

# Local Market Update for July 2024

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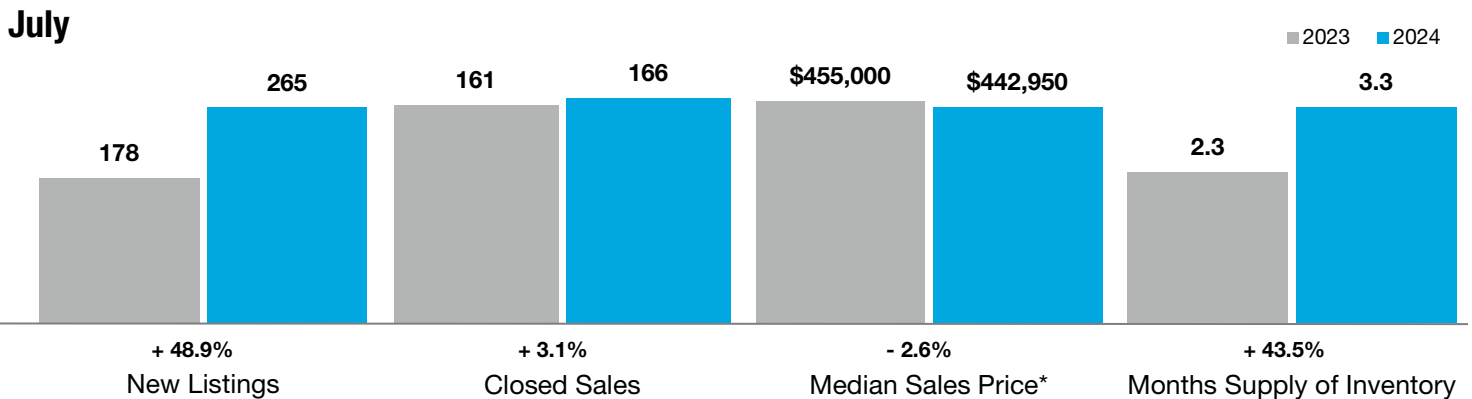


## Henderson County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	178	265	+ 48.9%	1,279	1,510	+ 18.1%
Pending Sales	153	218	+ 42.5%	1,089	1,140	+ 4.7%
Closed Sales	161	166	+ 3.1%	1,005	991	- 1.4%
Median Sales Price*	\$455,000	\$442,950	- 2.6%	\$426,000	\$449,490	+ 5.5%
Average Sales Price*	\$528,744	\$501,805	- 5.1%	\$491,999	\$514,441	+ 4.6%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	97.8%	96.6%	- 1.2%
List to Close	87	87	0.0%	91	97	+ 6.6%
Days on Market Until Sale	34	38	+ 11.8%	39	44	+ 12.8%
Cumulative Days on Market Until Sale	38	45	+ 18.4%	42	49	+ 16.7%
Average List Price	\$526,533	\$666,233	+ 26.5%	\$552,473	\$602,678	+ 9.1%
Inventory of Homes for Sale	339	511	+ 50.7%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

\* 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

