

Local Market Update for April 2024

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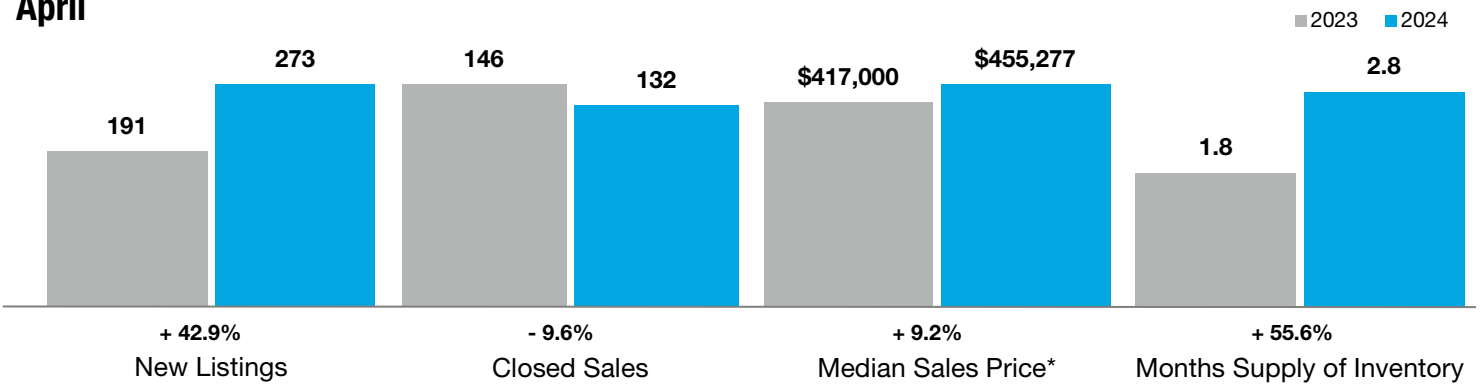
Henderson County

North Carolina

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	191	273	+ 42.9%	654	788	+ 20.5%
Pending Sales	176	173	- 1.7%	592	604	+ 2.0%
Closed Sales	146	132	- 9.6%	491	488	- 0.6%
Median Sales Price*	\$417,000	\$455,277	+ 9.2%	\$405,000	\$434,693	+ 7.3%
Average Sales Price*	\$481,827	\$592,220	+ 22.9%	\$471,098	\$515,186	+ 9.4%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	96.7%	96.4%	- 0.3%
List to Close	80	93	+ 16.3%	90	100	+ 11.1%
Days on Market Until Sale	35	44	+ 25.7%	39	49	+ 25.6%
Cumulative Days on Market Until Sale	38	44	+ 15.8%	42	55	+ 31.0%
Average List Price	\$554,538	\$578,639	+ 4.3%	\$537,217	\$568,435	+ 5.8%
Inventory of Homes for Sale	267	426	+ 59.6%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

