

Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association
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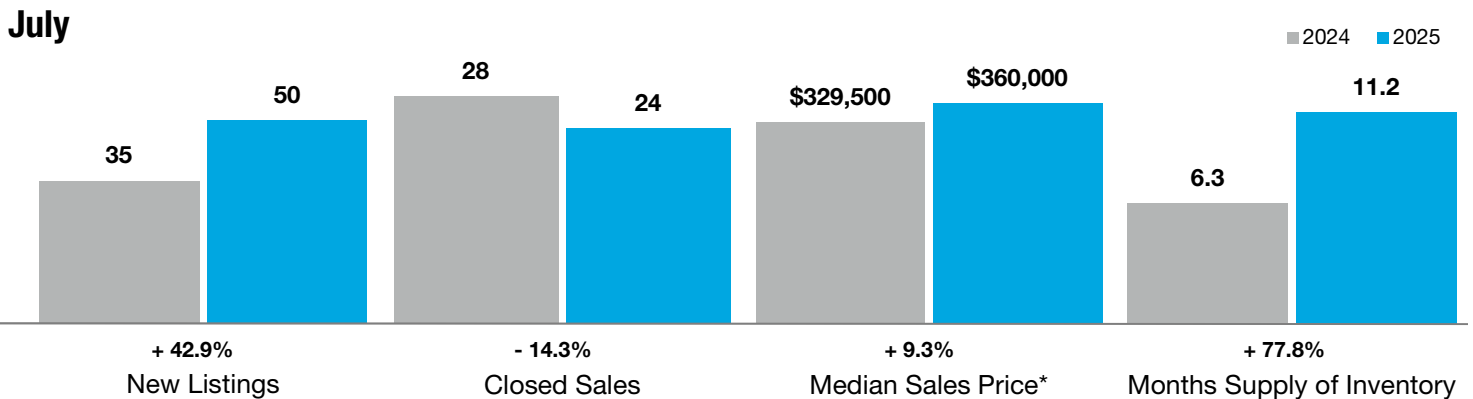


Yancey County

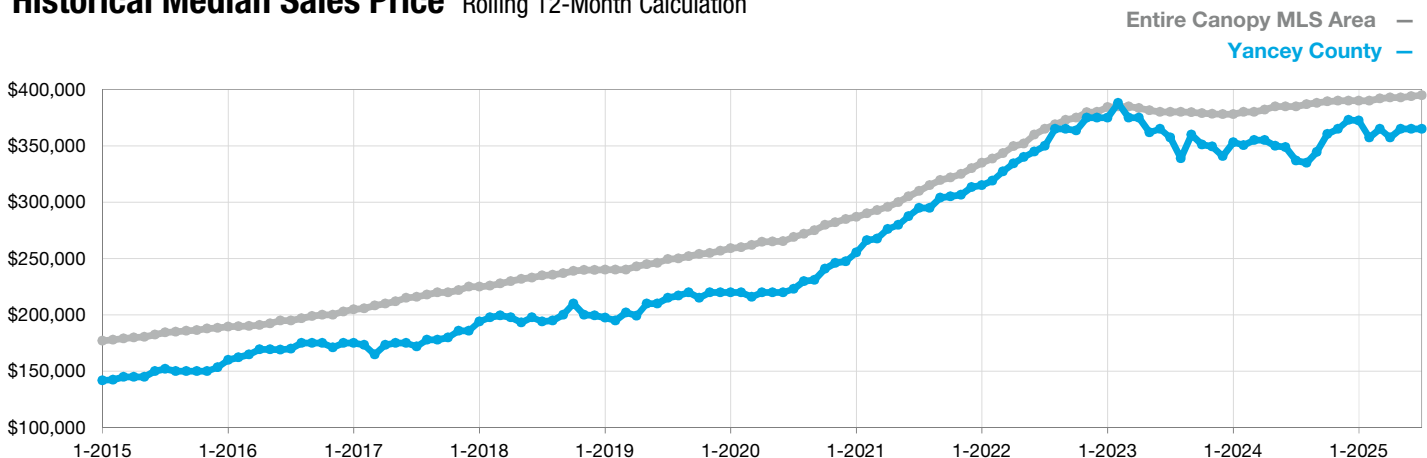
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	35	50	+ 42.9%	213	261	+ 22.5%
Pending Sales	20	33	+ 65.0%	131	132	+ 0.8%
Closed Sales	28	24	- 14.3%	125	111	- 11.2%
Median Sales Price*	\$329,500	\$360,000	+ 9.3%	\$329,497	\$340,000	+ 3.2%
Average Sales Price*	\$414,304	\$396,342	- 4.3%	\$439,980	\$427,885	- 2.7%
Percent of Original List Price Received*	91.0%	94.7%	+ 4.1%	93.1%	92.3%	- 0.9%
List to Close	141	98	- 30.5%	125	120	- 4.0%
Days on Market Until Sale	96	39	- 59.4%	76	70	- 7.9%
Cumulative Days on Market Until Sale	87	51	- 41.4%	82	79	- 3.7%
Average List Price	\$614,669	\$685,858	+ 11.6%	\$605,071	\$632,080	+ 4.5%
Inventory of Homes for Sale	119	174	+ 46.2%	--	--	--
Months Supply of Inventory	6.3	11.2	+ 77.8%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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