Local Market Update for June 2023

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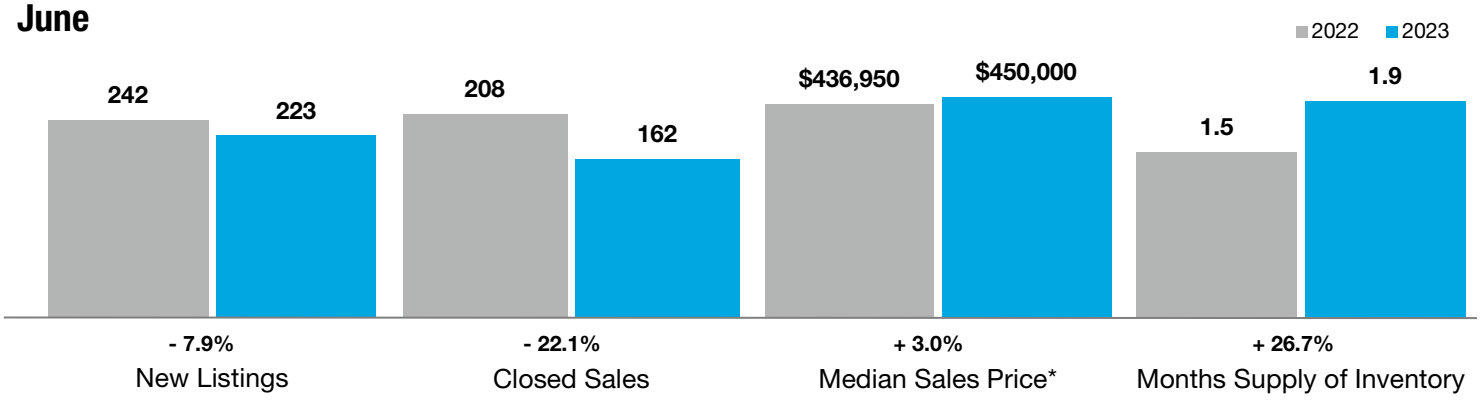
Henderson County

North Carolina

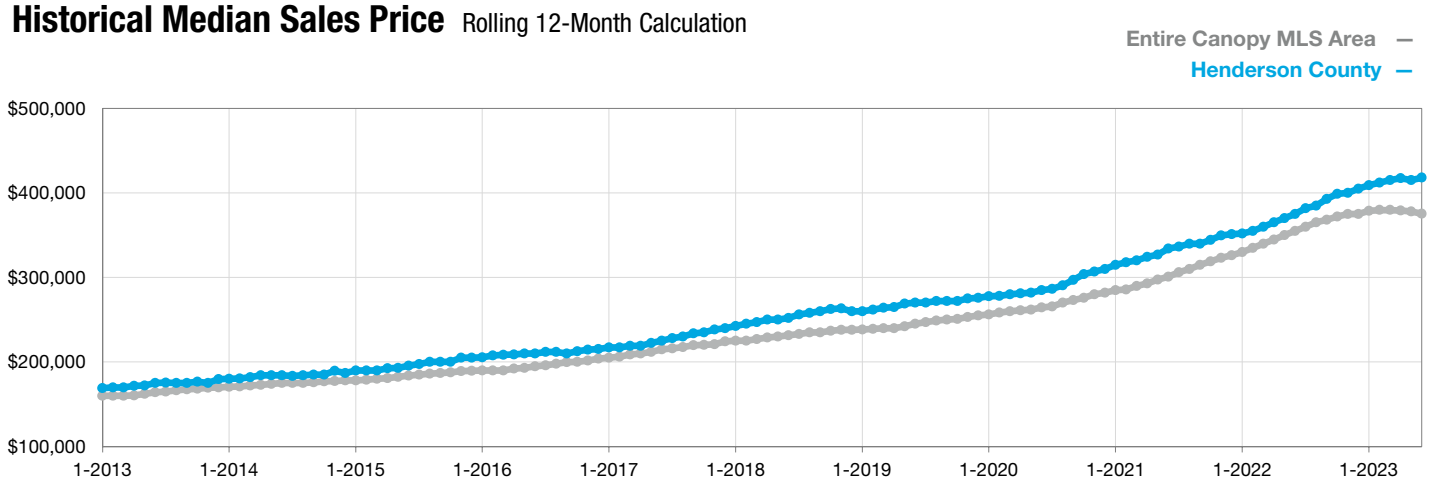
	June			Year to Date		
Key Metrics	**2022**	**2023**	Percent Change	**Thru 6-2022**	**Thru 6-2023**	Percent Change
New Listings	242	**223**	- 7.9%	1,224	**1,099**	- 10.2%
Pending Sales	172	**189**	+ 9.9%	1,045	**963**	- 7.8%
Closed Sales	208	**162**	- 22.1%	1,067	**839**	- 21.4%
Median Sales Price*	$436,950	**$450,000**	+ 3.0%	$400,000	**$420,000**	+ 5.0%
Average Sales Price*	$508,416	**$500,994**	- 1.5%	$452,933	**$481,726**	+ 6.4%
Percent of Original List Price Received*	101.7%	**98.5%**	- 3.1%	101.4%	**97.6%**	- 3.7%
List to Close	66	**84**	+ 27.3%	79	**91**	+ 15.2%
Days on Market Until Sale	15	**29**	+ 93.3%	23	**39**	+ 69.6%
Cumulative Days on Market Until Sale	16	**36**	+ 125.0%	25	**43**	+ 72.0%
Average List Price	$484,065	**$597,054**	+ 23.3%	$500,569	**$562,305**	+ 12.3%
Inventory of Homes for Sale	280	**289**	+ 3.2%	--	--	--
Months Supply of Inventory	1.5	**1.9**	+ 26.7%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation



Current as of July 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.