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## 1<sup>st</sup> Quarter 2026 Hendersonville and Henderson County Real Estate Market Analysis

The Hendersonville and Henderson County housing market continued shifting toward a balanced market in the first quarter of 2026. Conditions remain generally neutral and not strongly favoring either buyers or sellers.

In the City of Hendersonville, the number of home sales decreased from 94 sales in the first quarter of 2025 compared to 75 sales in the first quarter of 2026. In Henderson County, the number of home sales also decreased slightly from 301 in the first quarter of 2025 to 296 in the first quarter of 2026 ([Chart 2](#)). Median home prices edged downward during this period, with Henderson County decreasing from \$465,000 to \$457,000, and Hendersonville from \$383,000 to \$370,000 ([Chart 3](#)).

Inventory levels fluctuated in most price categories between the first quarters of 2025 and 2026 ([Table 3](#) and [Table 4](#)). A balanced market is typically defined as having six months of inventory—meaning it would take six months to sell all available homes based on the past year’s pace. Less than six months indicates a seller’s market, while more than six months signals a buyer’s market. In the city of Hendersonville inventory levels were less than 6 months in price ranges under \$600,000 while inventory levels were less than 6 months under \$800,000 in Henderson County ([Table 1](#) and [Table 2](#)).

Average Days on Market (DOM) soared from 70 days in Hendersonville in 2025 to 91 days in the first quarter of 2026. In Henderson County, DOM also increased from 71 days to 108 days ([Chart 4](#)). This increase largely reflects higher inventory levels, giving buyers more options and reducing urgency compared to prior years. However, rising DOM can also indicate increased market activity, as older listings begin to sell. Trends in the second and third quarters of 2026 will help clarify whether this increase reflects a market shift or a temporary adjustment.

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Chart 1 [\(back to top\)](#)

