

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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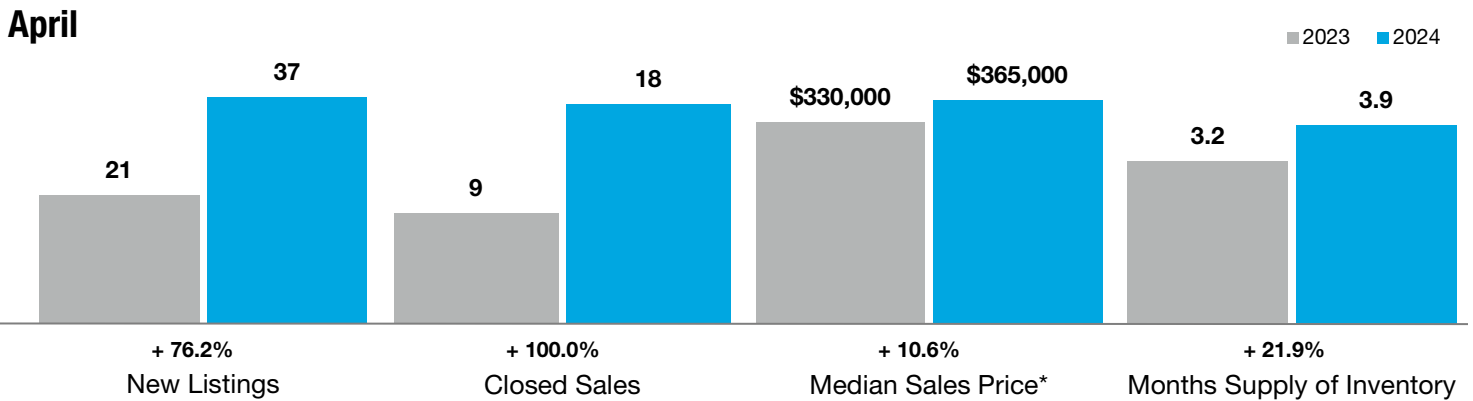


Yancey County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	21	37	+ 76.2%	61	91	+ 49.2%
Pending Sales	20	22	+ 10.0%	63	70	+ 11.1%
Closed Sales	9	18	+ 100.0%	58	61	+ 5.2%
Median Sales Price*	\$330,000	\$365,000	+ 10.6%	\$314,500	\$330,000	+ 4.9%
Average Sales Price*	\$364,440	\$618,414	+ 69.7%	\$380,821	\$489,236	+ 28.5%
Percent of Original List Price Received*	93.6%	93.9%	+ 0.3%	90.2%	91.4%	+ 1.3%
List to Close	172	126	- 26.7%	124	138	+ 11.3%
Days on Market Until Sale	119	79	- 33.6%	74	83	+ 12.2%
Cumulative Days on Market Until Sale	122	114	- 6.6%	90	96	+ 6.7%
Average List Price	\$504,371	\$777,258	+ 54.1%	\$511,105	\$579,512	+ 13.4%
Inventory of Homes for Sale	65	73	+ 12.3%	--	--	--
Months Supply of Inventory	3.2	3.9	+ 21.9%	--	--	--

* 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

