

Local Market Update for February 2025

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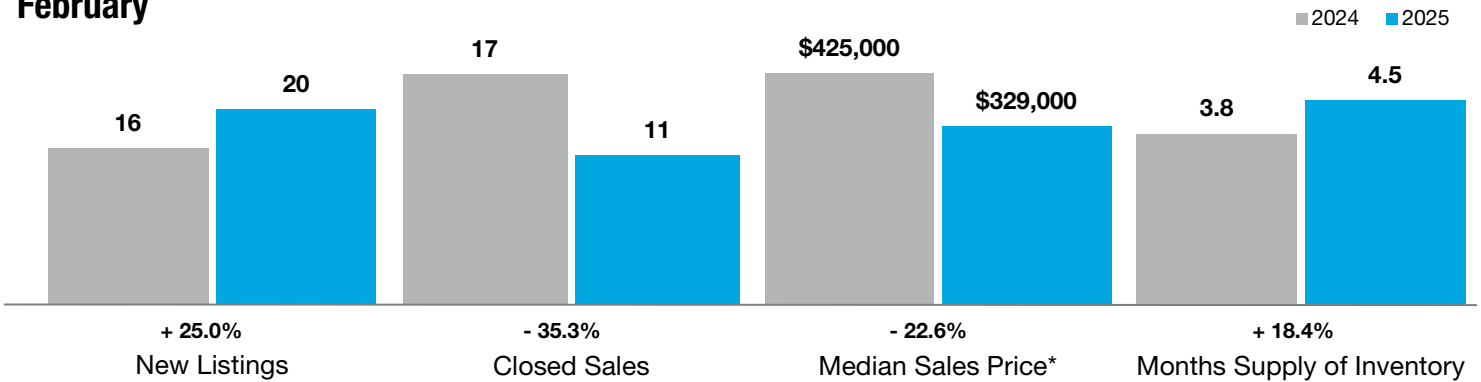
Yancey County

North Carolina

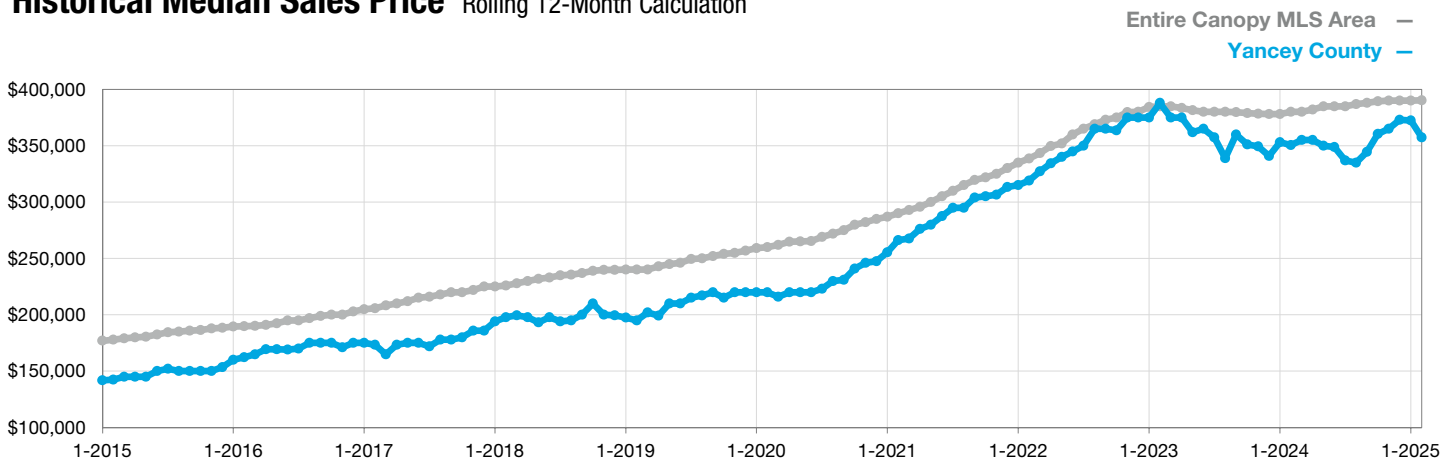
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	16	20	+ 25.0%	31	33	+ 6.5%
Pending Sales	19	17	- 10.5%	32	29	- 9.4%
Closed Sales	17	11	- 35.3%	27	26	- 3.7%
Median Sales Price*	\$425,000	\$329,000	- 22.6%	\$373,000	\$324,500	- 13.0%
Average Sales Price*	\$485,882	\$329,955	- 32.1%	\$455,026	\$414,404	- 8.9%
Percent of Original List Price Received*	88.6%	95.7%	+ 8.0%	89.2%	93.9%	+ 5.3%
List to Close	156	80	- 48.7%	147	118	- 19.7%
Days on Market Until Sale	95	52	- 45.3%	83	76	- 8.4%
Cumulative Days on Market Until Sale	96	73	- 24.0%	83	92	+ 10.8%
Average List Price	\$394,847	\$510,745	+ 29.4%	\$375,422	\$585,124	+ 55.9%
Inventory of Homes for Sale	68	69	+ 1.5%	--	--	--
Months Supply of Inventory	3.8	4.5	+ 18.4%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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