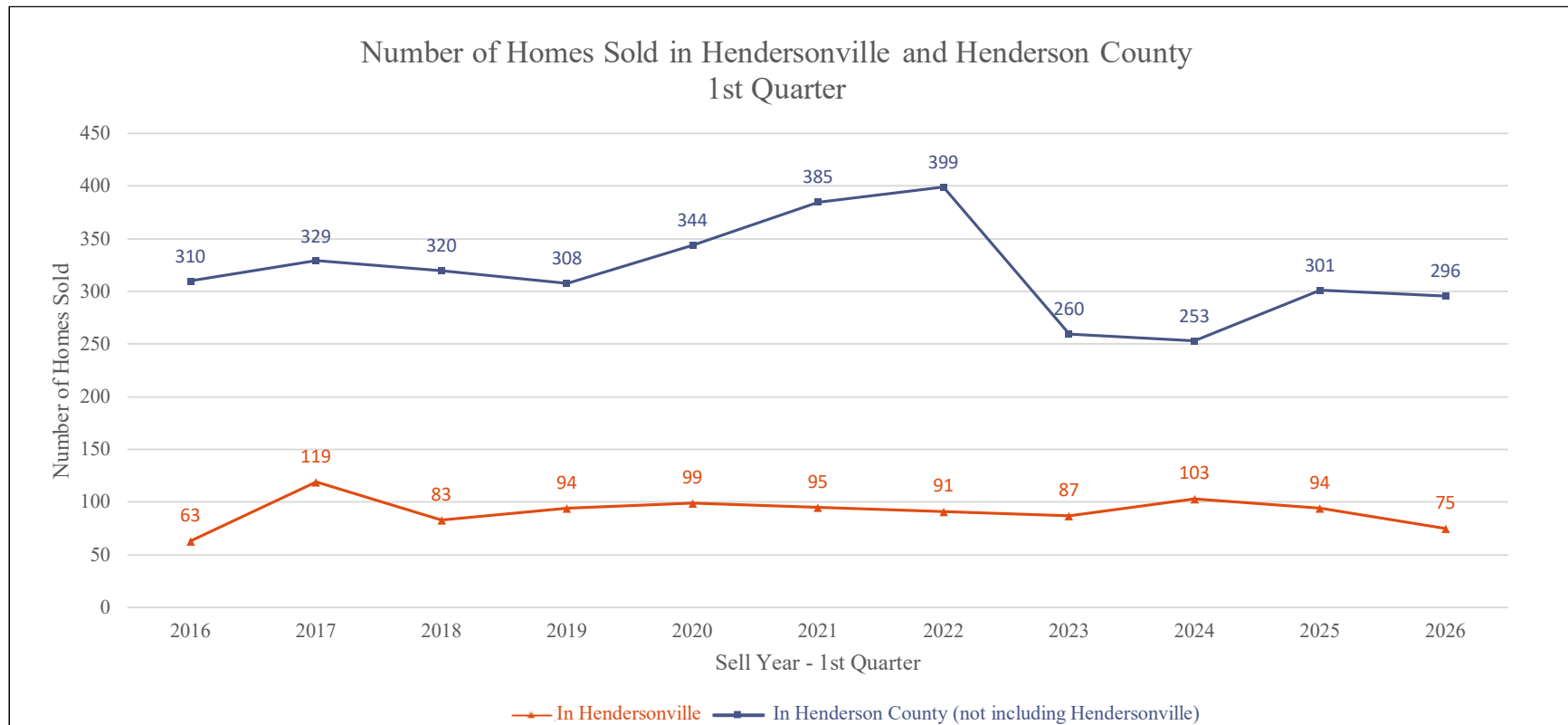


Chart 2 [\(back to top\)](#)

