

Local Market Update for March 2025

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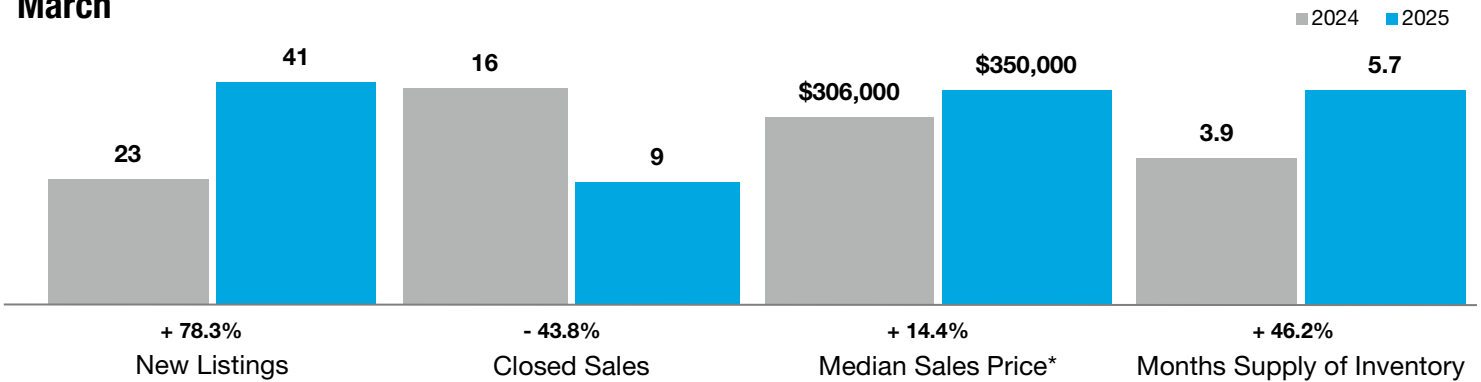
Yancey County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	23	41	+ 78.3%	54	74	+ 37.0%
Pending Sales	14	21	+ 50.0%	46	48	+ 4.3%
Closed Sales	16	9	- 43.8%	43	35	- 18.6%
Median Sales Price*	\$306,000	\$350,000	+ 14.4%	\$317,000	\$329,000	+ 3.8%
Average Sales Price*	\$401,641	\$409,278	+ 1.9%	\$435,162	\$413,086	- 5.1%
Percent of Original List Price Received*	92.6%	92.6%	0.0%	90.5%	93.6%	+ 3.4%
List to Close	135	127	- 5.9%	142	120	- 15.5%
Days on Market Until Sale	88	80	- 9.1%	85	77	- 9.4%
Cumulative Days on Market Until Sale	97	80	- 17.5%	88	89	+ 1.1%
Average List Price	\$536,894	\$541,826	+ 0.9%	\$445,495	\$560,976	+ 25.9%
Inventory of Homes for Sale	71	89	+ 25.4%	--	--	--
Months Supply of Inventory	3.9	5.7	+ 46.2%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

