Local Market Update for October 2026

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION, CONTACT A REALTOR®

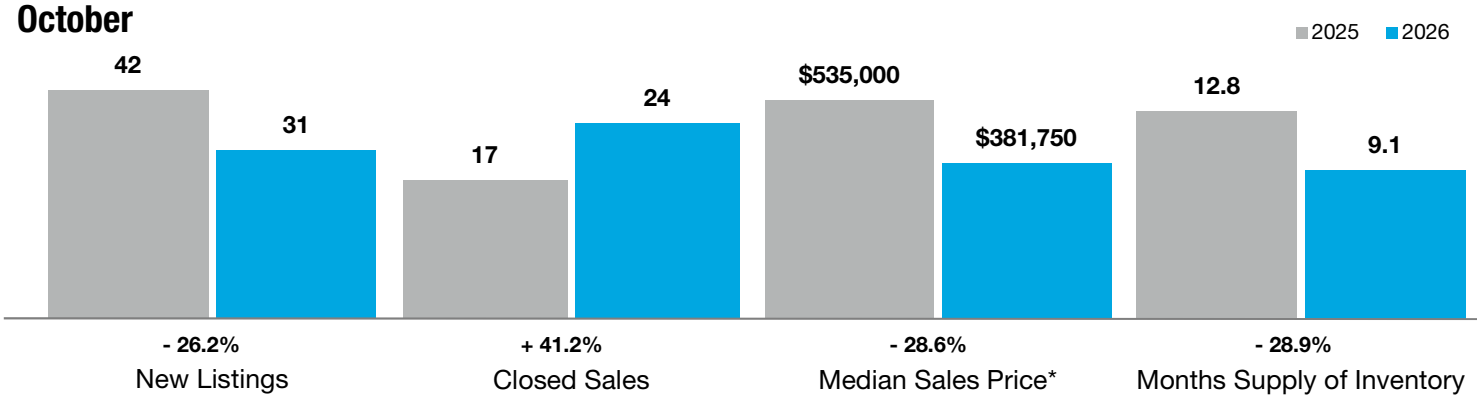
Yancey County

North Carolina

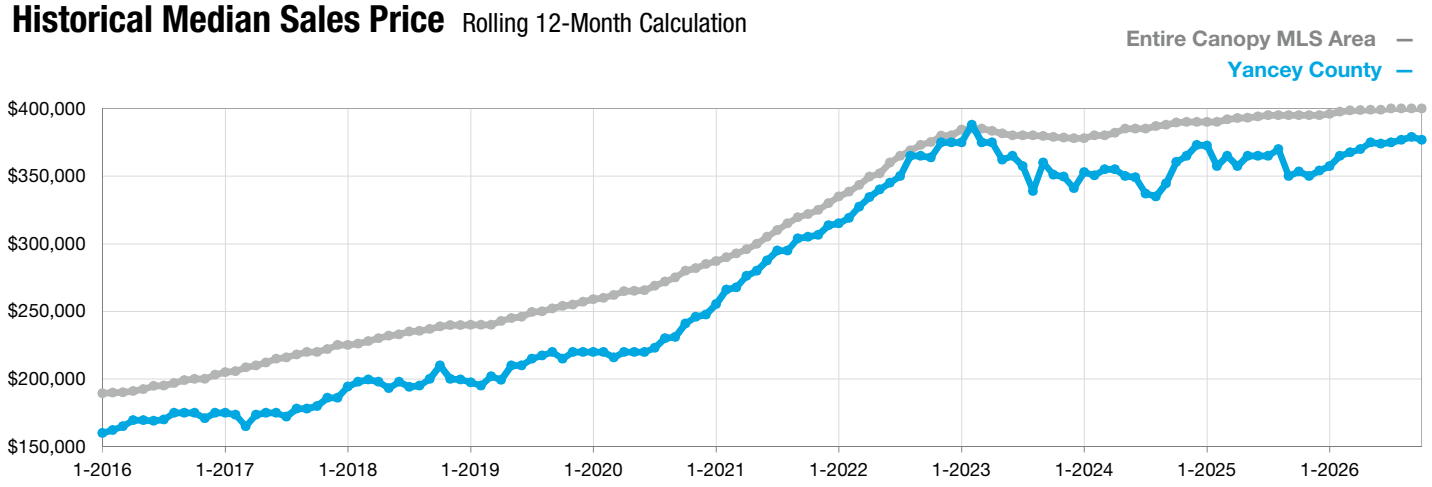
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	42	**31**	- 26.2%	379	**381**	+ 0.5%
Pending Sales	17	**28**	+ 64.7%	176	**222**	+ 26.1%
Closed Sales	17	**24**	+ 41.2%	168	**204**	+ 21.4%
Median Sales Price*	$535,000	**$381,750**	- 28.6%	$350,000	**$379,000**	+ 8.3%
Average Sales Price*	$585,214	**$443,125**	- 24.3%	$462,333	**$454,493**	- 1.7%
Percent of Original List Price Received*	89.2%	**89.7%**	+ 0.6%	91.4%	**90.1%**	- 1.4%
List to Close	144	**148**	+ 2.8%	123	**158**	+ 28.5%
Days on Market Until Sale	95	**99**	+ 4.2%	74	**110**	+ 48.6%
Cumulative Days on Market Until Sale	110	**110**	0.0%	82	**118**	+ 43.9%
Average List Price	$558,191	**$709,835**	+ 27.2%	$594,437	**$593,553**	- 0.1%
Inventory of Homes for Sale	212	**194**	- 8.5%	--	--	--
Months Supply of Inventory	12.8	**9.1**	- 28.9%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.