

# Local Market Update for January 2025

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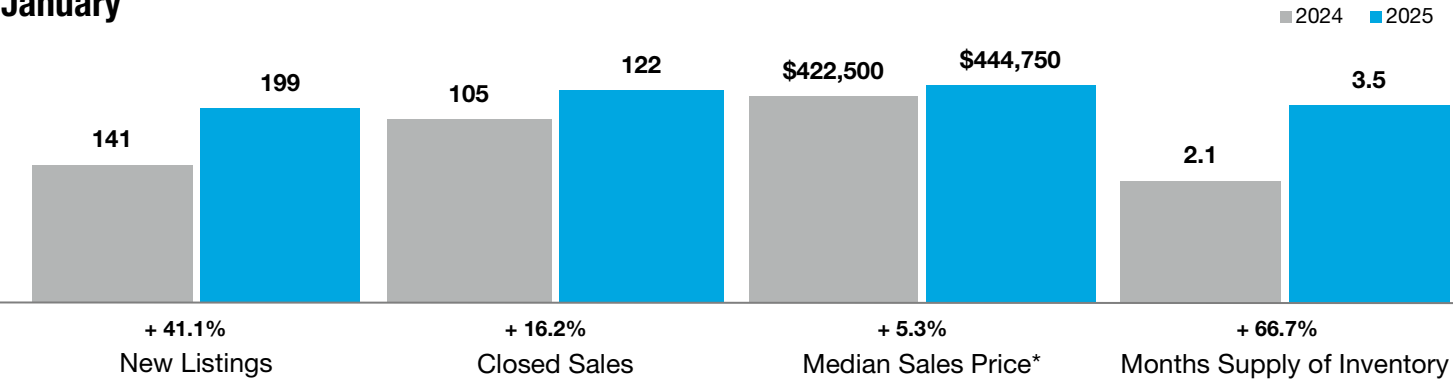
## Henderson County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	141	199	+ 41.1%	141	199	+ 41.1%
Pending Sales	159	149	- 6.3%	159	149	- 6.3%
Closed Sales	105	122	+ 16.2%	105	122	+ 16.2%
Median Sales Price*	\$422,500	\$444,750	+ 5.3%	\$422,500	\$444,750	+ 5.3%
Average Sales Price*	\$469,846	\$515,614	+ 9.7%	\$469,846	\$515,614	+ 9.7%
Percent of Original List Price Received*	95.7%	95.0%	- 0.7%	95.7%	95.0%	- 0.7%
List to Close	114	119	+ 4.4%	114	119	+ 4.4%
Days on Market Until Sale	45	59	+ 31.1%	45	59	+ 31.1%
Cumulative Days on Market Until Sale	55	61	+ 10.9%	55	61	+ 10.9%
Average List Price	\$549,986	\$622,583	+ 13.2%	\$549,986	\$622,583	+ 13.2%
Inventory of Homes for Sale	324	512	+ 58.0%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

\* 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.

### January



### Historical Median Sales Price Rolling 12-Month Calculation

