

Local Market Update for September 2025

A research tool provided by the Canopy Realtor® Association
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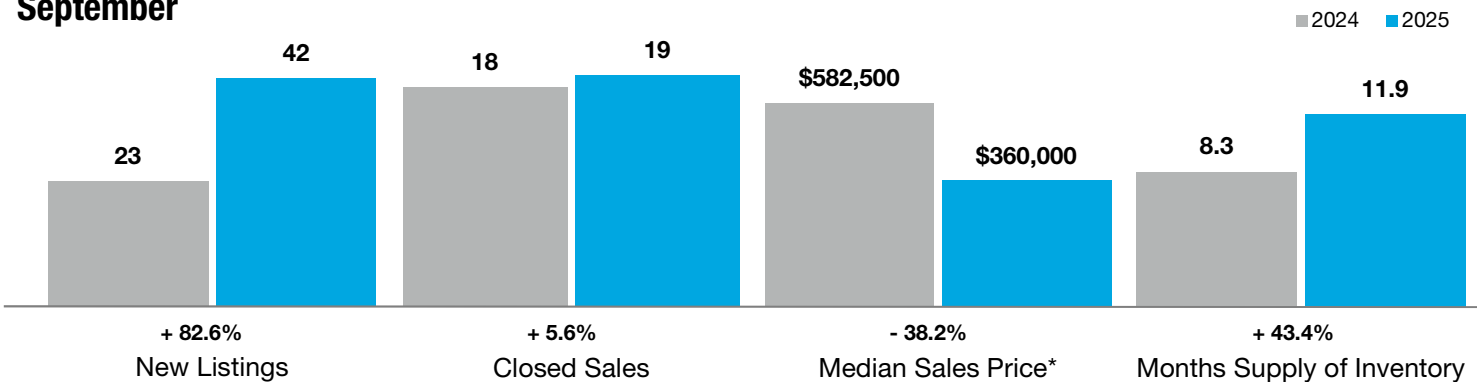
Yancey County

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	23	42	+ 82.6%	288	337	+ 17.0%
Pending Sales	6	16	+ 166.7%	159	166	+ 4.4%
Closed Sales	18	19	+ 5.6%	168	151	- 10.1%
Median Sales Price*	\$582,500	\$360,000	- 38.2%	\$369,000	\$350,000	- 5.1%
Average Sales Price*	\$611,500	\$569,132	- 6.9%	\$460,619	\$448,499	- 2.6%
Percent of Original List Price Received*	94.9%	88.4%	- 6.8%	93.6%	91.6%	- 2.1%
List to Close	74	126	+ 70.3%	114	121	+ 6.1%
Days on Market Until Sale	39	77	+ 97.4%	67	71	+ 6.0%
Cumulative Days on Market Until Sale	66	78	+ 18.2%	75	79	+ 5.3%
Average List Price	\$656,804	\$517,683	- 21.2%	\$601,155	\$612,854	+ 1.9%
Inventory of Homes for Sale	137	191	+ 39.4%	--	--	--
Months Supply of Inventory	8.3	11.9	+ 43.4%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

