

Local Market Update for August 2026

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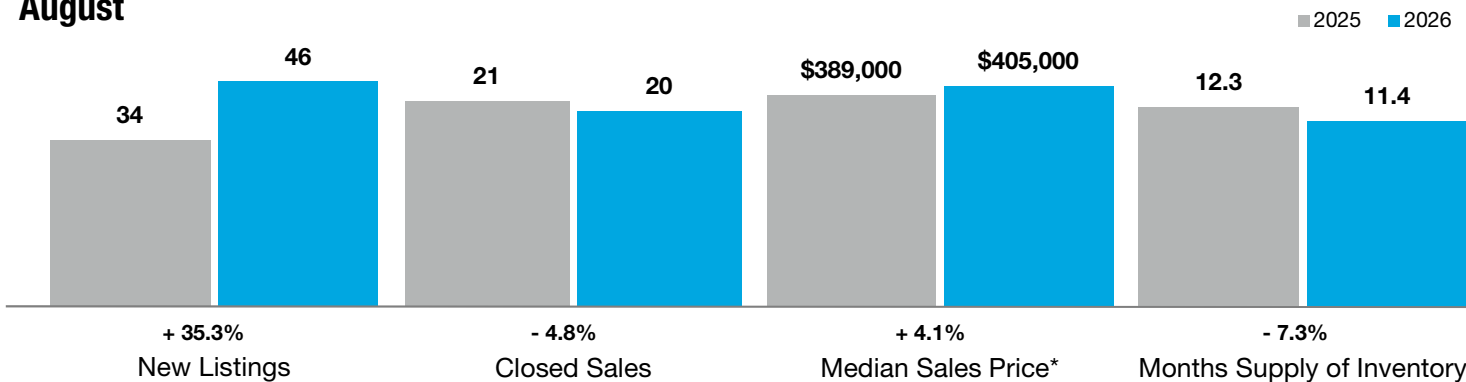
Yancey County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	34	46	+ 35.3%	295	314	+ 6.4%
Pending Sales	20	33	+ 65.0%	147	168	+ 14.3%
Closed Sales	21	20	- 4.8%	132	152	+ 15.2%
Median Sales Price*	\$389,000	\$405,000	+ 4.1%	\$342,500	\$378,888	+ 10.6%
Average Sales Price*	\$448,315	\$514,365	+ 14.7%	\$431,135	\$459,122	+ 6.5%
Percent of Original List Price Received*	91.0%	88.8%	- 2.4%	92.1%	90.0%	- 2.3%
List to Close	121	113	- 6.6%	120	162	+ 35.0%
Days on Market Until Sale	72	71	- 1.4%	70	114	+ 62.9%
Cumulative Days on Market Until Sale	79	86	+ 8.9%	79	121	+ 53.2%
Average List Price	\$626,807	\$630,702	+ 0.6%	\$612,985	\$592,086	- 3.4%
Inventory of Homes for Sale	184	219	+ 19.0%	--	--	--
Months Supply of Inventory	12.3	11.4	- 7.3%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

