



MOUNTAINS TO SEA  
REALTY

HENDERSON COUNTY - S.F. RESIDENTIAL ABSORPTION REPORT

| 15-Oct-26             | Active & Under Contract | Active Median \$ Per Sq Ft | Active Avg \$ Per Sq Ft | Active Median Heated Living Area | Active Average Heated Living Area | Active Median CDOM | Active Average CDOM | Under Contract (Total) | Under Contract Median \$ Per Sq Ft | Under Contract Average \$ Per Sq Ft | Under Contract Median Heated Living Area | Under Contract Average Heated Living Area | UC Median CDOM | UC Average CDOM | Pending Ratio | 6 Month Expired | 6 Month Withdrawn | 6 Month Closed | Months of Inventory | Median Sale Price | Avg Sale Price | Closed Median \$ Per Sq Ft | Closed Avg \$ Per Sq Ft | Closed Median HLA | Closed Average HLA | Closed Median CDOM | Closed Average CDOM | Closed Median LP / Median OLP % | Closed Median CP / Median LP % | Segment % of Total |
|-----------------------|-------------------------|----------------------------|-------------------------|----------------------------------|-----------------------------------|--------------------|---------------------|------------------------|------------------------------------|-------------------------------------|------------------------------------------|-------------------------------------------|----------------|-----------------|---------------|-----------------|-------------------|----------------|---------------------|-------------------|----------------|----------------------------|-------------------------|-------------------|--------------------|--------------------|---------------------|---------------------------------|--------------------------------|--------------------|
| PRICE RANGE           |                         |                            |                         |                                  |                                   |                    |                     |                        |                                    |                                     |                                          |                                           |                |                 |               |                 |                   |                |                     |                   |                |                            |                         |                   |                    |                    |                     |                                 |                                |                    |
| 0 -199,999            | 2                       | \$297.84                   | \$297.84                | 302                              | 302                               | 129                | 130                 | 0                      |                                    |                                     |                                          |                                           |                |                 | 0.00%         | 0               | 0                 | 18             | 0.67                | \$159,500         | \$148,444      | \$186.22                   | \$182.98                | 692               | 630                | 22                 | 54                  | 95.71%                          | 95.22%                         | 0.25%              |
| 200,000 - 299,999     | 50                      | \$273.33                   | \$301.69                | 1002                             | 1016                              | 60                 | 73                  | 19                     | \$237.57                           | \$227.00                            | 1229                                     | 1338                                      | 21             | 59              | 38.00%        | 3               | 12                | 42             | 4.43                | \$275,000         | \$268,070      | \$234.88                   | \$232.94                | 1,136             | 1,157              | 25                 | 55                  | 92.65%                          | 98.94%                         | 6.31%              |
| 300,000 - 349,999     | 40                      | \$278.21                   | \$278.82                | 1161                             | 1241                              | 34                 | 74                  | 11                     | \$223.15                           | \$219.04                            | 1568                                     | 1638                                      | 50             | 78              | 27.50%        | 2               | 7                 | 77             | 2.26                | \$329,500         | \$325,842      | \$236.20                   | \$241.03                | 1,396             | 1,429              | 47                 | 80                  | 97.10%                          | 98.36%                         | 5.04%              |
| 350,000 - 399,999     | 58                      | \$258.65                   | \$266.94                | 1417                             | 1488                              | 68                 | 92                  | 14                     | \$249.76                           | \$279.78                            | 1444                                     | 1562                                      | 46             | 78              | 24.14%        | 5               | 8                 | 91             | 2.90                | \$375,000         | \$373,152      | \$246.21                   | \$246.49                | 1,542             | 1,582              | 29                 | 51                  | 97.69%                          | 98.43%                         | 7.31%              |
| 400,000 - 449,999     | 68                      | \$264.95                   | \$267.14                | 1587                             | 1612                              | 77                 | 94                  | 9                      | \$244.41                           | \$253.13                            | 1727                                     | 1820                                      | 47             | 64              | 13.24%        | 7               | 16                | 117            | 3.03                | \$420,500         | \$421,141      | \$245.11                   | \$248.16                | 1,694             | 1,745              | 31                 | 63                  | 97.98%                          | 96.67%                         | 8.58%              |