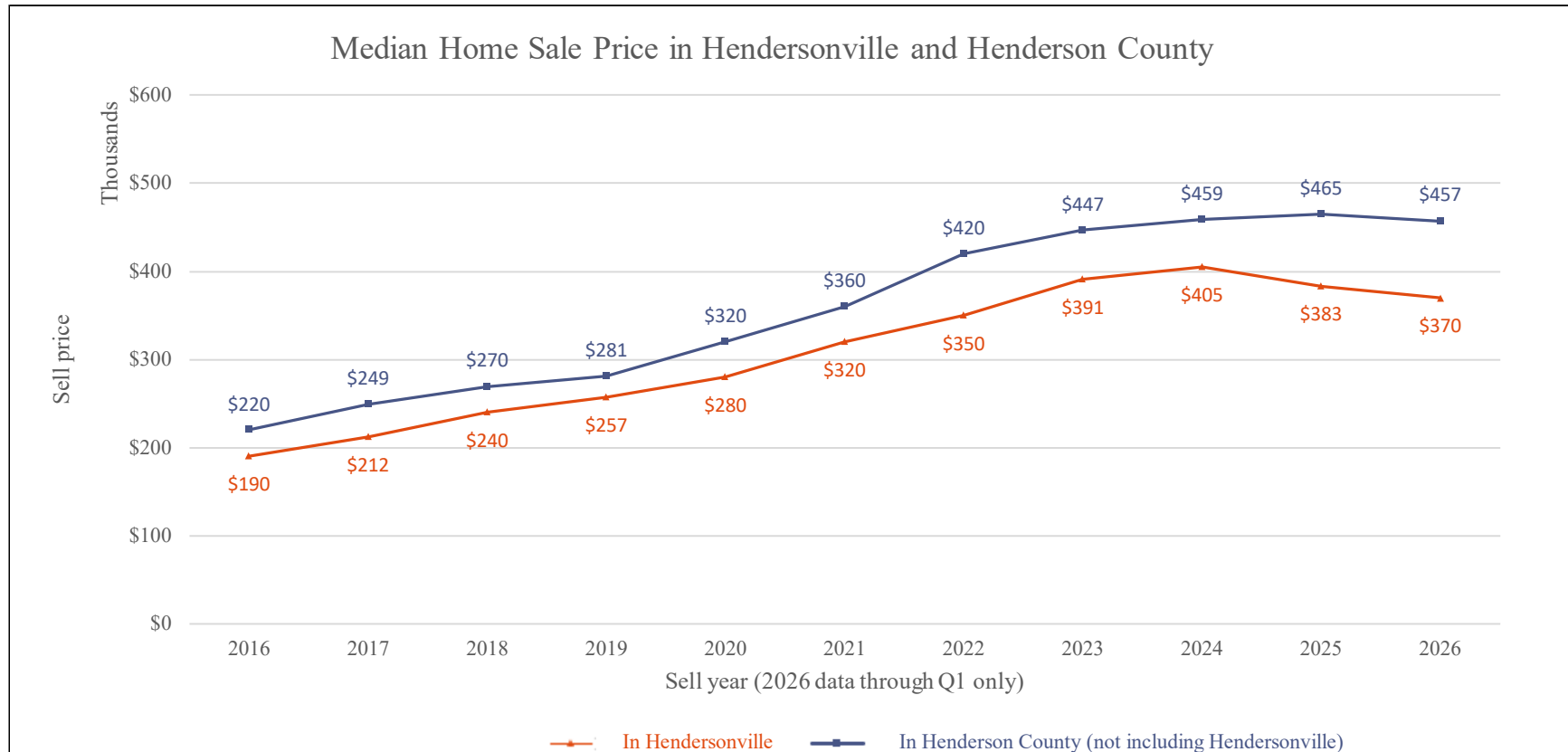


Chart 3 [\(back to top\)](#)

