

Local Market Update for February 2025

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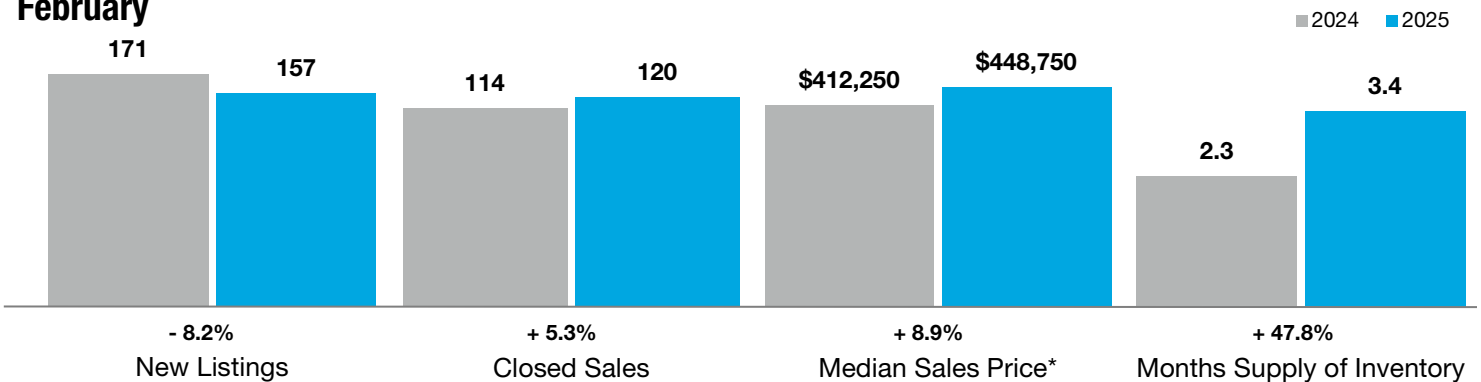
Henderson County

North Carolina

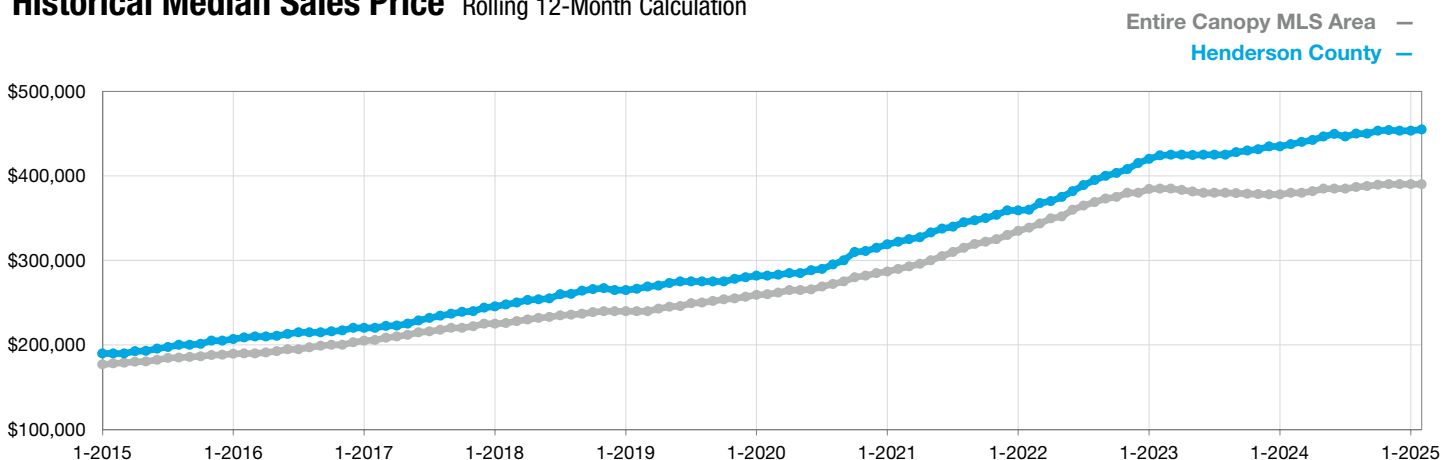
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	171	157	- 8.2%	313	357	+ 14.1%
Pending Sales	120	141	+ 17.5%	279	283	+ 1.4%
Closed Sales	114	120	+ 5.3%	219	243	+ 11.0%
Median Sales Price*	\$412,250	\$448,750	+ 8.9%	\$415,000	\$444,500	+ 7.1%
Average Sales Price*	\$467,845	\$519,552	+ 11.1%	\$468,804	\$517,028	+ 10.3%
Percent of Original List Price Received*	96.4%	95.4%	- 1.0%	96.0%	95.2%	- 0.8%
List to Close	88	115	+ 30.7%	101	117	+ 15.8%
Days on Market Until Sale	48	63	+ 31.3%	47	61	+ 29.8%
Cumulative Days on Market Until Sale	54	71	+ 31.5%	55	65	+ 18.2%
Average List Price	\$540,918	\$549,455	+ 1.6%	\$545,005	\$588,861	+ 8.0%
Inventory of Homes for Sale	347	508	+ 46.4%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.