| 450,000 - 499,999     | 89                      | \$240.27                   | \$242.53                | 1994                             | 2046                              | 69                 | 107                 | 25                     | \$222.17                           | \$243.12                            | 2087                                     | 2049                                      | 61             | 65              | 28.09%        | 6               | 17                | 106            | 3.62                | \$475,000         | \$474,912      | \$246.31                   | \$250.96                | 1,916             | 1,995              | 27                 | 58                  | 97.76%                          | 98.16%                         | 11.22%             |
| 500,000 - 549,999     | 64                      | \$253.35                   | \$270.40                | 2054                             | 2104                              | 90                 | 131                 | 14                     | \$276.83                           | \$268.55                            | 1947                                     | 2012                                      | 16             | 77              | 21.88%        | 4               | 14                | 84             | 3.57                | \$520,000         | \$520,068      | \$250.83                   | \$251.17                | 2,102             | 2,192              | 22                 | 68                  | 98.01%                          | 98.43%                         | 8.07%              |
| 550,000 - 599,999     | 57                      | \$267.73                   | \$275.14                | 2237                             | 2204                              | 152                | 180                 | 14                     | \$265.43                           | \$261.34                            | 2195                                     | 2306                                      | 9              | 42              | 24.56%        | 11              | 16                | 42             | 6.14                | \$575,000         | \$572,139      | \$255.49                   | \$265.95                | 2,195             | 2,238              | 20                 | 75                  | 98.32%                          | 98.29%                         | 7.19%              |
| 600,000 - 649,999     | 47                      | \$264.55                   | \$276.90                | 2393                             | 2369                              | 110                | 146                 | 9                      | \$264.10                           | \$257.52                            | 2027                                     | 2345                                      | 120            | 120             | 19.15%        | 5               | 11                | 40             | 5.70                | \$618,175         | \$619,432      | \$246.53                   | \$271.76                | 2,564             | 2,525              | 46                 | 118                 | 97.31%                          | 97.82%                         | 5.93%              |
| 650,000 - 699,999     | 36                      | \$242.25                   | \$282.83                | 2753                             | 2756                              | 102                | 136                 | 4                      | \$293.36                           | \$287.95                            | 2244                                     | 2365                                      | 37             | 35              | 11.11%        | 2               | 8                 | 32             | 6.00                | \$670,000         | \$670,355      | \$267.14                   | \$262.75                | 2,535             | 2,759              | 50                 | 86                  | 98.93%                          | 96.75%                         | 4.54%              |
| 700,000 - 749,999     | 27                      | \$285.44                   | \$277.47                | 2608                             | 2726                              | 61                 | 114                 | 4                      | \$292.04                           | \$285.84                            | 2532                                     | 2547                                      | 148            | 155             | 14.81%        | 3               | 7                 | 22             | 6.27                | \$715,000         | \$719,111      | \$268.98                   | \$275.45                | 2,668             | 2,725              | 53                 | 66                  | 98.60%                          | 96.69%                         | 3.40%              |
| 750,000 - 799,999     | 33                      | \$256.75                   | \$280.69                | 3073                             | 3063                              | 111                | 115                 | 6                      | \$254.91                           | \$271.28                            | 3115                                     | 2922                                      | 61             | 75              | 18.18%        | 3               | 15                | 23             | 7.04                | \$770,000         | \$772,277      | \$275.09                   | \$271.21                | 2,834             | 2,959              | 41                 | 70                  | 99.75%                          | 96.49%                         | 4.16%              |
| 800,000 - 899,999     | 35                      | \$305.46                   | \$331.34                | 2796                             | 2911                              | 108                | 140                 | 6                      | \$307.44                           | \$329.33                            | 2726                                     | 2627                                      | 77             | 78              | 17.14%        | 6               | 13                | 30             | 5.80                | \$837,500         | \$840,381      | \$300.71                   | \$321.88                | 2,764             | 2,800              | 38                 | 58                  | 97.14%                          | 98.53%                         | 4.41%              |
