

Local Market Update for June 2025

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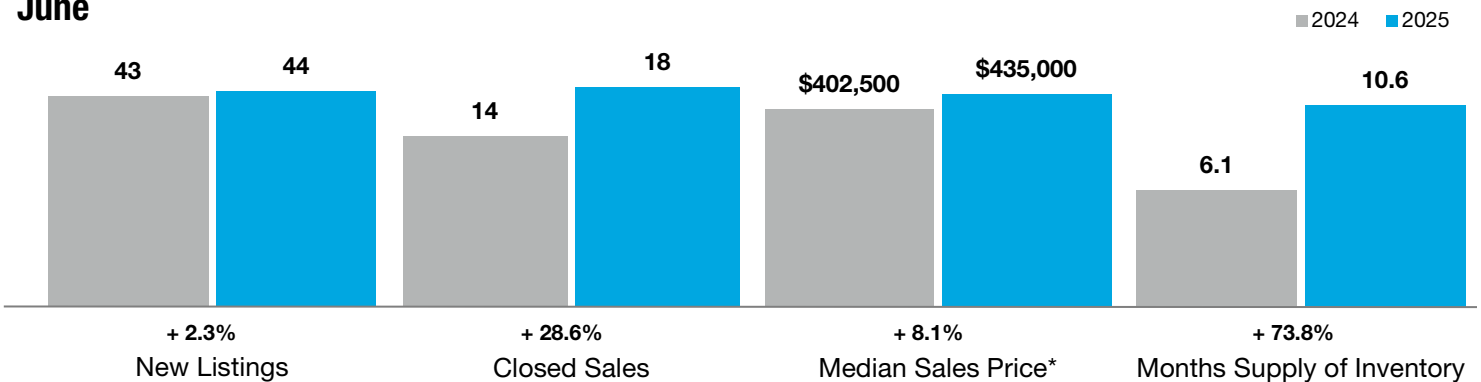
Yancey County

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	43	44	+ 2.3%	178	211	+ 18.5%
Pending Sales	25	24	- 4.0%	111	102	- 8.1%
Closed Sales	14	18	+ 28.6%	97	87	- 10.3%
Median Sales Price*	\$402,500	\$435,000	+ 8.1%	\$329,497	\$330,000	+ 0.2%
Average Sales Price*	\$412,908	\$552,278	+ 33.8%	\$447,391	\$436,586	- 2.4%
Percent of Original List Price Received*	97.5%	87.6%	- 10.2%	93.7%	91.7%	- 2.1%
List to Close	94	125	+ 33.0%	121	126	+ 4.1%
Days on Market Until Sale	53	85	+ 60.4%	70	78	+ 11.4%
Cumulative Days on Market Until Sale	59	103	+ 74.6%	81	87	+ 7.4%
Average List Price	\$608,870	\$731,284	+ 20.1%	\$603,151	\$623,418	+ 3.4%
Inventory of Homes for Sale	120	157	+ 30.8%	--	--	--
Months Supply of Inventory	6.1	10.6	+ 73.8%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

