Local Market Update for July 2021

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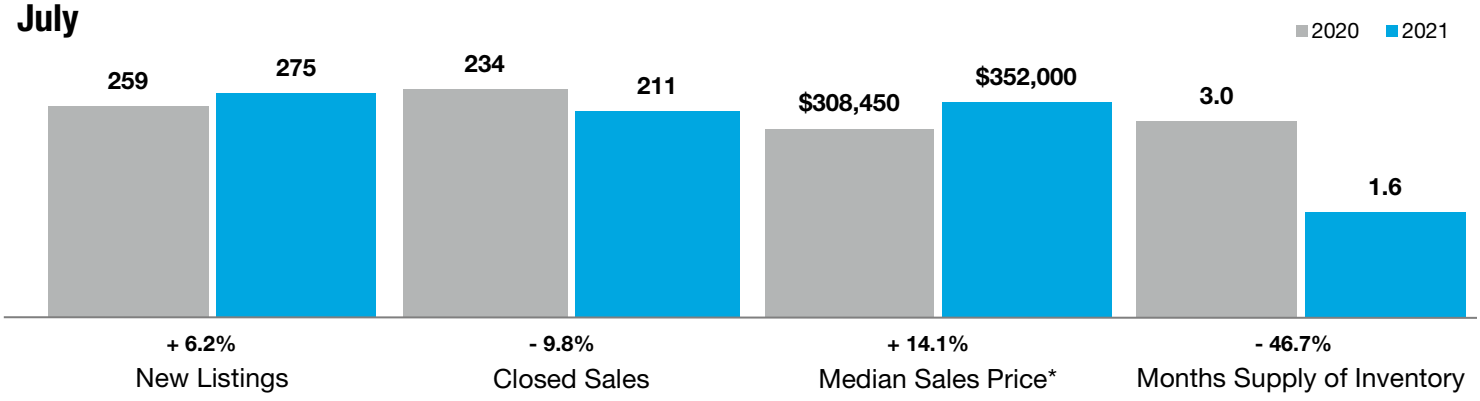
Henderson County

North Carolina

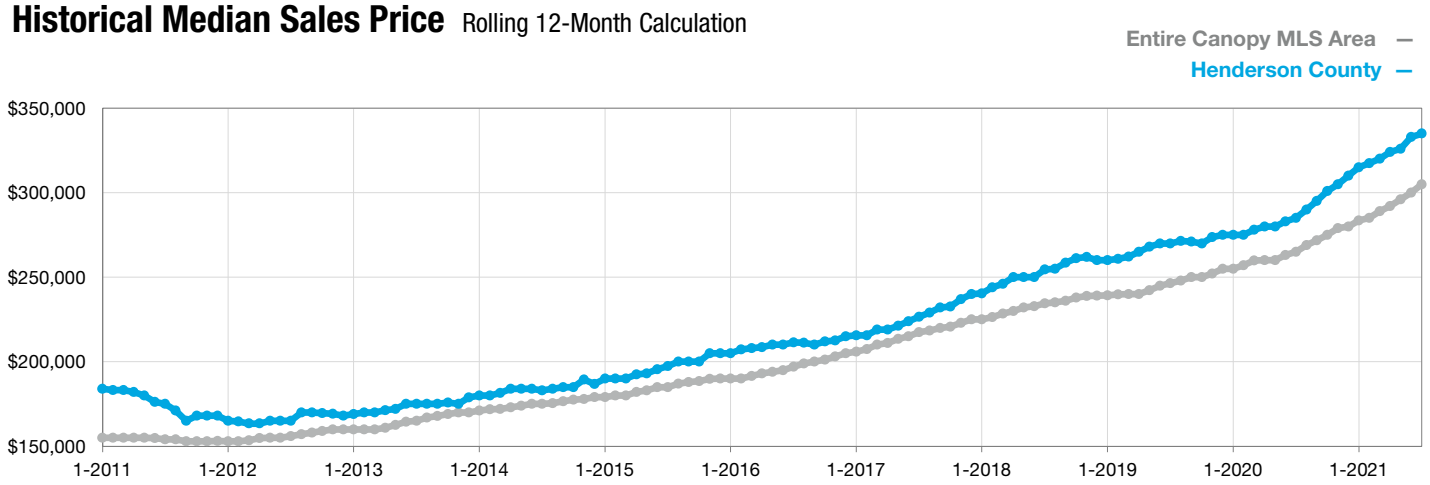
	July			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 7-2020**	**Thru 7-2021**	Percent Change
New Listings	259	**275**	+ 6.2%	1,520	**1,732**	+ 13.9%
Pending Sales	240	**252**	+ 5.0%	1,306	**1,554**	+ 19.0%
Closed Sales	234	**211**	- 9.8%	1,156	**1,388**	+ 20.1%
Median Sales Price*	$308,450	**$352,000**	+ 14.1%	$293,850	**$342,411**	+ 16.5%
Average Sales Price*	$348,848	**$401,537**	+ 15.1%	$321,650	**$395,636**	+ 23.0%
Percent of Original List Price Received*	95.9%	**99.9%**	+ 4.2%	95.9%	**99.0%**	+ 3.2%
List to Close	110	**67**	- 39.1%	108	**85**	- 21.3%
Days on Market Until Sale	60	**22**	- 63.3%	58	**36**	- 37.9%
Cumulative Days on Market Until Sale	82	**22**	- 73.2%	74	**41**	- 44.6%
Average List Price	$410,669	**$406,216**	- 1.1%	$380,856	**$409,614**	+ 7.6%
Inventory of Homes for Sale	537	**350**	- 34.8%	--	--	--
Months Supply of Inventory	3.0	**1.6**	- 46.7%	--	**--**	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation



Current as of August 5, 2021. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2021 ShowingTime.