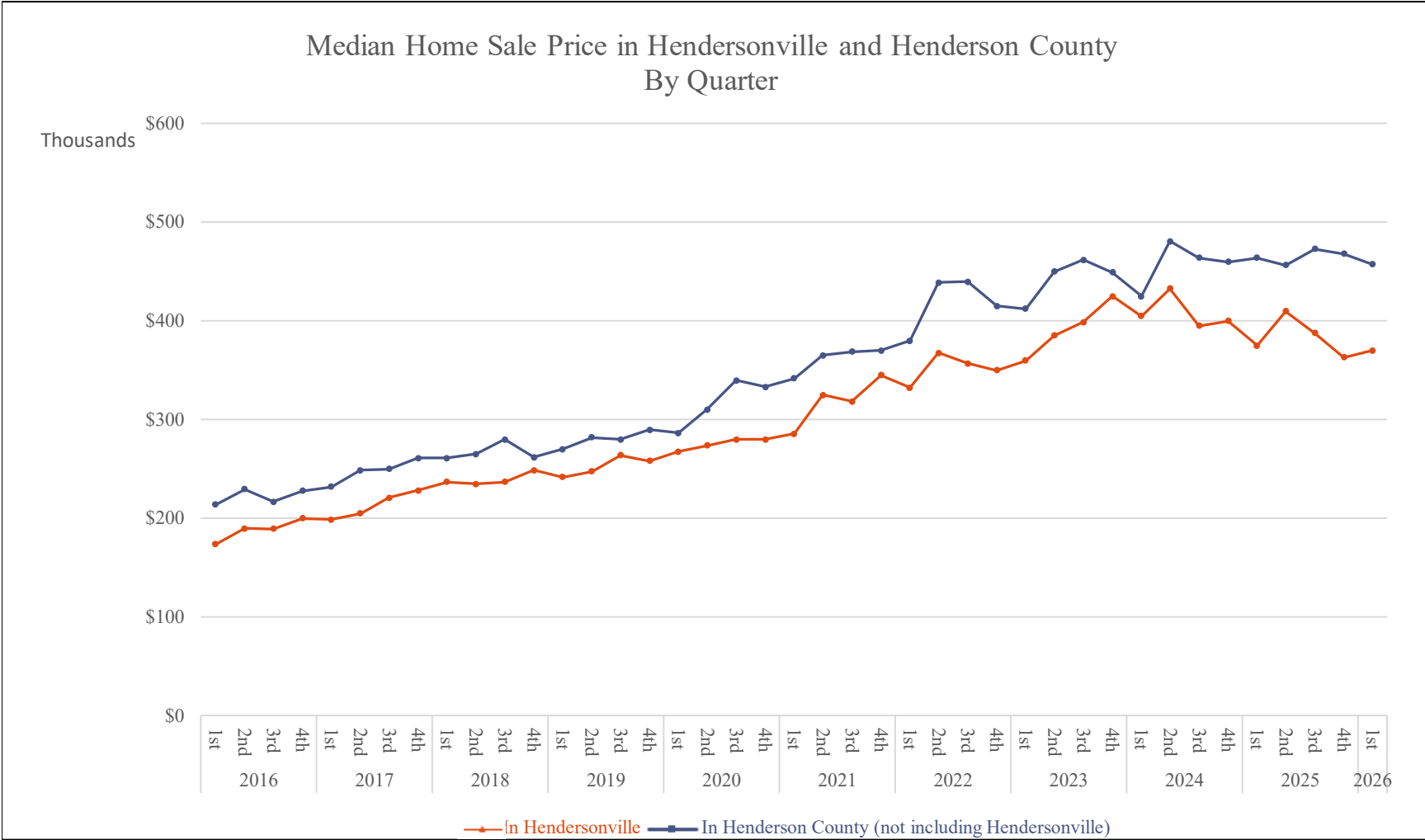
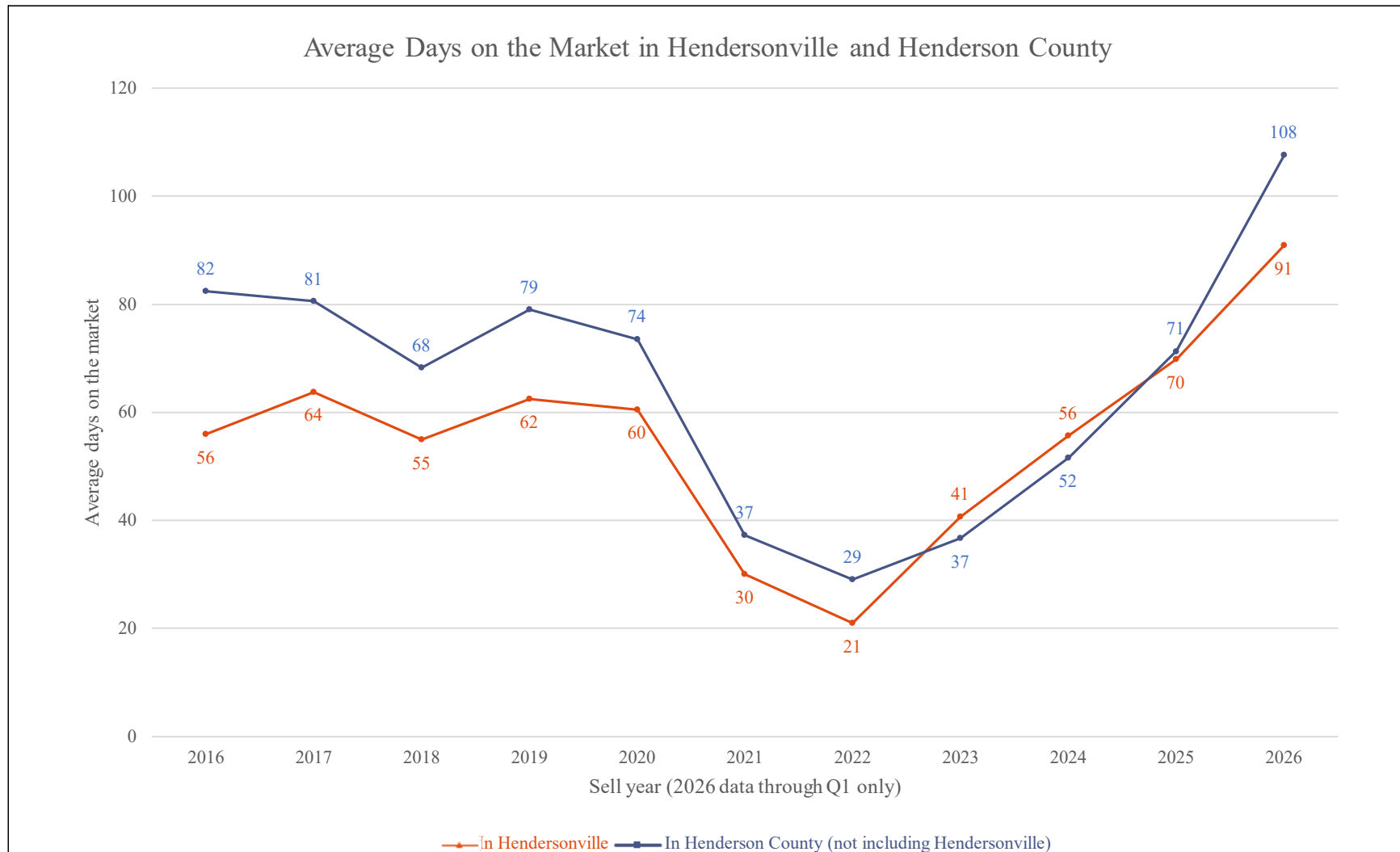


