

Local Market Update for November 2025

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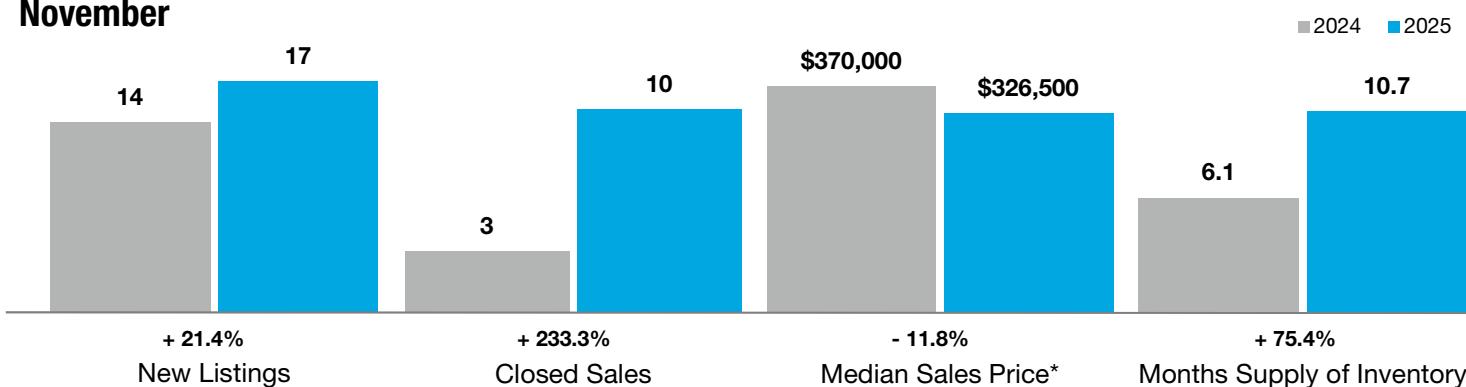
Yancey County

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	14	17	+ 21.4%	311	396	+ 27.3%
Pending Sales	14	18	+ 28.6%	177	196	+ 10.7%
Closed Sales	3	10	+ 233.3%	179	178	- 0.6%
Median Sales Price*	\$370,000	\$326,500	- 11.8%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$368,667	\$444,222	+ 20.5%	\$458,986	\$461,316	+ 0.5%
Percent of Original List Price Received*	94.9%	92.4%	- 2.6%	93.6%	91.5%	- 2.2%
List to Close	154	95	- 38.3%	113	122	+ 8.0%
Days on Market Until Sale	77	47	- 39.0%	65	72	+ 10.8%
Cumulative Days on Market Until Sale	79	50	- 36.7%	75	80	+ 6.7%
Average List Price	\$421,957	\$488,453	+ 15.8%	\$587,672	\$596,513	+ 1.5%
Inventory of Homes for Sale	94	182	+ 93.6%	--	--	--
Months Supply of Inventory	6.1	10.7	+ 75.4%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation

