

Local Market Update for January 2026

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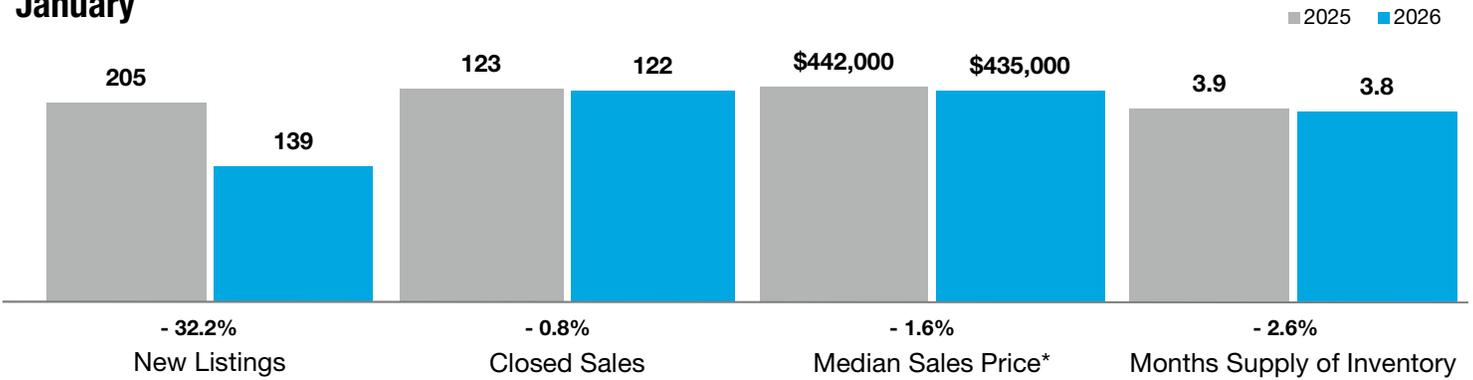
Henderson County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	205	139	- 32.2%	205	139	- 32.2%
Pending Sales	141	140	- 0.7%	141	140	- 0.7%
Closed Sales	123	122	- 0.8%	123	122	- 0.8%
Median Sales Price*	\$442,000	\$435,000	- 1.6%	\$442,000	\$435,000	- 1.6%
Average Sales Price*	\$514,566	\$517,998	+ 0.7%	\$514,566	\$517,998	+ 0.7%
Percent of Original List Price Received*	95.0%	91.4%	- 3.8%	95.0%	91.4%	- 3.8%
List to Close	118	133	+ 12.7%	118	133	+ 12.7%
Days on Market Until Sale	59	83	+ 40.7%	59	83	+ 40.7%
Cumulative Days on Market Until Sale	60	97	+ 61.7%	60	97	+ 61.7%
Average List Price	\$600,956	\$534,198	- 11.1%	\$600,956	\$534,198	- 11.1%
Inventory of Homes for Sale	562	594	+ 5.7%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--

* 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

