

Local Market Update for December 2025

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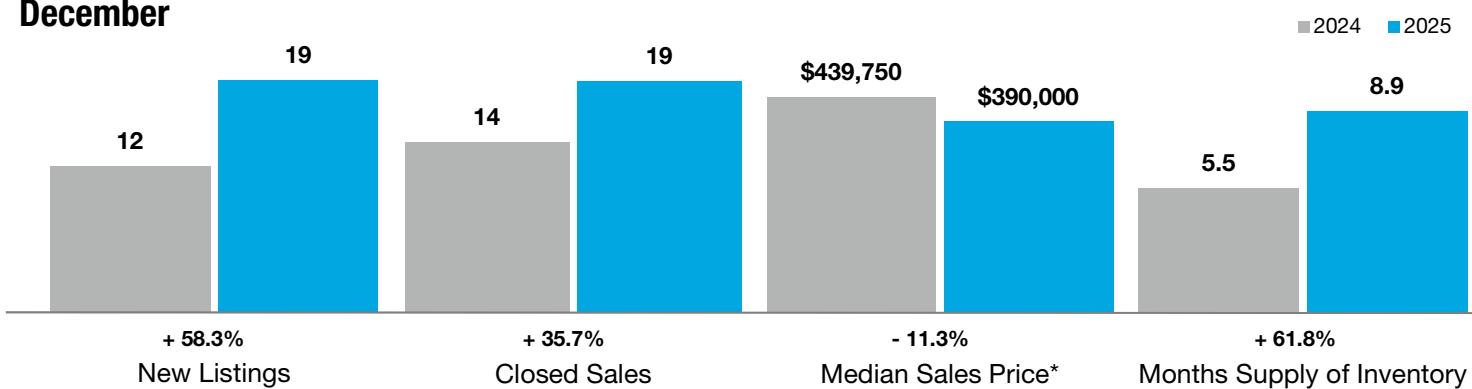
Yancey County

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	19	+ 58.3%	323	415	+ 28.5%
Pending Sales	9	16	+ 77.8%	186	211	+ 13.4%
Closed Sales	14	19	+ 35.7%	193	198	+ 2.6%
Median Sales Price*	\$439,750	\$390,000	- 11.3%	\$373,000	\$354,167	- 5.0%
Average Sales Price*	\$568,607	\$432,962	- 23.9%	\$466,938	\$457,118	- 2.1%
Percent of Original List Price Received*	94.3%	93.2%	- 1.2%	93.7%	91.5%	- 2.3%
List to Close	114	119	+ 4.4%	113	121	+ 7.1%
Days on Market Until Sale	72	74	+ 2.8%	66	72	+ 9.1%
Cumulative Days on Market Until Sale	73	77	+ 5.5%	75	80	+ 6.7%
Average List Price	\$413,333	\$450,258	+ 8.9%	\$581,073	\$589,809	+ 1.5%
Inventory of Homes for Sale	85	156	+ 83.5%	--	--	--
Months Supply of Inventory	5.5	8.9	+ 61.8%	--	--	--

* 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.

December



Historical Median Sales Price

Rolling 12-Month Calculation

