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2nd Quarter 2026 Hendersonville and Henderson County Real Estate Market Analysis

The Hendersonville and Henderson County housing market remains a mixed market in the second quarter of 2026, with some segments being a buyer's market and others being a seller's market.

The majority of the data illustrates the mixed market including average Days on Market, the number of home sales, and the median price of sold homes. The average Days on Market (DOM) reached its highest since 2016 Hendersonville and since 2017 in Henderson County (Chart 4). Additionally, inventory fluctuated across nearly every price range (Table 3 and Table 4), though overall levels remained generally higher compared to the previous three years – another indication of a normalizing market.

Inventory is the best predictor of market direction. Upward shifts indicate movement toward a buyer's market, while downward trends signal a shift toward a seller's market. Between the second quarters of 2025 and 2026, inventory levels decreased across most price categories in both Hendersonville and Henderson County. This decrease is most likely a result of the aftereffects of Tropical Storm Helene in 2024. A balanced market is typically defined as having six months of inventory, meaning it would take six months to sell all available homes at the previous year's inventory sales pace. Less than six months indicates a seller's market, while more than six months signals a buyer's market. In Hendersonville, inventory levels were less than six months in all price ranges under $500,000 and in Henderson County, inventory levels were less than six months in all price ranges under $600,000 (Table 1 and Table 2).

The market is finding equilibrium, creating a balanced landscape for both buyers and sellers as the basic laws of supply, demand, and pricing work in our market. The median home sales price decreased in both Hendersonville and Henderson County (Chart 2, Chart 3), with more buyers purchasing homes. In the second quarter of 2026, Henderson County recorded more home sales since 2023 (Chart 1). For more real- time market data see Mosaic Realty's bi-weekly market updates on Instagram and Facebook.

