

Local Market Update for May 2023

A research tool provided by the Canopy Realtor® Association
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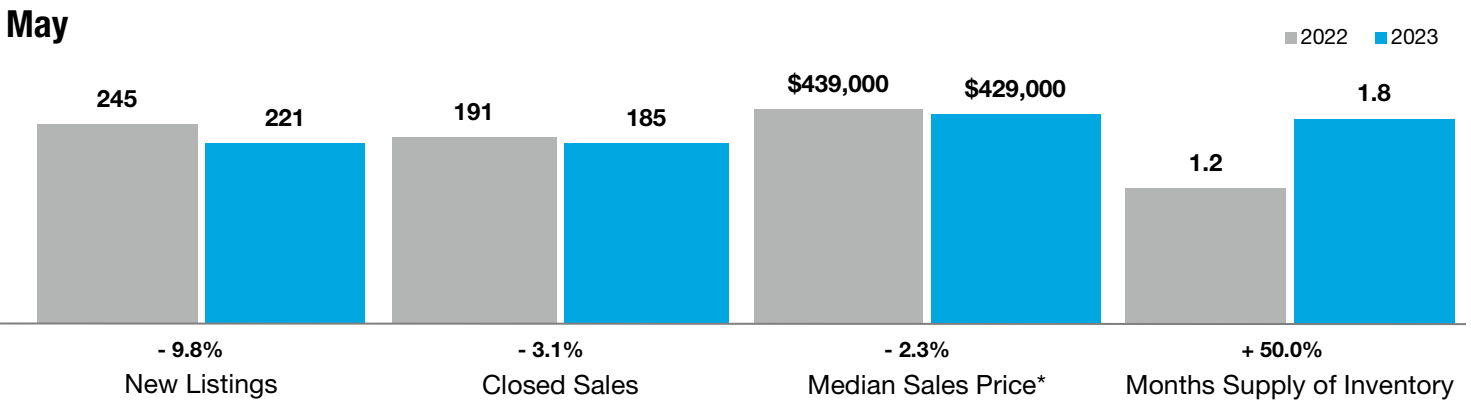


Henderson County

North Carolina

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	245	221	- 9.8%	982	872	- 11.2%
Pending Sales	190	179	- 5.8%	873	780	- 10.7%
Closed Sales	191	185	- 3.1%	859	676	- 21.3%
Median Sales Price*	\$439,000	\$429,000	- 2.3%	\$389,008	\$414,000	+ 6.4%
Average Sales Price*	\$485,342	\$494,150	+ 1.8%	\$439,498	\$477,373	+ 8.6%
Percent of Original List Price Received*	103.9%	99.1%	- 4.6%	101.3%	97.4%	- 3.8%
List to Close	73	100	+ 37.0%	82	92	+ 12.2%
Days on Market Until Sale	18	49	+ 172.2%	24	42	+ 75.0%
Cumulative Days on Market Until Sale	19	52	+ 173.7%	27	44	+ 63.0%
Average List Price	\$558,824	\$597,213	+ 6.9%	\$504,704	\$555,377	+ 10.0%
Inventory of Homes for Sale	234	272	+ 16.2%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

