

Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association
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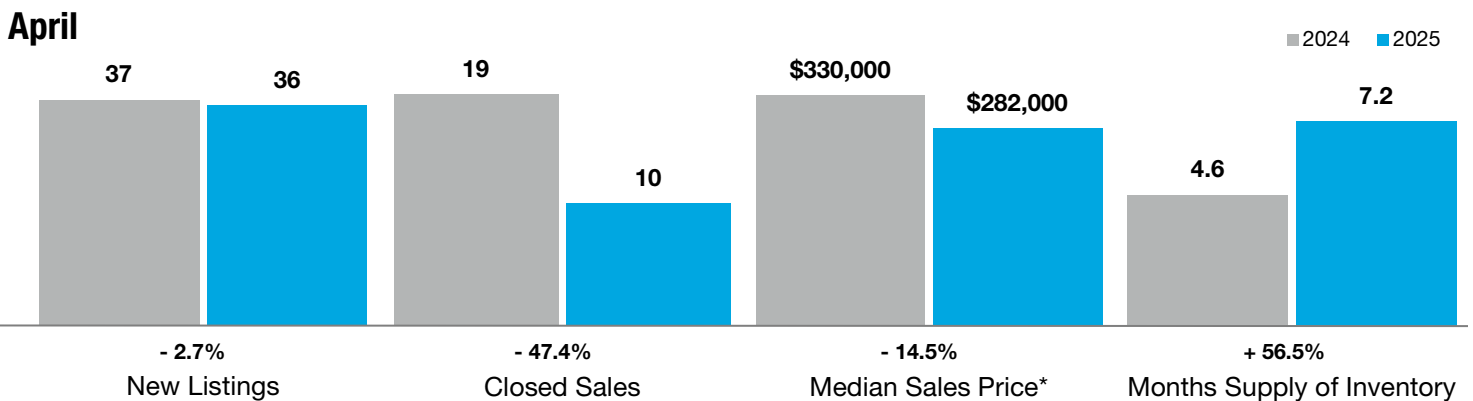


Yancey County

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	37	36	- 2.7%	91	110	+ 20.9%
Pending Sales	19	15	- 21.1%	65	60	- 7.7%
Closed Sales	19	10	- 47.4%	62	45	- 27.4%
Median Sales Price*	\$330,000	\$282,000	- 14.5%	\$329,749	\$320,000	- 3.0%
Average Sales Price*	\$598,892	\$386,650	- 35.4%	\$485,337	\$407,211	- 16.1%
Percent of Original List Price Received*	94.2%	92.7%	- 1.6%	91.6%	93.4%	+ 2.0%
List to Close	123	122	- 0.8%	136	121	- 11.0%
Days on Market Until Sale	75	74	- 1.3%	82	76	- 7.3%
Cumulative Days on Market Until Sale	109	75	- 31.2%	94	86	- 8.5%
Average List Price	\$759,592	\$484,675	- 36.2%	\$572,545	\$531,789	- 7.1%
Inventory of Homes for Sale	84	109	+ 29.8%	--	--	--
Months Supply of Inventory	4.6	7.2	+ 56.5%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