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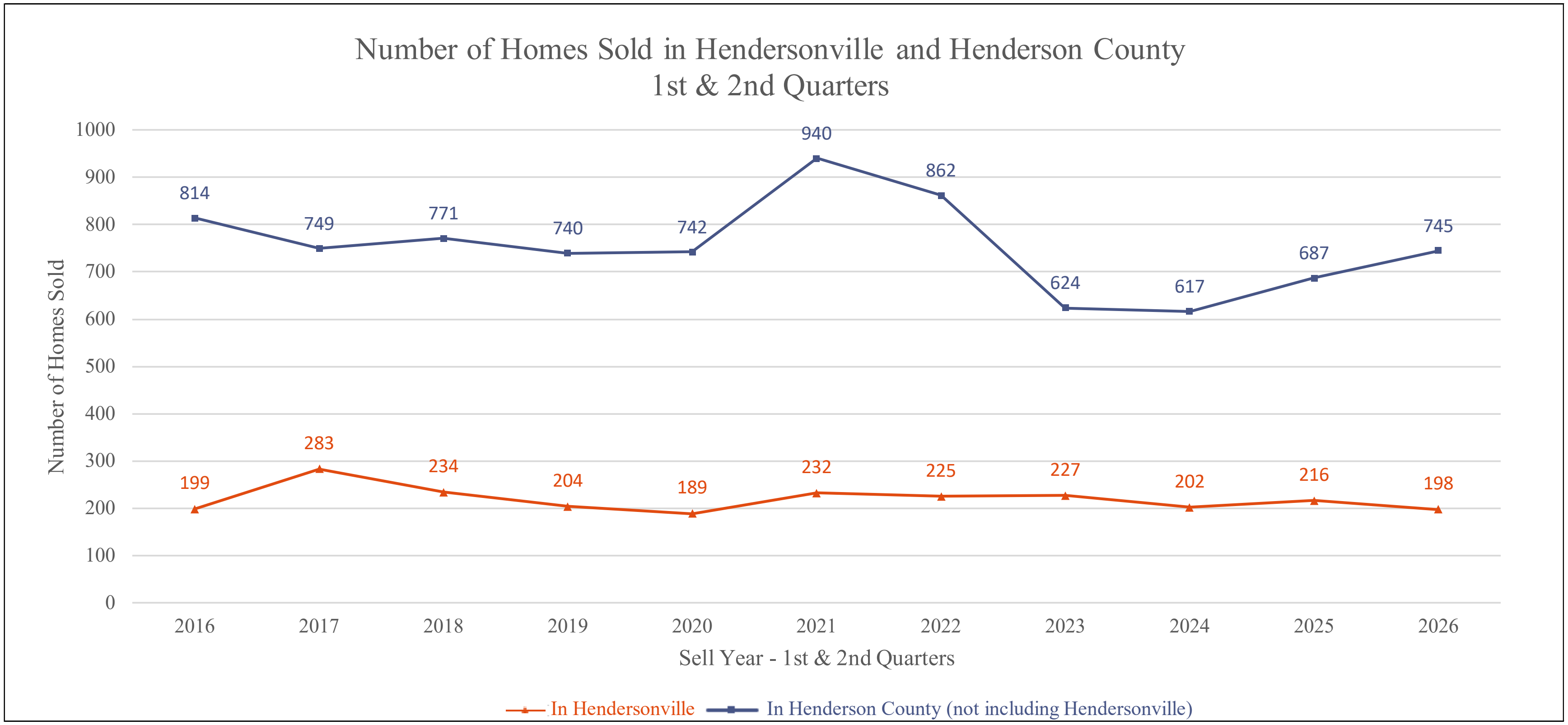
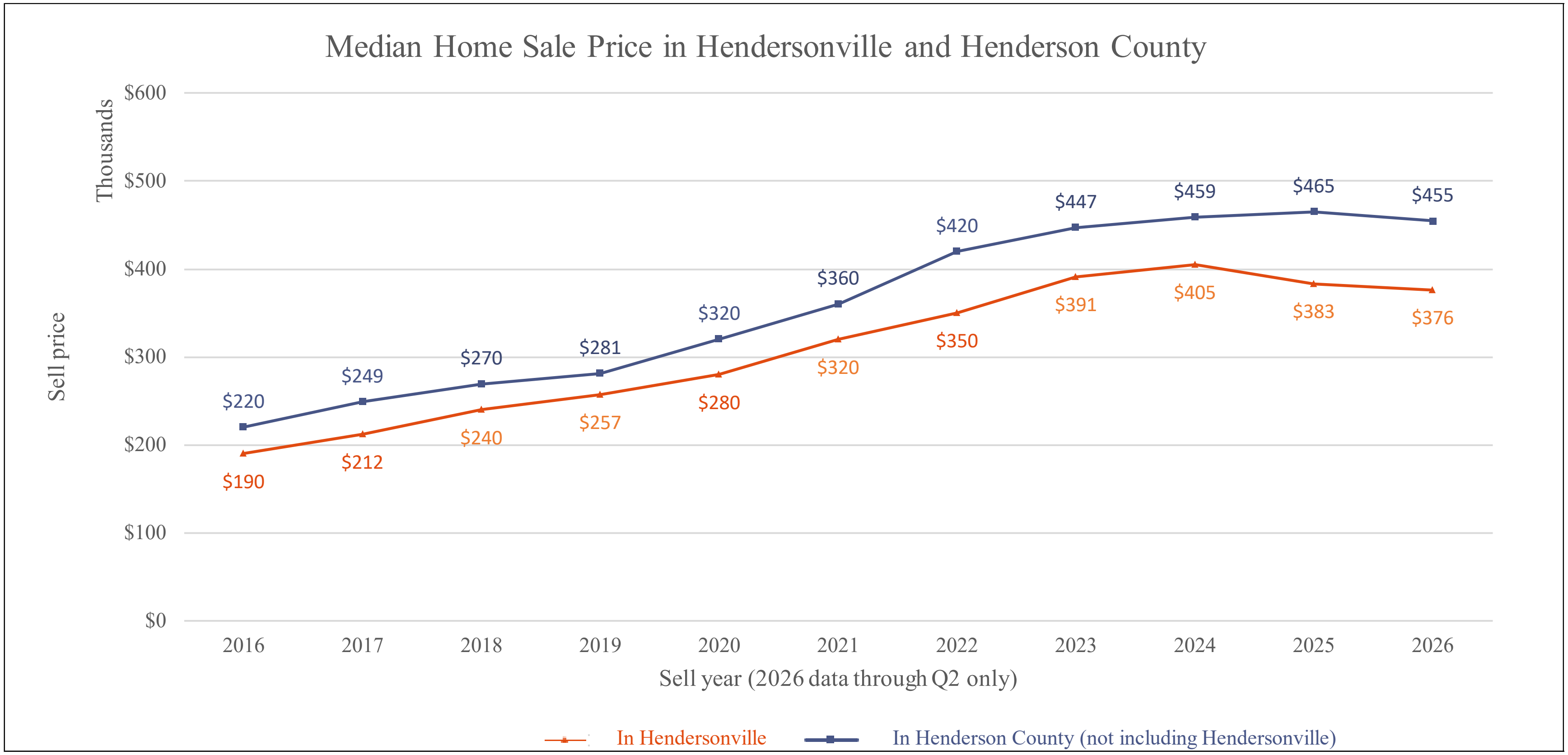


