

Local Market Update for January 2026

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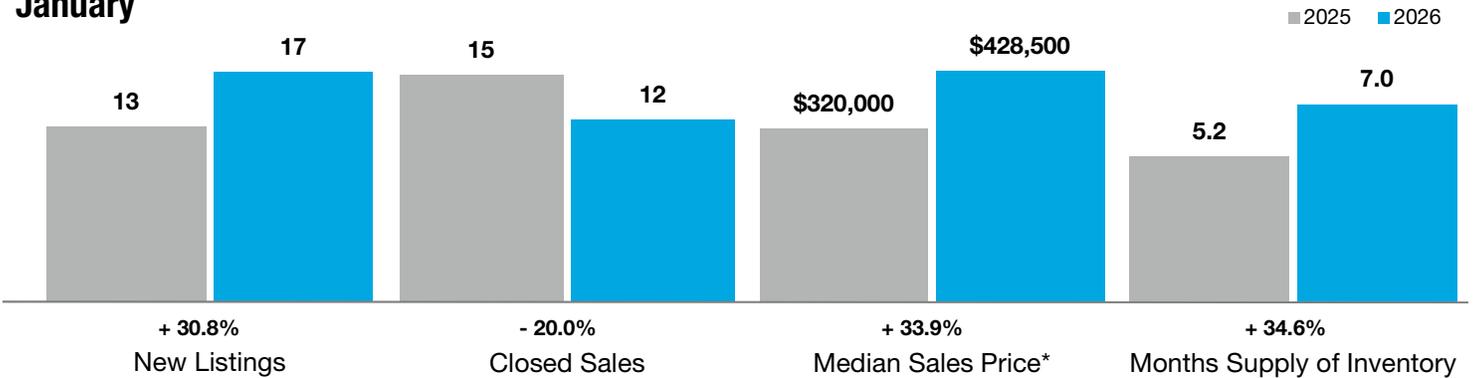
Yancey County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	17	+ 30.8%	13	17	+ 30.8%
Pending Sales	11	24	+ 118.2%	11	24	+ 118.2%
Closed Sales	15	12	- 20.0%	15	12	- 20.0%
Median Sales Price*	\$320,000	\$428,500	+ 33.9%	\$320,000	\$428,500	+ 33.9%
Average Sales Price*	\$476,333	\$518,491	+ 8.9%	\$476,333	\$518,491	+ 8.9%
Percent of Original List Price Received*	92.6%	87.6%	- 5.4%	92.6%	87.6%	- 5.4%
List to Close	146	156	+ 6.8%	146	156	+ 6.8%
Days on Market Until Sale	94	105	+ 11.7%	94	105	+ 11.7%
Cumulative Days on Market Until Sale	106	105	- 0.9%	106	105	- 0.9%
Average List Price	\$644,023	\$617,706	- 4.1%	\$644,023	\$617,706	- 4.1%
Inventory of Homes for Sale	79	130	+ 64.6%	--	--	--
Months Supply of Inventory	5.2	7.0	+ 34.6%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

