

Local Market Update for April 2026

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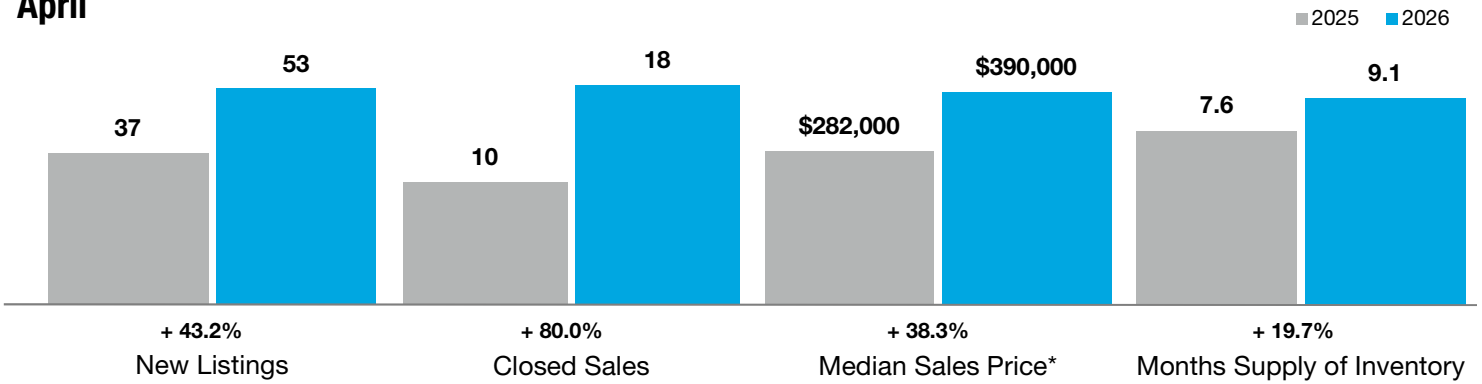
Yancey County

North Carolina

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	37	53	+ 43.2%	112	115	+ 2.7%
Pending Sales	16	25	+ 56.3%	61	70	+ 14.8%
Closed Sales	10	18	+ 80.0%	45	61	+ 35.6%
Median Sales Price*	\$282,000	\$390,000	+ 38.3%	\$320,000	\$390,000	+ 21.9%
Average Sales Price*	\$386,650	\$448,389	+ 16.0%	\$407,211	\$449,644	+ 10.4%
Percent of Original List Price Received*	92.7%	92.3%	- 0.4%	93.4%	89.2%	- 4.5%
List to Close	122	131	+ 7.4%	121	177	+ 46.3%
Days on Market Until Sale	74	87	+ 17.6%	76	127	+ 67.1%
Cumulative Days on Market Until Sale	75	107	+ 42.7%	86	131	+ 52.3%
Average List Price	\$457,825	\$570,781	+ 24.7%	\$501,081	\$579,063	+ 15.6%
Inventory of Homes for Sale	116	165	+ 42.2%	--	--	--
Months Supply of Inventory	7.6	9.1	+ 19.7%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

