

Local Market Update for August 2025

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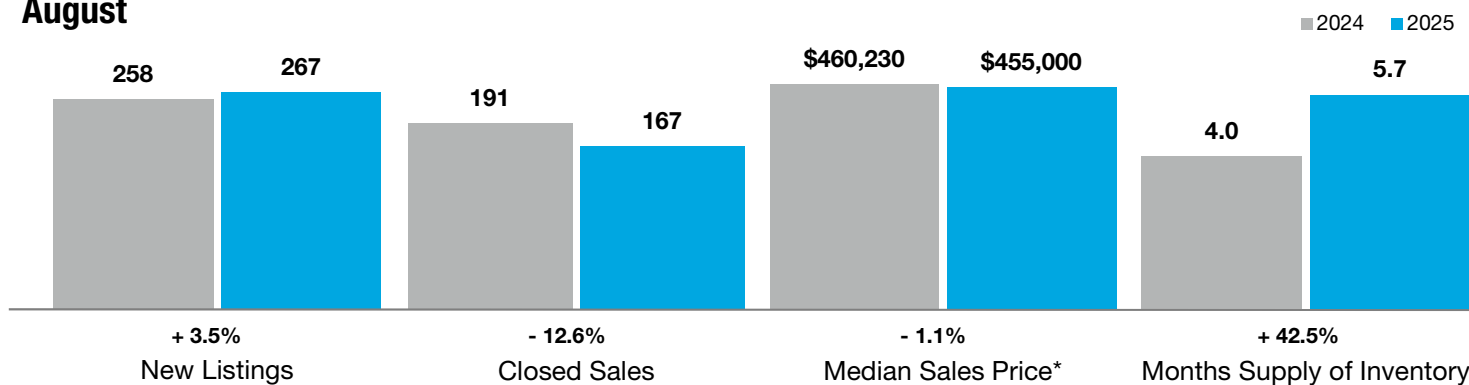
Henderson County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	258	267	+ 3.5%	1,781	1,977	+ 11.0%
Pending Sales	168	197	+ 17.3%	1,273	1,305	+ 2.5%
Closed Sales	191	167	- 12.6%	1,191	1,228	+ 3.1%
Median Sales Price*	\$460,230	\$455,000	- 1.1%	\$450,000	\$449,546	- 0.1%
Average Sales Price*	\$538,367	\$517,289	- 3.9%	\$517,993	\$514,883	- 0.6%
Percent of Original List Price Received*	95.9%	94.0%	- 2.0%	96.4%	95.2%	- 1.2%
List to Close	94	111	+ 18.1%	97	114	+ 17.5%
Days on Market Until Sale	47	64	+ 36.2%	45	62	+ 37.8%
Cumulative Days on Market Until Sale	49	70	+ 42.9%	49	69	+ 40.8%
Average List Price	\$542,888	\$623,670	+ 14.9%	\$586,225	\$598,565	+ 2.1%
Inventory of Homes for Sale	609	851	+ 39.7%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 42.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

