

Local Market Update for July 2026

A research tool provided by the Canopy Realtor® Association
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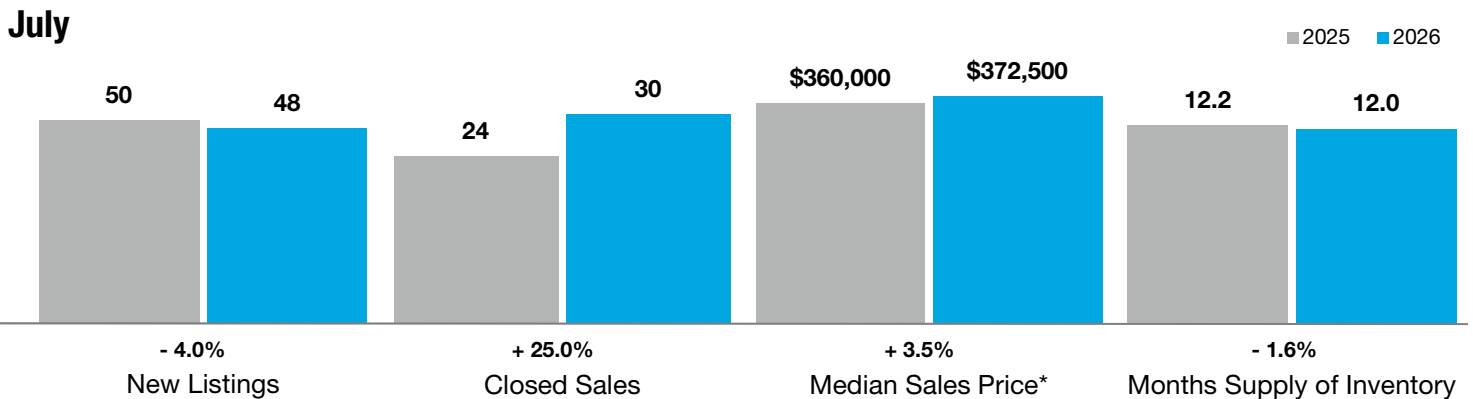


Yancey County

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	50	48	- 4.0%	261	266	+ 1.9%
Pending Sales	28	18	- 35.7%	127	136	+ 7.1%
Closed Sales	24	30	+ 25.0%	111	132	+ 18.9%
Median Sales Price*	\$360,000	\$372,500	+ 3.5%	\$340,000	\$374,500	+ 10.1%
Average Sales Price*	\$396,342	\$492,196	+ 24.2%	\$427,885	\$450,752	+ 5.3%
Percent of Original List Price Received*	94.7%	92.3%	- 2.5%	92.3%	90.1%	- 2.4%
List to Close	98	129	+ 31.6%	120	169	+ 40.8%
Days on Market Until Sale	39	84	+ 115.4%	70	120	+ 71.4%
Cumulative Days on Market Until Sale	51	90	+ 76.5%	79	125	+ 58.2%
Average List Price	\$657,038	\$675,367	+ 2.8%	\$611,361	\$589,816	- 3.5%
Inventory of Homes for Sale	185	218	+ 17.8%	--	--	--
Months Supply of Inventory	12.2	12.0	- 1.6%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