Chart 2 [(back to top)]



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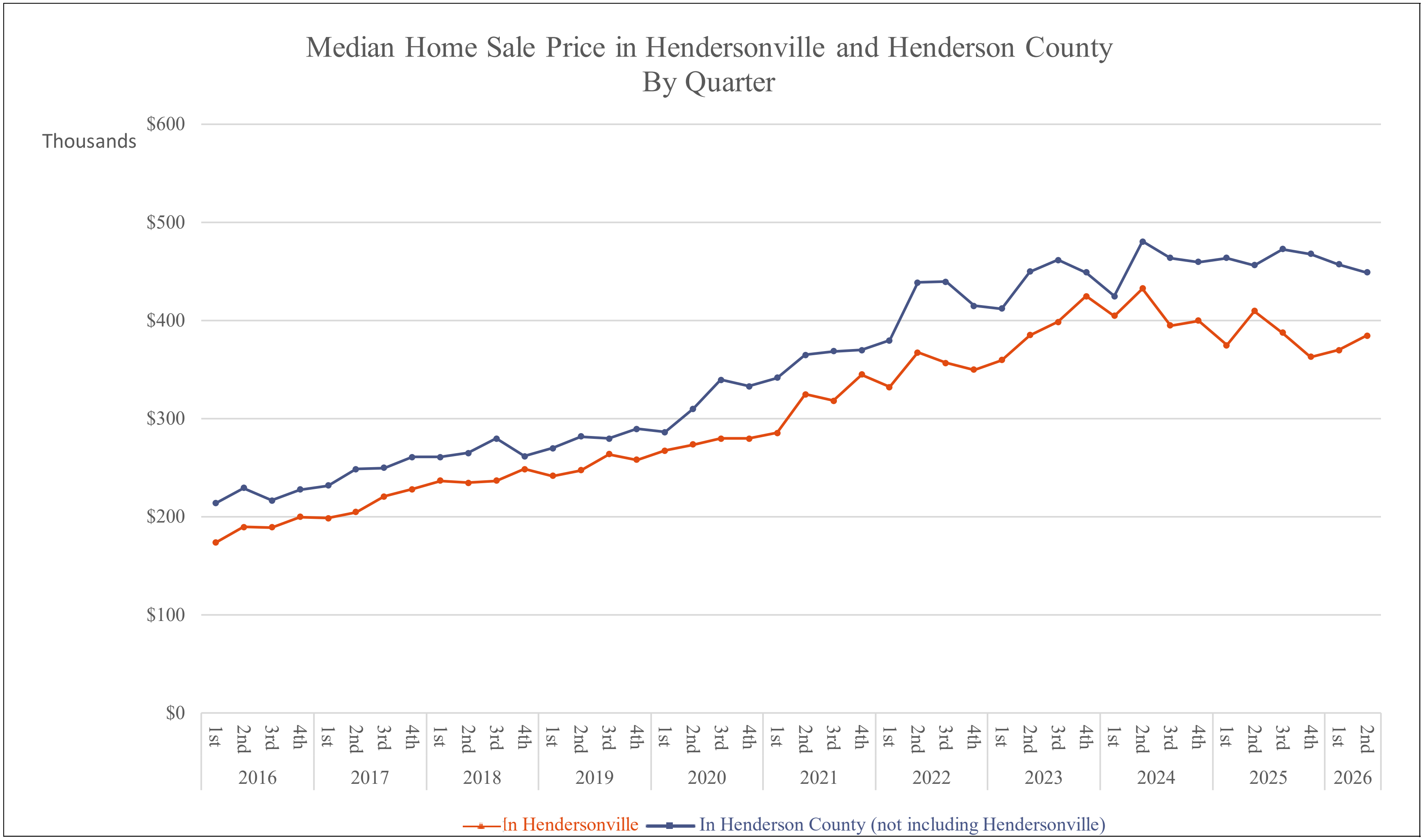

