

Local Market Update for August 2026

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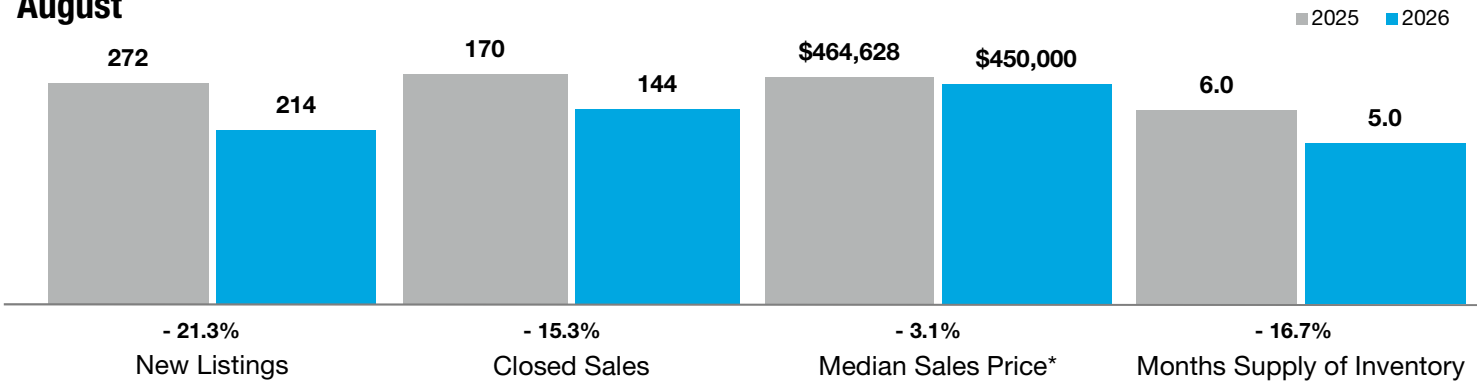
Henderson County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	272	214	- 21.3%	1,986	1,962	- 1.2%
Pending Sales	189	162	- 14.3%	1,291	1,365	+ 5.7%
Closed Sales	170	144	- 15.3%	1,232	1,293	+ 5.0%
Median Sales Price*	\$464,628	\$450,000	- 3.1%	\$449,950	\$435,000	- 3.3%
Average Sales Price*	\$518,751	\$543,909	+ 4.8%	\$515,100	\$507,951	- 1.4%
Percent of Original List Price Received*	94.1%	94.6%	+ 0.5%	95.2%	94.3%	- 0.9%
List to Close	111	106	- 4.5%	114	113	- 0.9%
Days on Market Until Sale	63	57	- 9.5%	62	68	+ 9.7%
Cumulative Days on Market Until Sale	69	66	- 4.3%	69	78	+ 13.0%
Average List Price	\$602,468	\$595,535	- 1.2%	\$587,803	\$609,933	+ 3.8%
Inventory of Homes for Sale	891	813	- 8.8%	--	--	--
Months Supply of Inventory	6.0	5.0	- 16.7%	--	--	--

* 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

