$450,000**	- 5.3%	$447,500	**$435,000**	- 2.8%
Average Sales Price*	$473,779	**$526,498**	+ 11.1%	$484,121	**$549,710**	+ 13.5%
Percent of Original List Price Received*	89.2%	**93.0%**	+ 4.3%	92.6%	**90.5%**	- 2.3%
List to Close	163	**138**	- 15.3%	131	**140**	+ 6.9%
Days on Market Until Sale	116	**96**	- 17.2%	84	**97**	+ 15.5%
Cumulative Days on Market Until Sale	148	**70**	- 52.7%	98	**108**	+ 10.2%
Average List Price	$565,120	**$685,170**	+ 21.2%	$615,757	**$659,077**	+ 7.0%
Inventory of Homes for Sale	154	**171**	+ 11.0%	--	--	--
Months Supply of Inventory	8.4	**9.1**	+ 8.3%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.