

Local Market Update for February 2026

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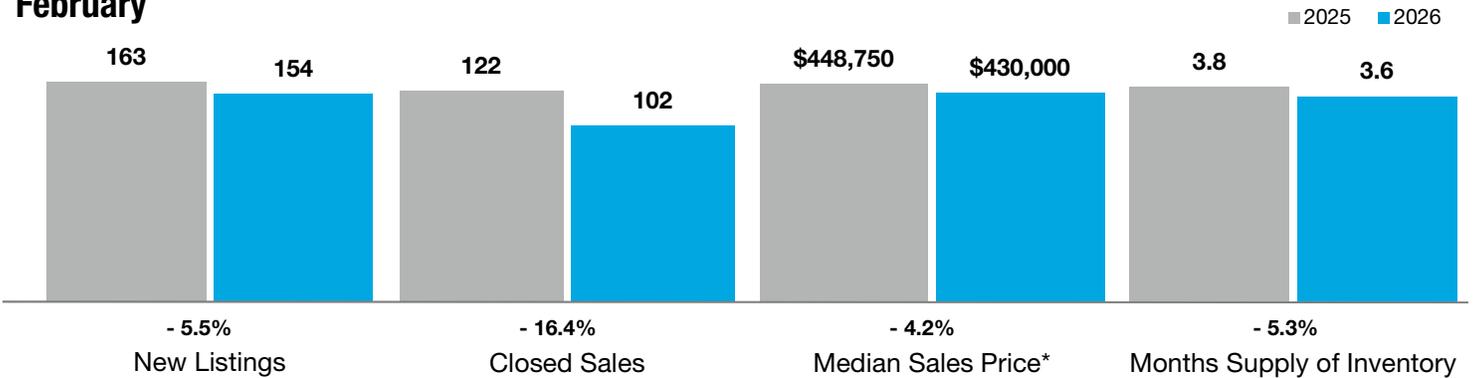
Henderson County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	163	154	- 5.5%	368	294	- 20.1%
Pending Sales	130	141	+ 8.5%	271	276	+ 1.8%
Closed Sales	122	102	- 16.4%	245	227	- 7.3%
Median Sales Price*	\$448,750	\$430,000	- 4.2%	\$444,500	\$430,000	- 3.3%
Average Sales Price*	\$520,707	\$464,572	- 10.8%	\$517,624	\$491,956	- 5.0%
Percent of Original List Price Received*	95.4%	93.4%	- 2.1%	95.2%	92.4%	- 2.9%
List to Close	113	131	+ 15.9%	116	133	+ 14.7%
Days on Market Until Sale	63	89	+ 41.3%	61	86	+ 41.0%
Cumulative Days on Market Until Sale	70	105	+ 50.0%	65	101	+ 55.4%
Average List Price	\$525,399	\$612,198	+ 16.5%	\$567,540	\$573,285	+ 1.0%
Inventory of Homes for Sale	558	573	+ 2.7%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--

* 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

