

# Local Market Update for December 2024

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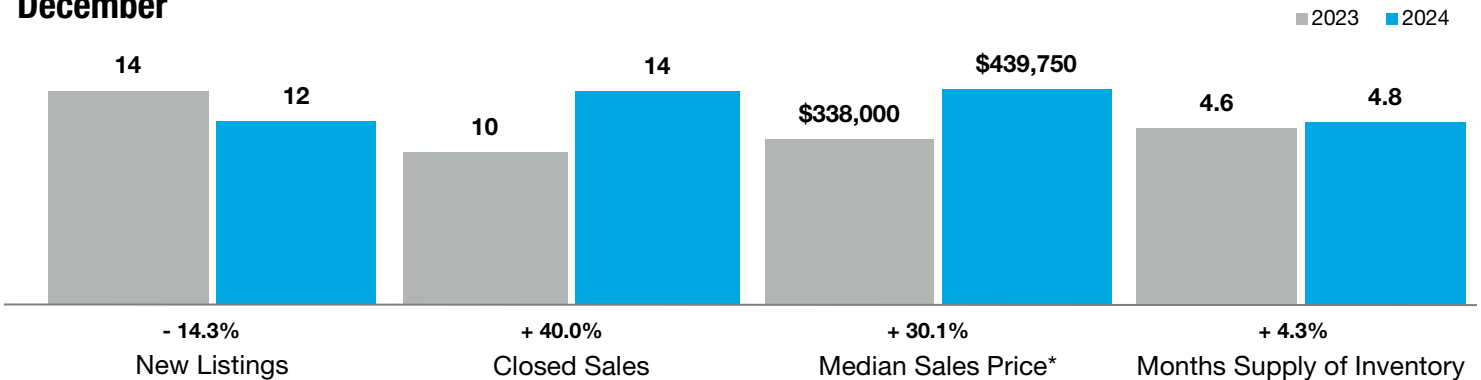
## Yancey County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	14	12	- 14.3%	295	323	+ 9.5%
Pending Sales	9	11	+ 22.2%	217	192	- 11.5%
Closed Sales	10	14	+ 40.0%	217	193	- 11.1%
Median Sales Price*	\$338,000	\$439,750	+ 30.1%	\$341,000	\$373,000	+ 9.4%
Average Sales Price*	\$355,540	\$568,607	+ 59.9%	\$442,085	\$466,938	+ 5.6%
Percent of Original List Price Received*	88.1%	94.3%	+ 7.0%	92.4%	93.7%	+ 1.4%
List to Close	195	114	- 41.5%	119	113	- 5.0%
Days on Market Until Sale	139	72	- 48.2%	71	66	- 7.0%
Cumulative Days on Market Until Sale	142	73	- 48.6%	82	75	- 8.5%
Average List Price	\$446,671	\$419,917	- 6.0%	\$566,912	\$587,215	+ 3.6%
Inventory of Homes for Sale	84	77	- 8.3%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 4.3%	--	--	--

\* 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.

### December



### Historical Median Sales Price Rolling 12-Month Calculation

