

Local Market Update for October 2025

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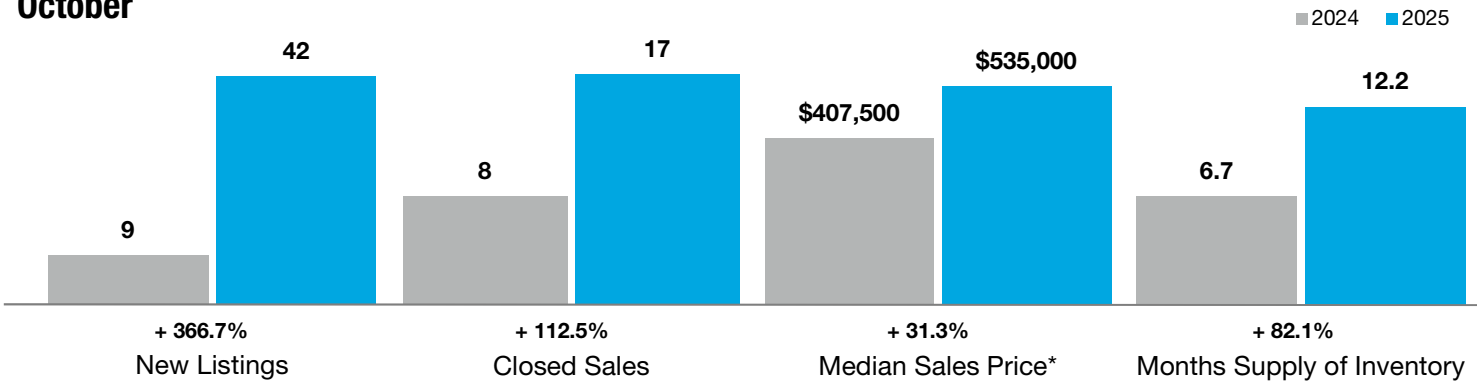
Yancey County

North Carolina

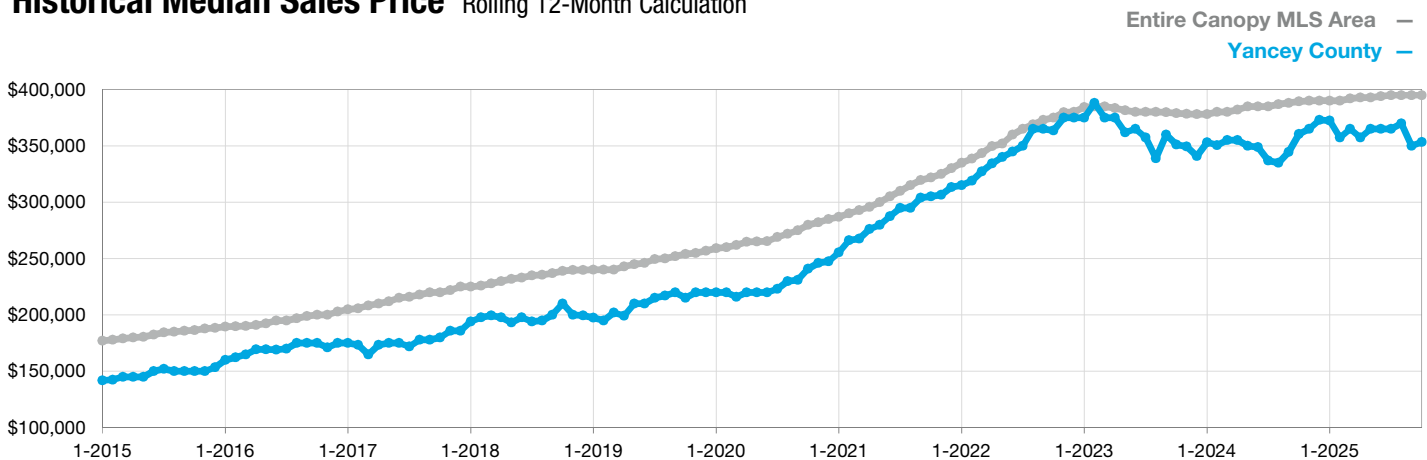
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	9	42	+ 366.7%	297	379	+ 27.6%
Pending Sales	4	19	+ 375.0%	163	180	+ 10.4%
Closed Sales	8	17	+ 112.5%	176	168	- 4.5%
Median Sales Price*	\$407,500	\$535,000	+ 31.3%	\$369,000	\$350,000	- 5.1%
Average Sales Price*	\$458,563	\$585,214	+ 27.6%	\$460,525	\$462,333	+ 0.4%
Percent of Original List Price Received*	94.0%	89.2%	- 5.1%	93.6%	91.4%	- 2.4%
List to Close	91	144	+ 58.2%	113	123	+ 8.8%
Days on Market Until Sale	32	95	+ 196.9%	65	74	+ 13.8%
Cumulative Days on Market Until Sale	70	110	+ 57.1%	75	82	+ 9.3%
Average List Price	\$434,100	\$571,803	+ 31.7%	\$595,645	\$603,864	+ 1.4%
Inventory of Homes for Sale	104	206	+ 98.1%	--	--	--
Months Supply of Inventory	6.7	12.2	+ 82.1%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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