

Local Market Update for August 2024

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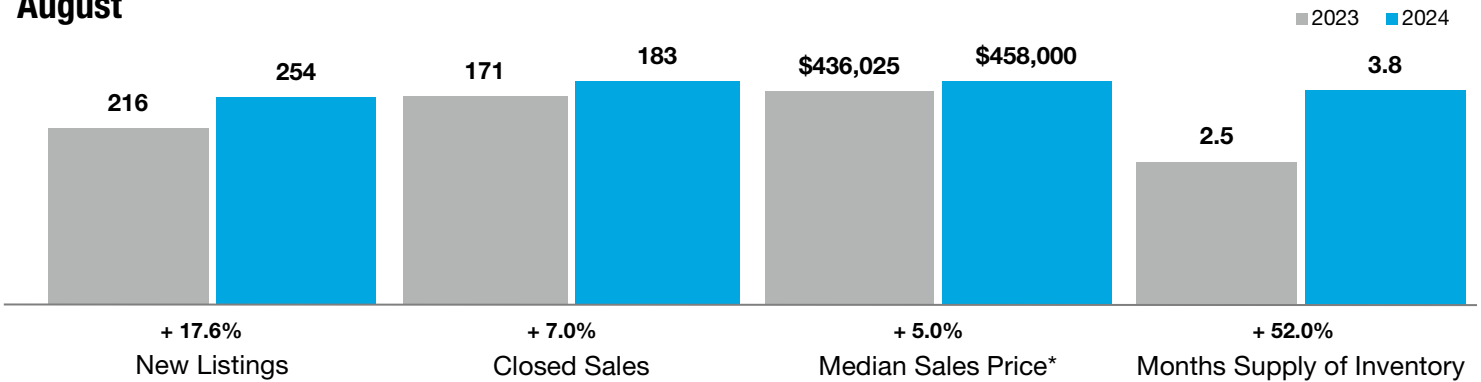
Henderson County

North Carolina

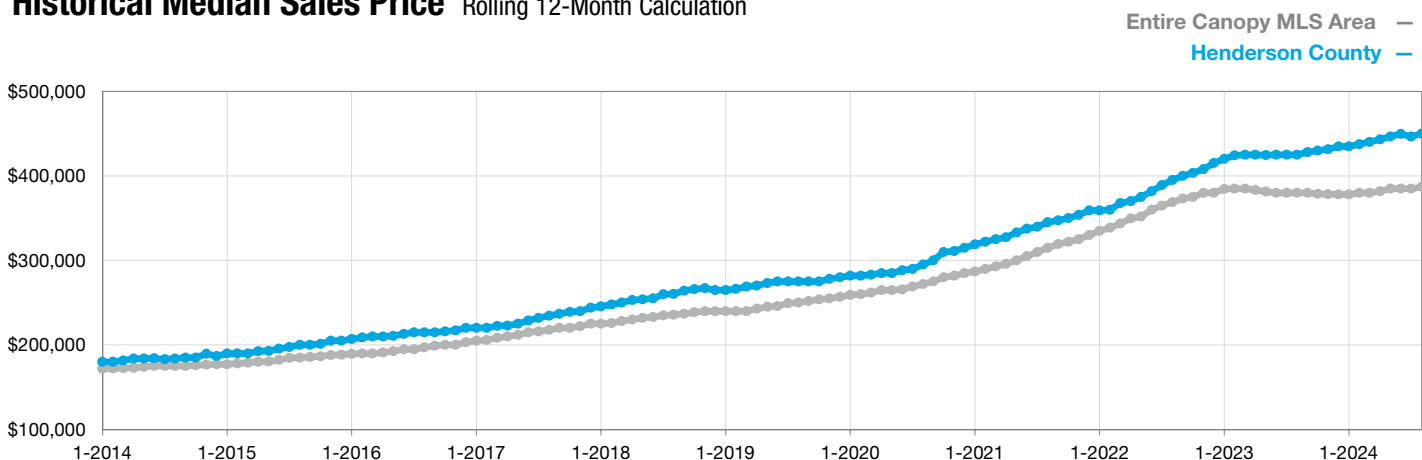
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	216	254	+ 17.6%	1,496	1,767	+ 18.1%
Pending Sales	167	177	+ 6.0%	1,257	1,297	+ 3.2%
Closed Sales	171	183	+ 7.0%	1,176	1,181	+ 0.4%
Median Sales Price*	\$436,025	\$458,000	+ 5.0%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$492,770	\$536,284	+ 8.8%	\$492,111	\$517,698	+ 5.2%
Percent of Original List Price Received*	98.2%	96.0%	- 2.2%	97.9%	96.5%	- 1.4%
List to Close	69	92	+ 33.3%	87	96	+ 10.3%
Days on Market Until Sale	26	44	+ 69.2%	37	44	+ 18.9%
Cumulative Days on Market Until Sale	27	45	+ 66.7%	40	49	+ 22.5%
Average List Price	\$506,619	\$556,102	+ 9.8%	\$545,937	\$592,862	+ 8.6%
Inventory of Homes for Sale	363	576	+ 58.7%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

* 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



Current as of September 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.