

# Local Market Update for July 2024

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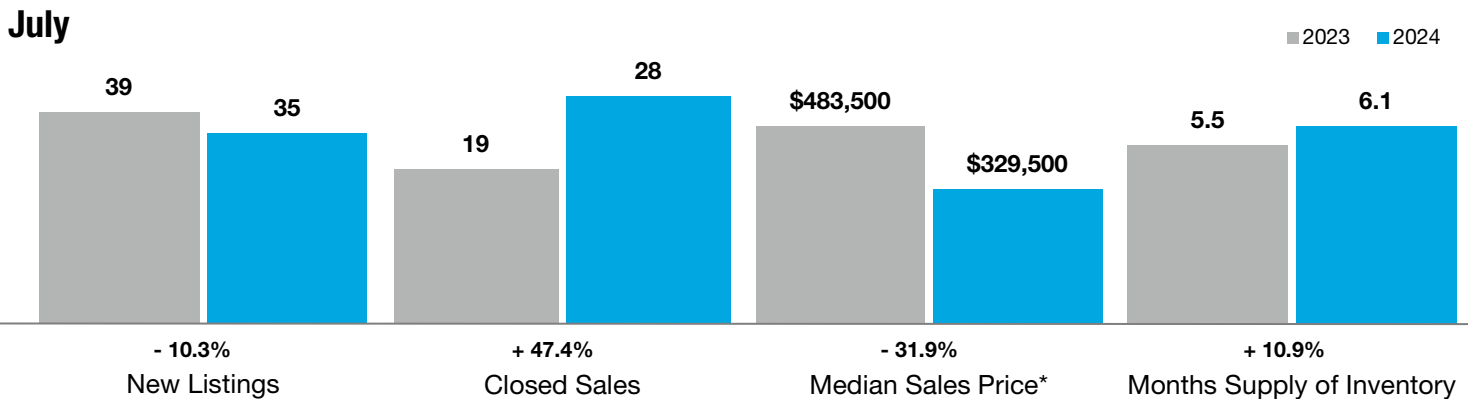


## Yancey County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	39	35	- 10.3%	173	213	+ 23.1%
Pending Sales	30	25	- 16.7%	123	137	+ 11.4%
Closed Sales	19	28	+ 47.4%	110	125	+ 13.6%
Median Sales Price*	\$483,500	\$329,500	- 31.9%	\$339,500	\$329,497	- 2.9%
Average Sales Price*	\$595,658	\$414,304	- 30.4%	\$439,465	\$439,980	+ 0.1%
Percent of Original List Price Received*	97.3%	91.0%	- 6.5%	92.1%	93.1%	+ 1.1%
List to Close	111	141	+ 27.0%	124	125	+ 0.8%
Days on Market Until Sale	68	96	+ 41.2%	75	76	+ 1.3%
Cumulative Days on Market Until Sale	109	87	- 20.2%	92	82	- 10.9%
Average List Price	\$682,213	\$643,069	- 5.7%	\$580,912	\$615,909	+ 6.0%
Inventory of Homes for Sale	102	117	+ 14.7%	--	--	--
Months Supply of Inventory	5.5	6.1	+ 10.9%	--	--	--

\* 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

