

# Local Market Update for May 2024

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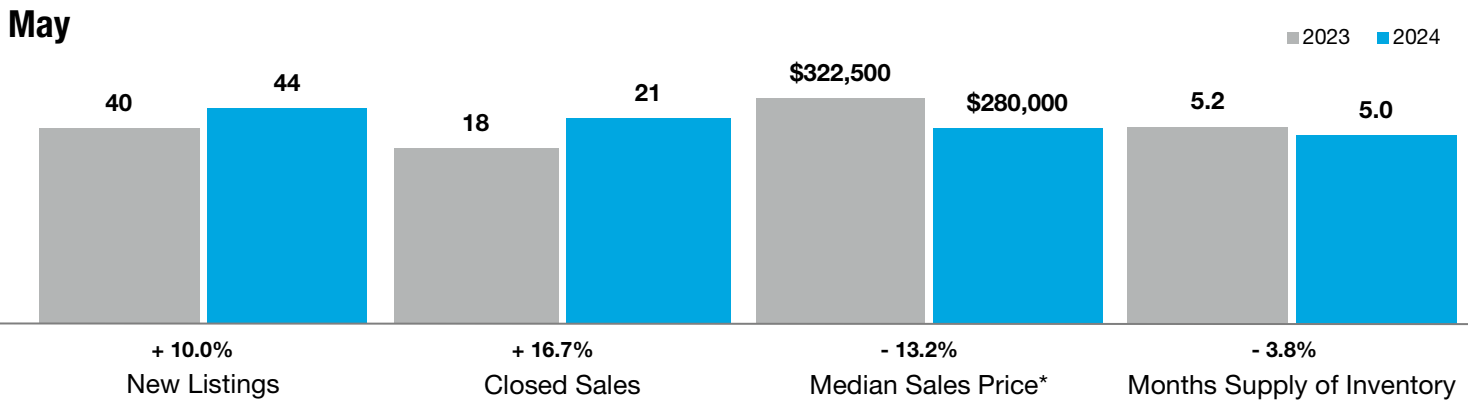


## Yancey County

North Carolina

| Key Metrics                              | May       |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2023      | 2024      | Percent Change | Thru 5-2023  | Thru 5-2024 | Percent Change |
| New Listings                             | 40        | 44        | + 10.0%        | 101          | 135         | + 33.7%        |
| Pending Sales                            | 9         | 24        | + 166.7%       | 72           | 90          | + 25.0%        |
| Closed Sales                             | 18        | 21        | + 16.7%        | 74           | 83          | + 12.2%        |
| Median Sales Price*                      | \$322,500 | \$280,000 | - 13.2%        | \$323,089    | \$326,000   | + 0.9%         |
| Average Sales Price*                     | \$381,667 | \$358,350 | - 6.1%         | \$386,502    | \$453,208   | + 17.3%        |
| Percent of Original List Price Received* | 92.1%     | 97.7%     | + 6.1%         | 90.6%        | 93.1%       | + 2.8%         |
| List to Close                            | 118       | 93        | - 21.2%        | 123          | 125         | + 1.6%         |
| Days on Market Until Sale                | 69        | 45        | - 34.8%        | 73           | 73          | 0.0%           |
| Cumulative Days on Market Until Sale     | 75        | 55        | - 26.7%        | 87           | 85          | - 2.3%         |
| Average List Price                       | \$705,125 | \$675,958 | - 4.1%         | \$587,537    | \$609,198   | + 3.7%         |
| Inventory of Homes for Sale              | 94        | 97        | + 3.2%         | --           | --          | --             |
| Months Supply of Inventory               | 5.2       | 5.0       | - 3.8%         | --           | --          | --             |

\* 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.



## Historical Median Sales Price Rolling 12-Month Calculation

