

Local Market Update for October 2020

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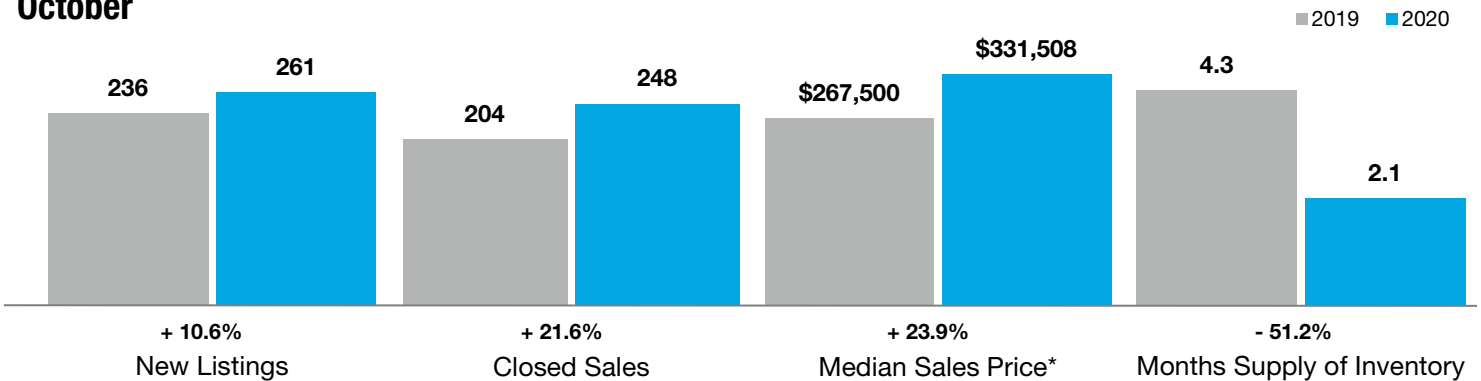
Henderson County

North Carolina

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	236	261	+ 10.6%	2,507	2,244	- 10.5%
Pending Sales	195	252	+ 29.2%	1,864	2,042	+ 9.5%
Closed Sales	204	248	+ 21.6%	1,750	1,893	+ 8.2%
Median Sales Price*	\$267,500	\$331,508	+ 23.9%	\$274,063	\$305,000	+ 11.3%
Average Sales Price*	\$300,337	\$386,049	+ 28.5%	\$305,095	\$343,466	+ 12.6%
Percent of Original List Price Received*	94.5%	96.8%	+ 2.4%	95.3%	96.1%	+ 0.8%
List to Close	105	105	0.0%	109	108	- 0.9%
Days on Market Until Sale	57	50	- 12.3%	62	56	- 9.7%
Cumulative Days on Market Until Sale	70	58	- 17.1%	72	71	- 1.4%
Average List Price	\$377,135	\$392,806	+ 4.2%	\$364,832	\$387,141	+ 6.1%
Inventory of Homes for Sale	747	408	- 45.4%	--	--	--
Months Supply of Inventory	4.3	2.1	- 51.2%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

