

Local Market Update for February 2024

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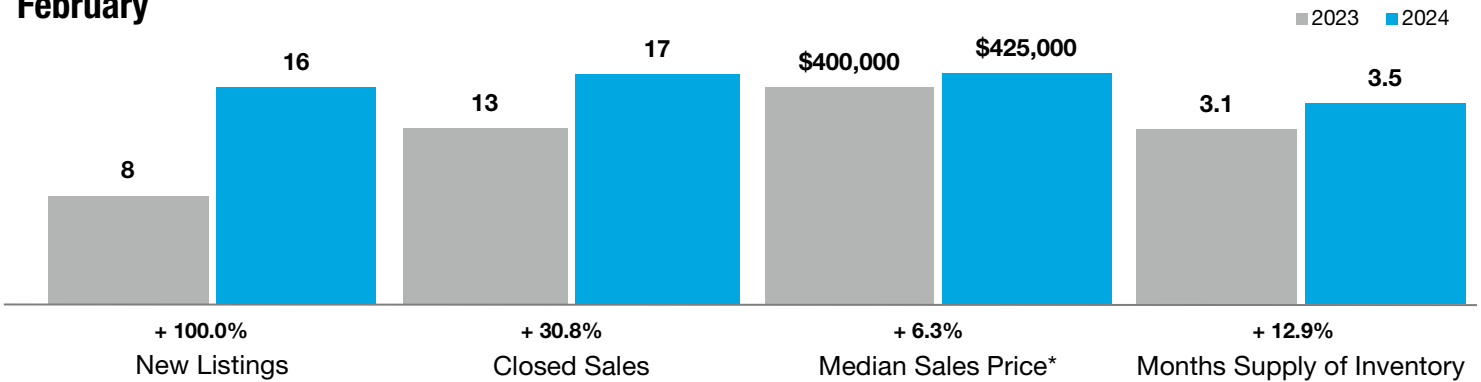
Yancey County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	16	+ 100.0%	20	31	+ 55.0%
Pending Sales	16	20	+ 25.0%	32	33	+ 3.1%
Closed Sales	13	17	+ 30.8%	34	27	- 20.6%
Median Sales Price*	\$400,000	\$425,000	+ 6.3%	\$324,089	\$373,000	+ 15.1%
Average Sales Price*	\$542,423	\$485,882	- 10.4%	\$421,505	\$455,026	+ 8.0%
Percent of Original List Price Received*	93.9%	88.6%	- 5.6%	91.2%	89.2%	- 2.2%
List to Close	133	156	+ 17.3%	117	147	+ 25.6%
Days on Market Until Sale	82	95	+ 15.9%	64	83	+ 29.7%
Cumulative Days on Market Until Sale	103	96	- 6.8%	86	83	- 3.5%
Average List Price	\$544,700	\$401,431	- 26.3%	\$425,400	\$381,042	- 10.4%
Inventory of Homes for Sale	66	64	- 3.0%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

