

Henderson County, NC

County · NC · North Carolina

SELLER'S MARKET

\$419K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

2,095

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

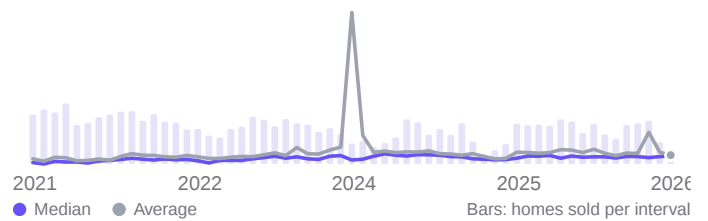
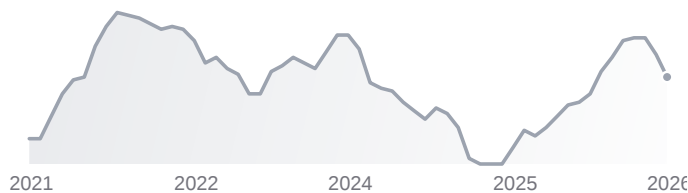
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$433K · Average \$443K

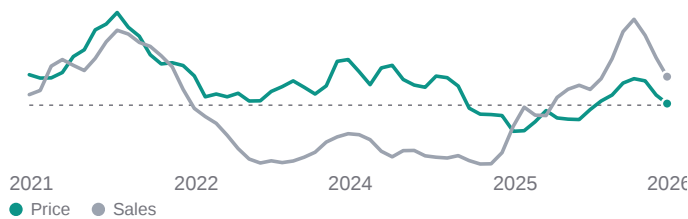


Growth (year over year)

Price +0.6% · Sales +11.4%

Price per square foot

\$288/ft²

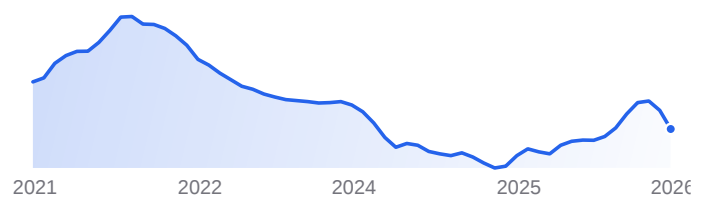
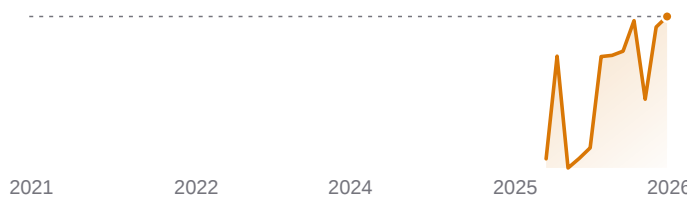


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

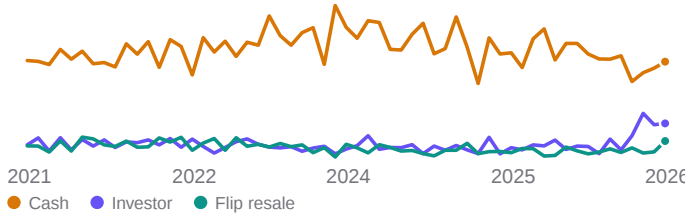
3.9%



BUYERS & OUTCOMES

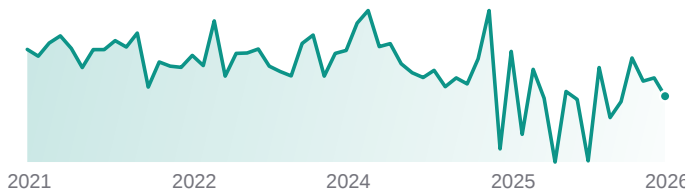
Buyer mix

Cash 38% · Investor 14% · Flip resale 6.9%



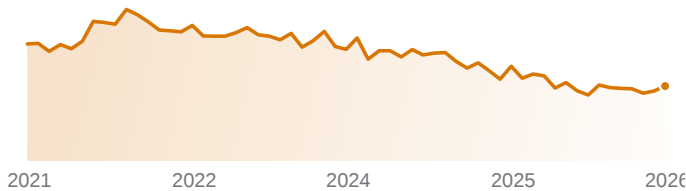
Sellers who sold at a gain

89%

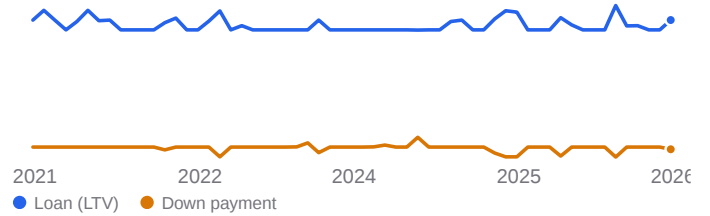


Median annualized return at resale

+6.2%

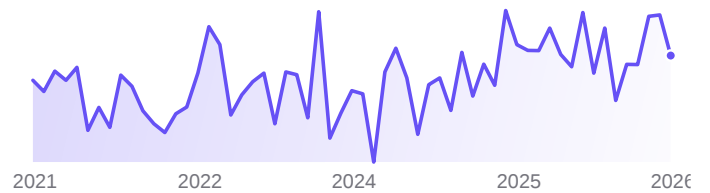


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



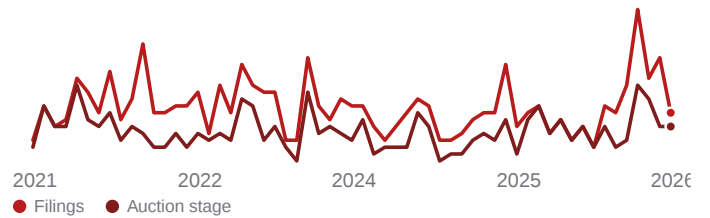
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 5



HOUSING STOCK

Homes	53,368
Median value (AVM)	\$421K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1990
Single family	73%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	63%
Company owned	16%
Median loan-to-value	27%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	121,683
Density	326 / mi²
Median household income	\$67K
Average household income	\$89K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	99
Homes occupied	89%
Bachelor's or higher	23%
Poverty rate	12.6%
Unemployment	0.9%
Average temp	55°F
Annual precip	57 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.