

Local Market Update for June 2026

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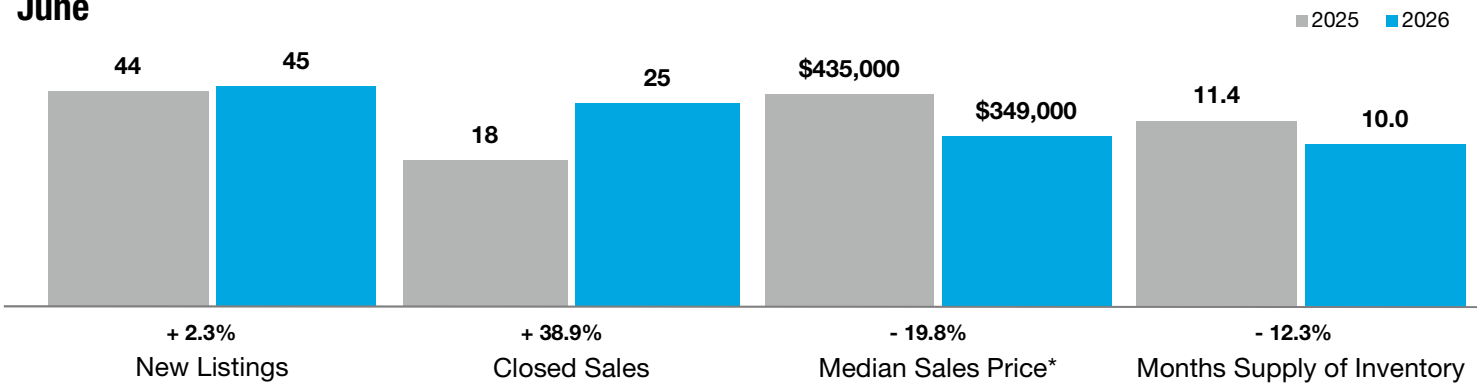
Yancey County

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	44	45	+ 2.3%	211	218	+ 3.3%
Pending Sales	21	25	+ 19.0%	99	121	+ 22.2%
Closed Sales	18	25	+ 38.9%	87	102	+ 17.2%
Median Sales Price*	\$435,000	\$349,000	- 19.8%	\$330,000	\$374,500	+ 13.5%
Average Sales Price*	\$552,278	\$383,966	- 30.5%	\$436,586	\$438,563	+ 0.5%
Percent of Original List Price Received*	87.6%	90.3%	+ 3.1%	91.7%	89.5%	- 2.4%
List to Close	125	174	+ 39.2%	126	181	+ 43.7%
Days on Market Until Sale	85	127	+ 49.4%	78	130	+ 66.7%
Cumulative Days on Market Until Sale	103	135	+ 31.1%	87	136	+ 56.3%
Average List Price	\$713,175	\$492,320	- 31.0%	\$600,433	\$576,460	- 4.0%
Inventory of Homes for Sale	166	193	+ 16.3%	--	--	--
Months Supply of Inventory	11.4	10.0	- 12.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

