

# Local Market Update for January 2025

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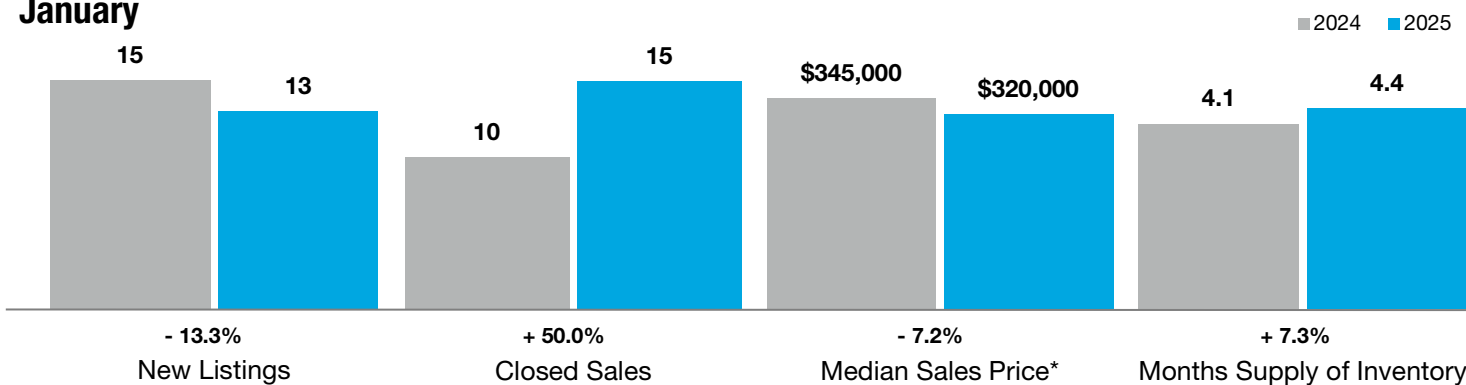
## Yancey County

North Carolina

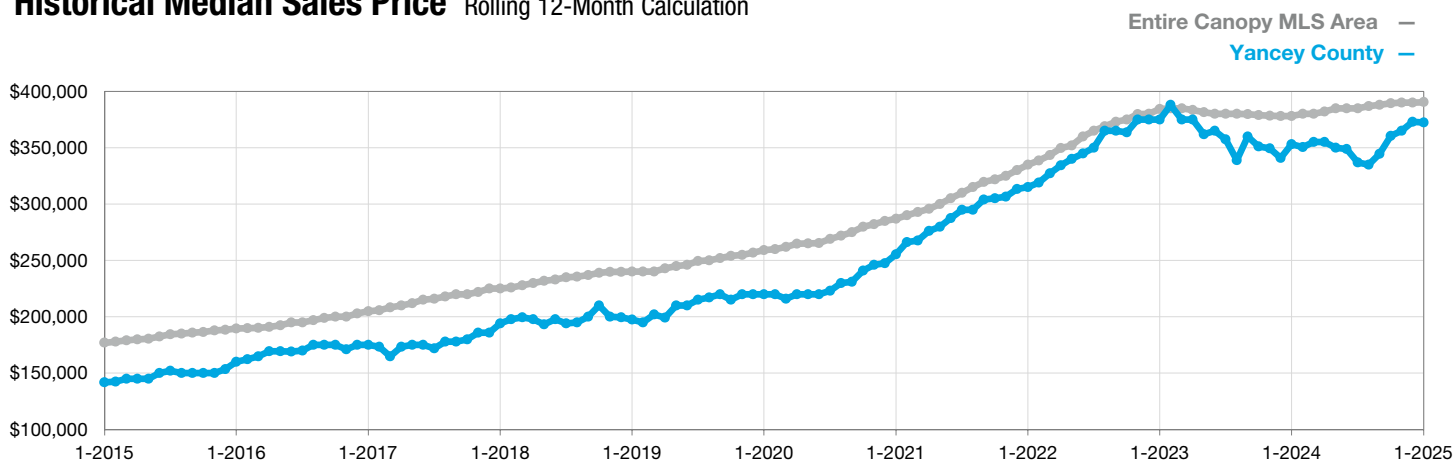
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	15	13	- 13.3%	15	13	- 13.3%
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	10	15	+ 50.0%	10	15	+ 50.0%
Median Sales Price*	\$345,000	\$320,000	- 7.2%	\$345,000	\$320,000	- 7.2%
Average Sales Price*	\$402,570	\$476,333	+ 18.3%	\$402,570	\$476,333	+ 18.3%
Percent of Original List Price Received*	90.3%	92.6%	+ 2.5%	90.3%	92.6%	+ 2.5%
List to Close	130	146	+ 12.3%	130	146	+ 12.3%
Days on Market Until Sale	61	94	+ 54.1%	61	94	+ 54.1%
Cumulative Days on Market Until Sale	62	106	+ 71.0%	62	106	+ 71.0%
Average List Price	\$355,997	\$707,169	+ 98.6%	\$355,997	\$707,169	+ 98.6%
Inventory of Homes for Sale	73	70	- 4.1%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--

\* 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.

### January



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



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.