

Local Market Update for September 2024

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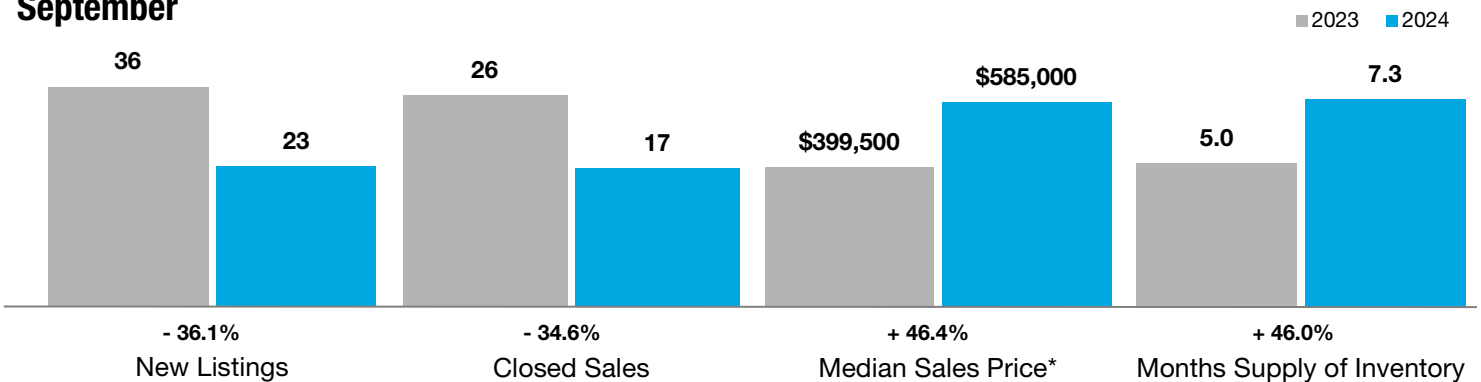
Yancey County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	36	23	- 36.1%	239	287	+ 20.1%
Pending Sales	35	14	- 60.0%	178	173	- 2.8%
Closed Sales	26	17	- 34.6%	159	167	+ 5.0%
Median Sales Price*	\$399,500	\$585,000	+ 46.4%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$647,348	\$624,647	- 3.5%	\$468,061	\$461,054	- 1.5%
Percent of Original List Price Received*	96.7%	94.8%	- 2.0%	93.0%	93.6%	+ 0.6%
List to Close	101	73	- 27.7%	122	114	- 6.6%
Days on Market Until Sale	49	38	- 22.4%	73	67	- 8.2%
Cumulative Days on Market Until Sale	64	66	+ 3.1%	87	75	- 13.8%
Average List Price	\$404,193	\$678,891	+ 68.0%	\$550,939	\$607,122	+ 10.2%
Inventory of Homes for Sale	94	129	+ 37.2%	--	--	--
Months Supply of Inventory	5.0	7.3	+ 46.0%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