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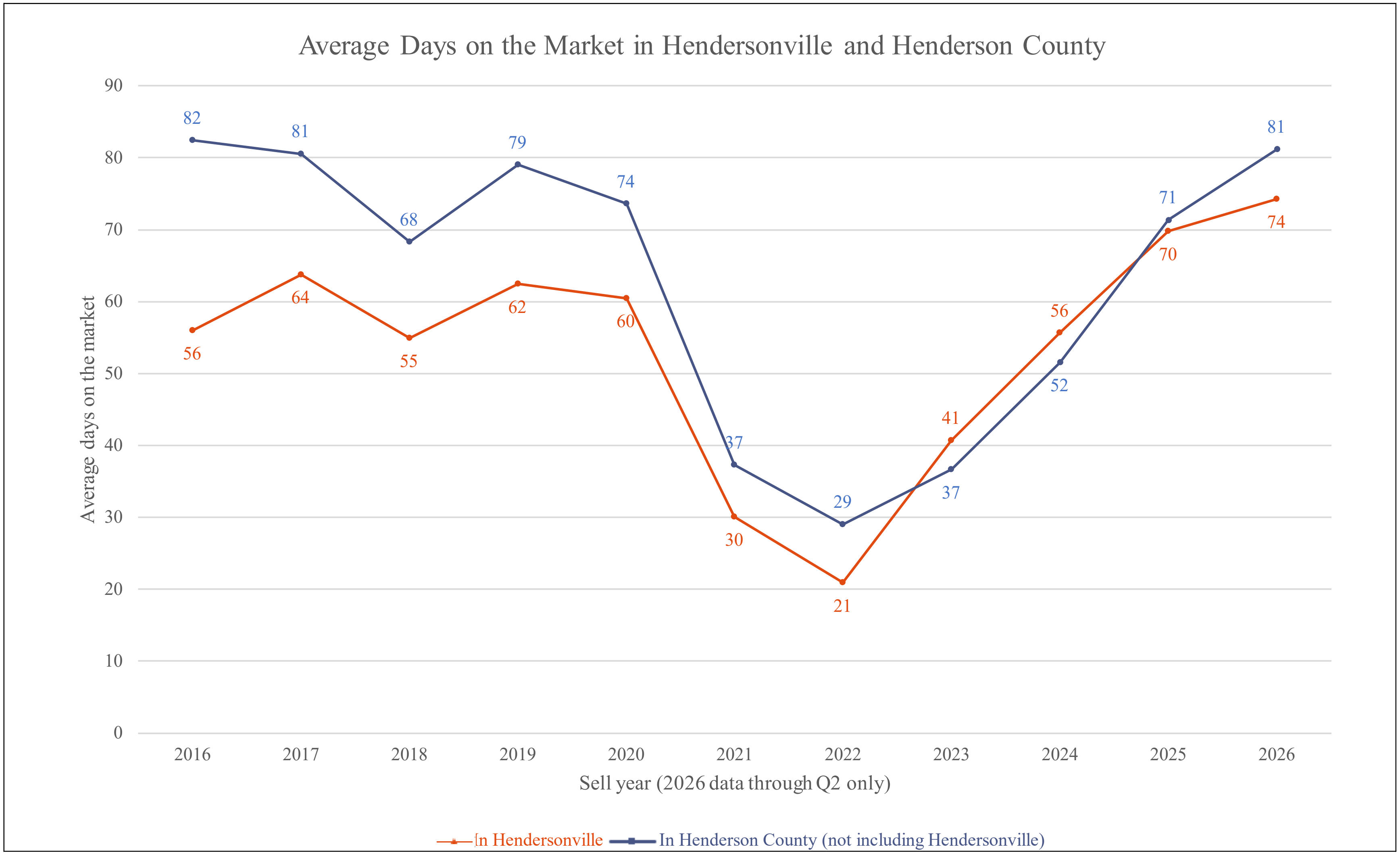

Table 1 [(back to top)]