Chart 4 [\(back to top\)](#)



**Table 1** ([back to top](#))

<b>Hendersonville Housing Inventory 1st Quarter 2026</b>			
<b>Price range</b>	<b>Number of Homes On the Market (as of Mar 31, 2026)</b>	<b>Number of Homes Sold in Last 12 Months</b>	<b>Inventory (in months)</b>
\$0-\$100,000	0	1	0.00
\$100,001-\$150,000	0	5	0.00
\$150,001-\$200,000	3	13	2.77
\$200,001-\$250,000	9	38	2.84
\$250,001-\$300,000	13	36	4.33
\$300,001-\$350,000	10	57	2.11
\$350,001-\$400,000	21	74	3.41
\$400,001-\$450,000	18	53	4.08
\$450,001-\$500,000	6	34	2.12
\$500,001-\$600,000	16	60	3.20
\$600,001-\$700,000	11	15	8.80
\$700,001-\$800,000	6	7	10.29
\$800,001-\$900,000	2	1	24.00
\$900,001-\$1,000,000	3	2	18.00
\$1,000,001-\$1,500,000	6	4	18.00
\$1,500,001+	4	5	9.60

Table 2 ([back to top](#))

<b>Henderson County (not Hendersonville) Housing Inventory 1st Quarter 2026</b>			
<b>Price range</b>	<b>Number of Homes On the Market (as of Mar 31, 2026)</b>	<b>Number of Homes Sold in Last 12 Months</b>	<b>Inventory (in months)</b>
\$0-\$100,000	1	5	2.40
\$100,001-\$150,000	1	8	1.50
\$150,001-\$200,000	4	31	1.55
\$200,001-\$250,000	18	63	3.43
\$250,001-\$300,000	35	105	4.00
\$300,001-\$350,000	25	139	2.16
\$350,001-\$400,000	43	179	2.88
\$400,001-\$450,000	60	174	4.14
\$450,001-\$500,000	44	181	2.92
\$500,001-\$600,000	67	214	3.76
\$600,001-\$700,000	51	118	5.19
\$700,001-\$800,000	35	71	5.92
\$800,001-\$900,000	37	55	8.07
\$900,001-\$1,000,000	23	34	8.12
\$1,000,001-\$1,500,000	49	85	6.92
\$1,500,001+	38	27	16.89

