

Local Market Update for September 2026

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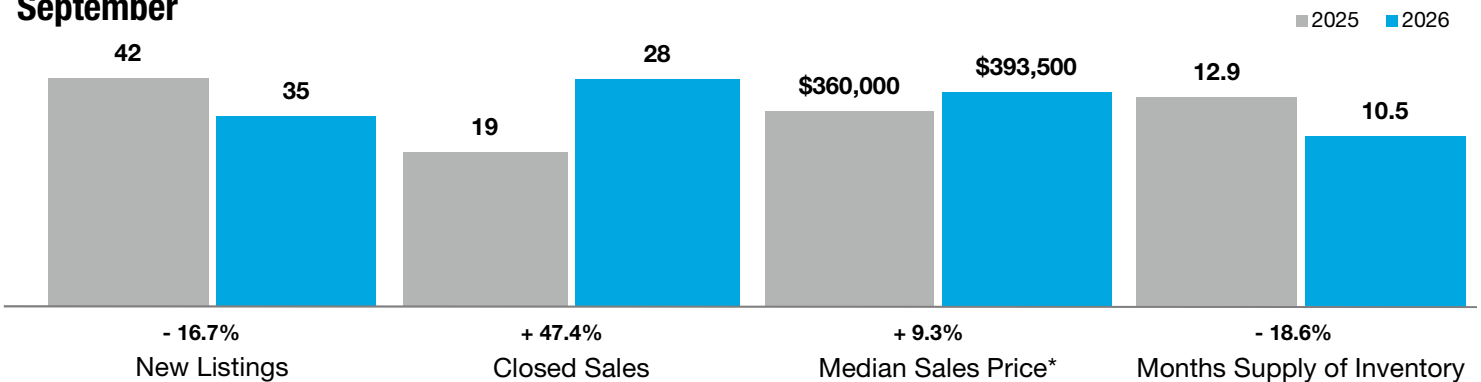
Yancey County

North Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	42	35	- 16.7%	337	349	+ 3.6%
Pending Sales	12	26	+ 116.7%	159	193	+ 21.4%
Closed Sales	19	28	+ 47.4%	151	180	+ 19.2%
Median Sales Price*	\$360,000	\$393,500	+ 9.3%	\$350,000	\$379,000	+ 8.3%
Average Sales Price*	\$569,132	\$439,107	- 22.8%	\$448,499	\$456,009	+ 1.7%
Percent of Original List Price Received*	88.4%	91.0%	+ 2.9%	91.6%	90.1%	- 1.6%
List to Close	126	141	+ 11.9%	121	159	+ 31.4%
Days on Market Until Sale	77	103	+ 33.8%	71	112	+ 57.7%
Cumulative Days on Market Until Sale	78	110	+ 41.0%	79	119	+ 50.6%
Average List Price	\$503,966	\$555,566	+ 10.2%	\$599,102	\$585,375	- 2.3%
Inventory of Homes for Sale	200	213	+ 6.5%	--	--	--
Months Supply of Inventory	12.9	10.5	- 18.6%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

