

Local Market Update for June 2024

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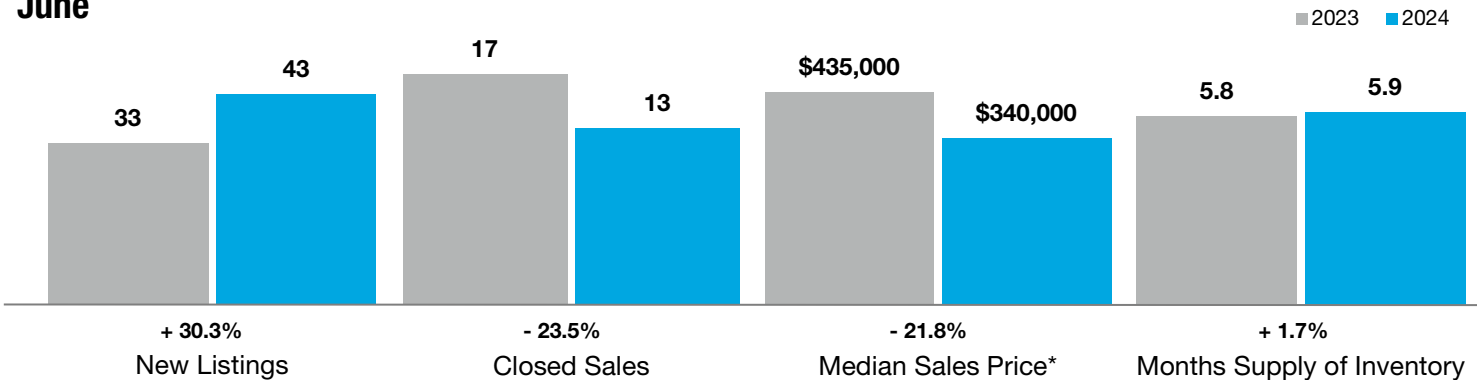
Yancey County

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	33	43	+ 30.3%	134	178	+ 32.8%
Pending Sales	21	25	+ 19.0%	93	112	+ 20.4%
Closed Sales	17	13	- 23.5%	91	96	+ 5.5%
Median Sales Price*	\$435,000	\$340,000	- 21.8%	\$325,000	\$327,749	+ 0.8%
Average Sales Price*	\$495,441	\$399,670	- 19.3%	\$406,853	\$445,958	+ 9.6%
Percent of Original List Price Received*	93.0%	97.3%	+ 4.6%	91.0%	93.7%	+ 3.0%
List to Close	142	83	- 41.5%	127	120	- 5.5%
Days on Market Until Sale	93	44	- 52.7%	77	69	- 10.4%
Cumulative Days on Market Until Sale	93	50	- 46.2%	88	80	- 9.1%
Average List Price	\$444,385	\$637,140	+ 43.4%	\$551,749	\$613,924	+ 11.3%
Inventory of Homes for Sale	103	116	+ 12.6%	--	--	--
Months Supply of Inventory	5.8	5.9	+ 1.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

