

# Local Market Update for August 2025

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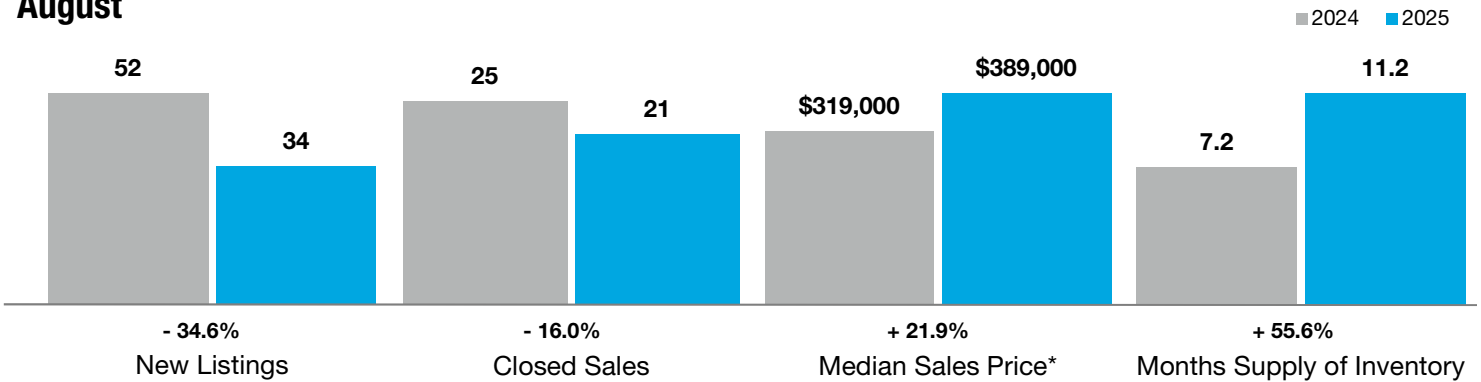
## Yancey County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	52	34	- 34.6%	265	295	+ 11.3%
Pending Sales	22	23	+ 4.5%	153	153	0.0%
Closed Sales	25	21	- 16.0%	150	132	- 12.0%
Median Sales Price*	\$319,000	\$389,000	+ 21.9%	\$327,749	\$342,500	+ 4.5%
Average Sales Price*	\$455,181	\$448,315	- 1.5%	\$442,513	\$431,135	- 2.6%
Percent of Original List Price Received*	94.9%	91.0%	- 4.1%	93.4%	92.1%	- 1.4%
List to Close	83	121	+ 45.8%	118	120	+ 1.7%
Days on Market Until Sale	42	72	+ 71.4%	70	70	0.0%
Cumulative Days on Market Until Sale	46	79	+ 71.7%	76	79	+ 3.9%
Average List Price	\$561,418	\$656,309	+ 16.9%	\$596,812	\$630,463	+ 5.6%
Inventory of Homes for Sale	137	173	+ 26.3%	--	--	--
Months Supply of Inventory	7.2	11.2	+ 55.6%	--	--	--

\* 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.

### August



### Historical Median Sales Price Rolling 12-Month Calculation