**Table 3** ([back to top](#))

<b>Inventory Trend in Hendersonville (measured in months)</b>				
<b>Price range</b>	<b>1st Qtr. 2023</b>	<b>1st Qtr. 2024</b>	<b>1st Qtr. 2025</b>	<b>1st Qtr. 2026</b>
\$0-\$100,000	0.0	0.0	0.0	0.0
\$100,001-\$150,000	1.5	0.0	6.0	0.0
\$150,001-\$200,000	0.0	0.0	0.0	2.8
\$200,001-\$250,000	0.2	0.0	3.4	2.8
\$250,001-\$300,000	1.5	0.5	2.6	4.3
\$300,001-\$350,000	0.8	2.3	3.6	2.1
\$350,001-\$400,000	1.2	3.7	3.0	3.4
\$400,001-\$450,000	1.0	1.8	5.3	4.1
\$450,001-\$500,000	5.8	1.9	2.0	2.1
\$500,001-\$600,000	1.1	2.7	2.9	3.2
\$600,001-\$700,000	2.2	2.3	3.4	8.8
\$700,001-\$800,000	5.0	2.8	6.0	10.3
\$800,001-\$900,000	0.0	6.0	6.0	24.0
\$900,001-\$1,000,000	2.0	2.0	3.0	18.0
\$1,000,001-\$1,500,000	12.0	4.0	18.0	18.0
\$1,500,001+	24.0	24.0	48.0	9.6

**Table 4** ([back to top](#))

<b>Inventory Trend in Henderson County not including Hendersonville (measured in months)</b>				
<b>Price range</b>	<b>1st Qtr. 2023</b>	<b>1st Qtr. 2024</b>	<b>1st Qtr. 2025</b>	<b>1st Qtr. 2026</b>
\$0-\$100,000	0.0	3.0	0.0	2.4
\$100,001-\$150,000	0.4	1.7	1.0	1.5
\$150,001-\$200,000	0.2	1.3	2.2	1.5
\$200,001-\$250,000	0.4	1.4	2.4	3.4
\$250,001-\$300,000	0.3	1.6	2.4	4.0
\$300,001-\$350,000	0.5	2.0	2.4	2.2
\$350,001-\$400,000	1.3	2.3	3.6	2.9
\$400,001-\$450,000	0.7	1.9	3.0	4.1
\$450,001-\$500,000	1.2	2.3	2.9	2.9
\$500,001-\$600,000	1.4	2.0	4.7	3.8
\$600,001-\$700,000	1.9	3.4	4.2	5.2
\$700,001-\$800,000	1.7	2.7	5.1	5.9
\$800,001-\$900,000	3.3	4.7	6.5	8.1
\$900,001-\$1,000,000	4.4	3.1	4.8	8.1
\$1,000,001-\$1,500,000	3.5	4.8	5.8	6.9
\$1,500,001+	16.8	19.5	26.1	16.9

## About this Report

The data used in this report comes from the Carolina Multiple Listing Service (Carolina MLS). Information is given for all residential property types: single family homes, condominiums, and townhomes.

Mosaic Community Lifestyle Realty uses five statistical indicators in this report: 1) Number of Homes Sold, 2) Average Sales Price, 3) Average Days on Market (DOM), 4) Inventory, and 5) Average Price per Square Foot by Sell Price Category. When Henderson County statistics are given, they do not include sales in Hendersonville.

**Number of Homes Sold:** A measure of how many sales took place over a certain period of time.

**Median Sales Price:** The median price of all of the properties sold.

**Average Days on Market (DOM):** The average number of days that it took properties to go under contract from the time they were listed on MLS.

**Inventory:** Inventory is a measure of how many months it would take for all of the homes that are currently on the market to sell based on the sales volume of the preceding 12 months. For example, if there were 200 homes on the market and 400 homes sold in the last 12 months, there would be 6 months of inventory (i.e. it would take 6 months for all of the currently on the market to sell).