

Local Market Update for October 2024

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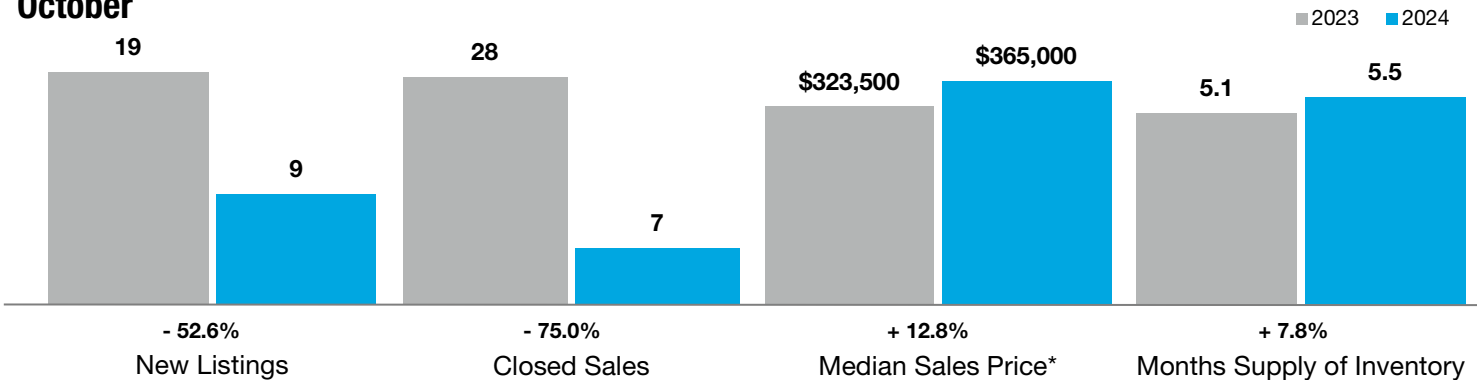
Yancey County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	19	9	- 52.6%	258	296	+ 14.7%
Pending Sales	15	6	- 60.0%	193	171	- 11.4%
Closed Sales	28	7	- 75.0%	187	175	- 6.4%
Median Sales Price*	\$323,500	\$365,000	+ 12.8%	\$341,000	\$365,000	+ 7.0%
Average Sales Price*	\$346,574	\$459,786	+ 32.7%	\$449,870	\$460,586	+ 2.4%
Percent of Original List Price Received*	92.2%	94.0%	+ 2.0%	92.9%	93.6%	+ 0.8%
List to Close	86	95	+ 10.5%	116	113	- 2.6%
Days on Market Until Sale	48	28	- 41.7%	69	65	- 5.8%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	81	75	- 7.4%
Average List Price	\$773,774	\$451,378	- 41.7%	\$567,607	\$600,930	+ 5.9%
Inventory of Homes for Sale	92	89	- 3.3%	--	--	--
Months Supply of Inventory	5.1	5.5	+ 7.8%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

