

Madison County, NC

County · NC · North Carolina

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

312

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



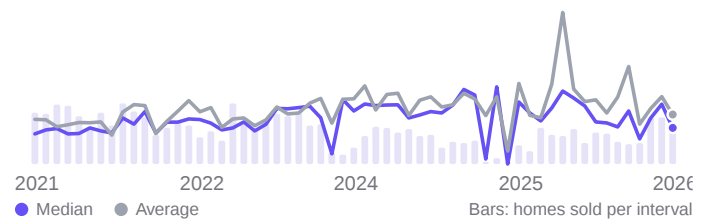
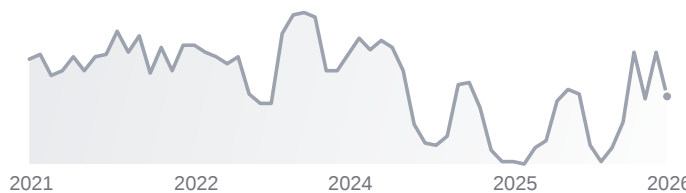
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$301K · Average \$367K

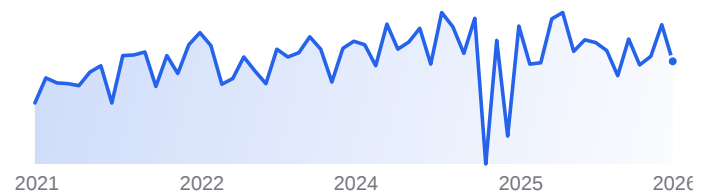
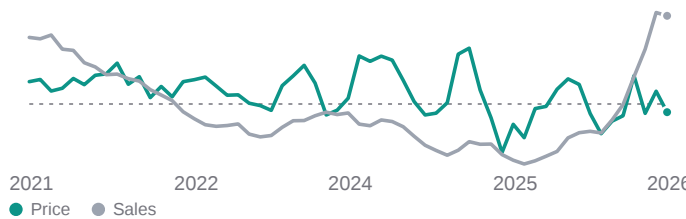


Growth (year over year)

Price -6.2% · Sales +66.8%

Price per square foot

\$214/ft²

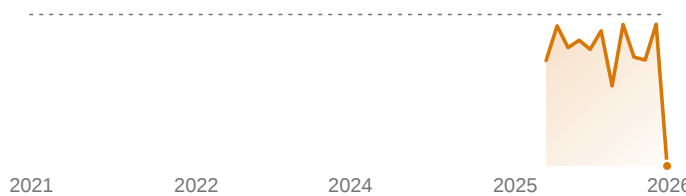


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

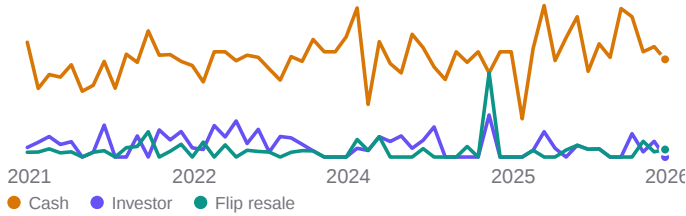
3.0%



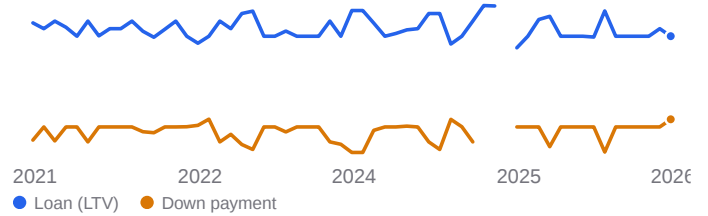
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 0% · Flip resale 3.6%

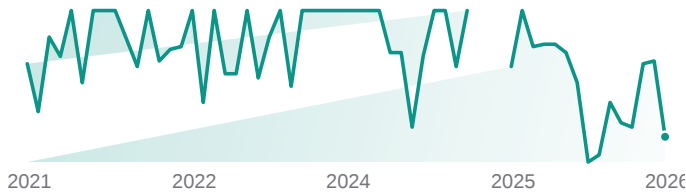


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



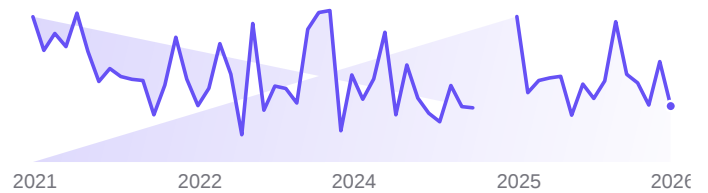
Sellers who sold at a gain

75%



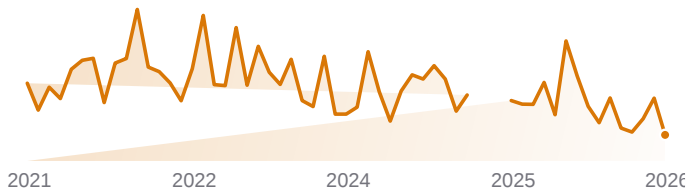
Typical hold before selling

3.3 yrs



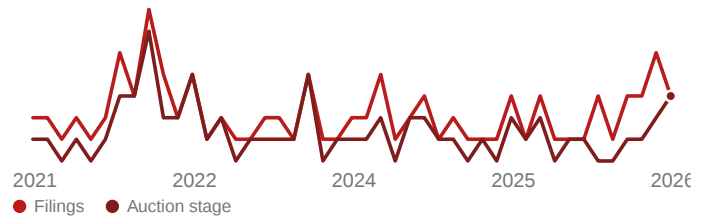
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,461
Median value (AVM)	\$370K
Median size	1,512 ft²
Median year built	1989
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.8%
Owner occupied	59%
Company owned	9.7%
Median loan-to-value	19%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	22,562
Density	50 / mi²
Median household income	\$57K
Average household income	\$80K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	119
Homes occupied	82%
Bachelor's or higher	21%
Poverty rate	9.6%
Unemployment	1.2%
Average temp	54°F
Annual precip	43 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.