

Local Market Update for July 2025

A research tool provided by the Canopy Realtor® Association
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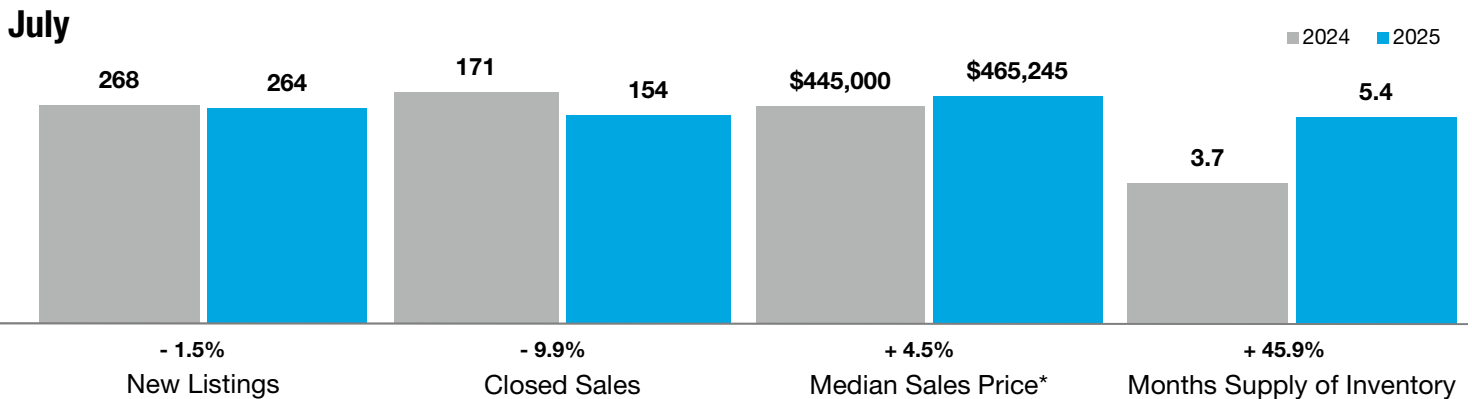


Henderson County

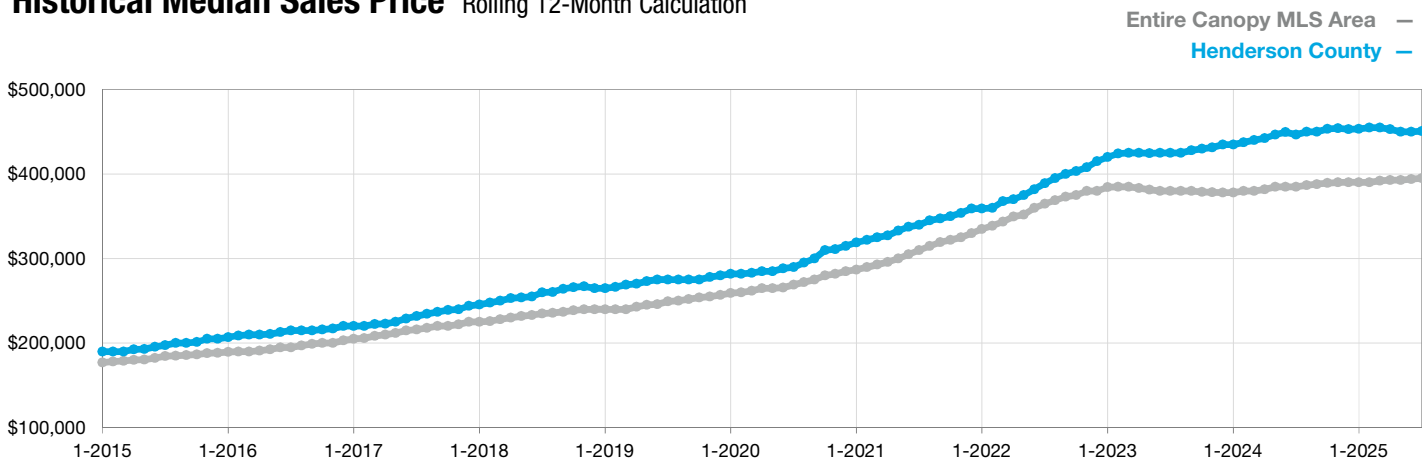
North Carolina

| Key Metrics | July | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 7-2024 | Thru 7-2025 | Percent Change |
| New Listings | 268 | 264 | - 1.5% | 1,523 | 1,705 | + 12.0% |
| Pending Sales | 199 | 185 | - 7.0% | 1,105 | 1,119 | + 1.3% |
| Closed Sales | 171 | 154 | - 9.9% | 1,000 | 1,059 | + 5.9% |
| Median Sales Price* | \$445,000 | \$465,245 | + 4.5% | \$450,000 | \$447,500 | - 0.6% |
| Average Sales Price* | \$501,593 | \$548,174 | + 9.3% | \$514,102 | \$515,109 | + 0.2% |
| Percent of Original List Price Received* | 96.8% | 93.4% | - 3.5% | 96.5% | 95.4% | - 1.1% |
| List to Close | 89 | 104 | + 16.9% | 97 | 115 | + 18.6% |
| Days on Market Until Sale | 38 | 59 | + 55.3% | 45 | 62 | + 37.8% |
| Cumulative Days on Market Until Sale | 45 | 70 | + 55.6% | 49 | 69 | + 40.8% |
| Average List Price | \$649,368 | \$580,460 | - 10.6% | \$593,638 | \$598,670 | + 0.8% |
| Inventory of Homes for Sale | 557 | 810 | + 45.4% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 5.4 | + 45.9% | -- | -- | -- |

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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