| 900,000 - 999,999     | 35                      | \$309.24                   | \$335.20                | 2987                             | 3098                              | 105                | 139                 | 4                      | \$316.82                           | \$305.20                            | 3089                                     | 3289                                      | 85             | 173             | 11.43%        | 8               | 6                 | 21             | 8.86                | \$932,390         | \$941,440      | \$278.86                   | \$305.13                | 3,404             | 3,252              | 55                 | 67                  | 98.38%                          | 96.22%                         | 4.41%              |
| 1,000,000 - 1,249,999 | 32                      | \$317.76                   | \$410.56                | 3147                             | 3339                              | 70                 | 148                 | 3                      | \$261.66                           | \$262.70                            | 4349                                     | 4248                                      | 172            | 150             | 9.38%         | 3               | 4                 | 23             | 7.57                | \$1,130,000       | \$1,129,326    | \$346.52                   | \$357.28                | 3,223             | 3,297              | 12                 | 52                  | 98.95%                          | 96.17%                         | 4.04%              |
| 1,250,000 - 1,499,999 | 48                      | \$344.89                   | \$351.61                | 4092                             | 4014                              | 122                | 152                 | 10                     | \$424.00                           | \$393.12                            | 3138                                     | 3619                                      | 85             | 135             | 20.83%        | 6               | 11                | 25             | 9.12                | \$1,345,000       | \$1,342,492    | \$356.13                   | \$363.13                | 3,694             | 3,876              | 28                 | 56                  | 97.79%                          | 98.25%                         | 6.05%              |
| 1,500,000 - 1,999,999 | 42                      | \$433.78                   | \$492.47                | 3967                             | 4009                              | 140                | 183                 | 1                      | \$293.79                           | \$293.79                            | 5361                                     | 5361                                      | 23             | 23              | 2.38%         | 8               | 8                 | 12             | 20.50               | \$1,555,000       | \$1,608,027    | \$388.08                   | \$399.58                | 4,069             | 4,159              | 34                 | 117                 | 94.12%                          | 97.19%                         | 5.30%              |
| 2,000,000 - 2,999,999 | 21                      | \$619.47                   | \$705.27                | 4172                             | 3884                              | 136                | 201                 | 2                      | \$452.76                           | \$452.76                            | 5913                                     | 5913                                      | 78             | 78              | 9.52%         | 0               | 6                 | 3              | 38.00               | \$2,500,000       | \$2,444,333    | \$365.50                   | \$443.06                | 6,840             | 6,176              | 8                  | 71                  | 100.00%                         | 100.20%                        | 2.65%              |
| 3,000,000 - 4,999,999 | 5                       | \$509.72                   | \$741.13                | 6622                             | 6048                              | 132                | 132                 | 0                      |                                    |                                     |                                          |                                           |                |                 | 0.00%         | 1               | 1                 | 2              | 15.00               | \$3,870,000       | \$3,870,000    | \$658.75                   | \$658.75                | 5,977             | 5,977              | 72                 | 72                  | 100.00%                         | 92.20%                         | 0.63%              |
| 5,000,000+            | 5                       | \$661.78                   | \$1,143.89              | 7933                             | 6980                              | 101                | 149                 | 1                      | \$1,036.73                         | \$1,036.73                          | 5064                                     | 5064                                      | 469            | 469             | 20.00%        | 0               | 1                 | 0              | n.a.                |                   |                |                            |                         |                   |                    |                    |                     | n.a.                            | n.a.                           | 0.63%              |
| Total                 | 793                     | \$284.87                   | \$324.76                | 2291                             | 2523                              | 91                 | 129                 | 155                    | 260.14                             | 274.09                              | 2083                                     | 2263                                      | 47             | 81              | 19.55%        | 83              | 181               | 808            | 4.74                | \$475,250         | \$565,757      | \$254.05                   | \$265.25                | 1,905             | 2,134              | 31                 | 67                  | 98.09%                          | 97.19%                         | 100.00%            |