Hendersonville Housing Inventory 2nd Quarter 2026			
Price range	**Number of Homes On the Market (as of Jun 30, 2026)**	**Number of Homes Sold in Last 12 Months**	**Inventory (in months)**
$0-$100,000	0	1	0.00
$100,001-$150,000	0	5	0.00
$150,001-$200,000	4	10	4.80
$200,001-$250,000	6	34	2.12
$250,001-$300,000	19	41	5.56
$300,001-$350,000	15	71	2.54
$350,001-$400,000	20	78	3.08
$400,001-$450,000	9	51	2.12
$450,001-$500,000	11	35	3.77
$500,001-$600,000	22	43	6.14
$600,001-$700,000	12	16	9.00
$700,001-$800,000	6	5	14.40
$800,001-$900,000	5	2	30.00
$900,001-$1,000,000	5	4	15.00
$1,000,001-$1,500,000	6	6	12.00
$1,500,001+	5	4	15.00

Table 2 (back to top)

Henderson County (not Hendersonville) Housing Inventory 2nd Quarter 2026			
Price range	Number of Homes On the Market (as of Jun 30, 2026)	Number of Homes Sold in Last 12 Months	Inventory (in months)
$0-$100,000	2	5	4.80
$100,001-$150,000	0	11	0.00
$150,001-$200,000	7	34	2.47
$200,001-$250,000	15	70	2.57
$250,001-$300,000	27	114	2.84
$300,001-$350,000	41	156	3.15
$350,001-$400,000	45	175	3.09
$400,001-$450,000	64	174	4.41
$450,001-$500,000	47	182	3.10
$500,001-$600,000	98	228	5.16
$600,001-$700,000	67	122	6.59
$700,001-$800,000	45	72	7.50
$800,001-$900,000	44	54	9.78
$900,001-$1,000,000	26	35	8.91
$1,000,001-$1,500,000	60	96	7.50
$1,500,001+	52	24	26.00

Table 3 [(back to top)]

Inventory Trend in Hendersonville (measured in months)				
Price range	**2nd Qtr. 2023**	**2nd Qtr. 2024**	**2nd Qtr. 2025**	**2nd Qtr. 2026**
$0-$100,000	6.0	0.0	0.0	0.0
$100,001-$150,000	1.1	0.0	4.0	0.0
$150,001-$200,000	0.9	2.2	1.2	4.8
$200,001-$250,000	0.0	1.1	5.8	2.1
$250,001-$300,000	0.2	1.5	5.4	5.6
$300,001-$350,000	1.5	2.3	3.7	2.5
$350,001-$400,000	1.3	3.3	3.5	3.1
$400,001-$450,000	1.5	2.7	6.1	2.1
$450,001-$500,000	4.1	3.6	4.0	3.8
$500,001-$600,000	1.2	1.6	3.0	6.1
$600,001-$700,000	2.2	1.6	8.7	9.0
$700,001-$800,000	7.2	0.9	8.4	14.4
$800,001-$900,000	6.0	24.0	4.0	30.0
$900,001-$1,000,000	16.0	0.0	24.0	15.0
$1,000,001-$1,500,000	3.6	20.0	16.0	12.0
$1,500,001+	12.0	0.0	42.0	15.0

Table 4 (back to top)

Inventory Trend in Henderson County not including Hendersonville (measured in months)				
Price range	2nd Qtr. 2023	2nd Qtr. 2024	2nd Qtr. 2025	2nd Qtr. 2026
$0-$100,000	0.0	0.0	0.0	4.8
$100,001-$150,000	1.0	4.8	2.2	0.0
$150,001-$200,000	1.2	3.0	3.7	2.5
$200,001-$250,000	0.8	2.1	5.5	2.6
$250,001-$300,000	0.6	1.7	3.4	2.8
$300,001-$350,000	1.0	2.5	3.3	3.2
$350,001-$400,000	1.3	3.8	2.9	3.1
$400,001-$450,000	0.8	2.6	4.1	4.4
$450,001-$500,000	2.3	3.3	3.0	3.1
$500,001-$600,000	1.5	3.5	6.5	5.2
$600,001-$700,000	2.1	4.6	7.7	6.6
$700,001-$800,000	3.0	4.9	7.1	7.5
$800,001-$900,000	5.3	7.6	7.3	9.8
$900,001-$1,000,000	4.7	3.8	12.7	8.9
$1,000,001-$1,500,000	5.0	5.9	10.5	7.5
$1,500,001+	32.4	21.6	23.0	26.0

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).