

Local Market Update for May 2025

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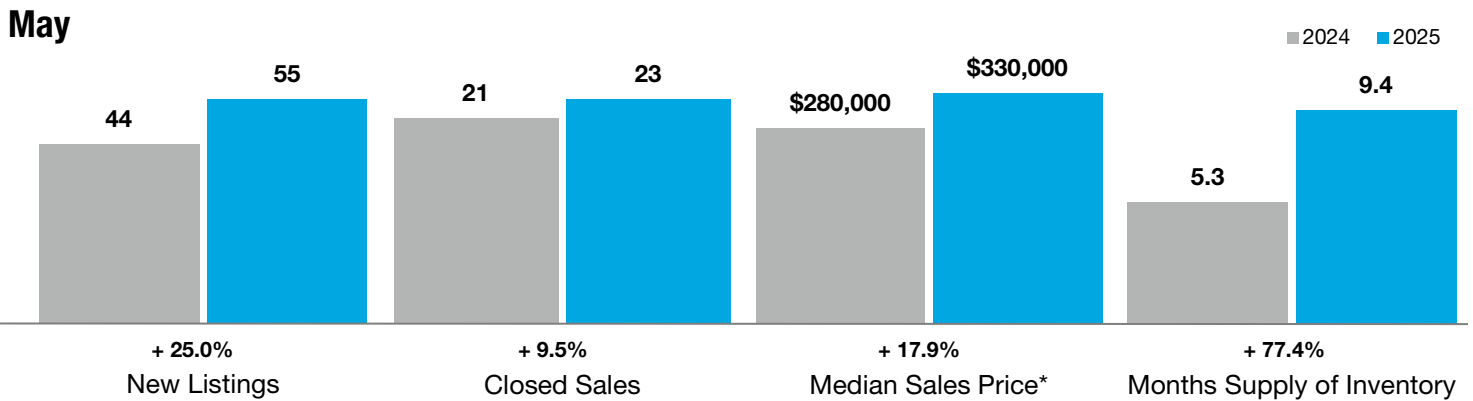


Yancey County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	44	55	+ 25.0%	135	166	+ 23.0%
Pending Sales	22	20	- 9.1%	87	80	- 8.0%
Closed Sales	21	23	+ 9.5%	83	68	- 18.1%
Median Sales Price*	\$280,000	\$330,000	+ 17.9%	\$326,000	\$327,000	+ 0.3%
Average Sales Price*	\$358,350	\$409,457	+ 14.3%	\$453,208	\$407,971	- 10.0%
Percent of Original List Price Received*	97.7%	91.0%	- 6.9%	93.1%	92.6%	- 0.5%
List to Close	93	139	+ 49.5%	125	127	+ 1.6%
Days on Market Until Sale	45	80	+ 77.8%	73	78	+ 6.8%
Cumulative Days on Market Until Sale	55	81	+ 47.3%	85	84	- 1.2%
Average List Price	\$661,391	\$753,847	+ 14.0%	\$601,288	\$602,171	+ 0.1%
Inventory of Homes for Sale	103	141	+ 36.9%	--	--	--
Months Supply of Inventory	5.3	9.4	+ 77.4%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

