

Local Market Update for April 2024

A research tool provided by the Canopy Realtor® Association
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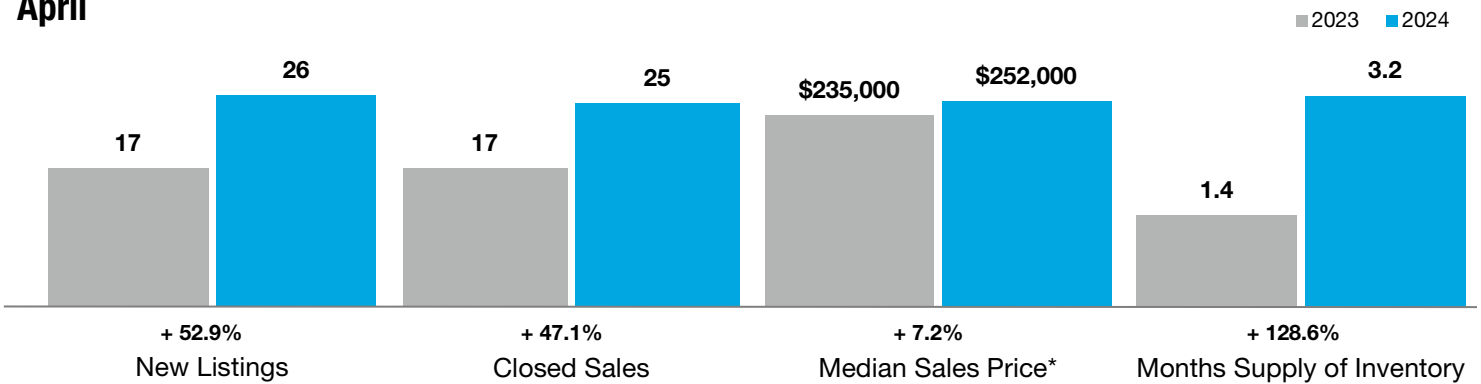
Marion

North Carolina

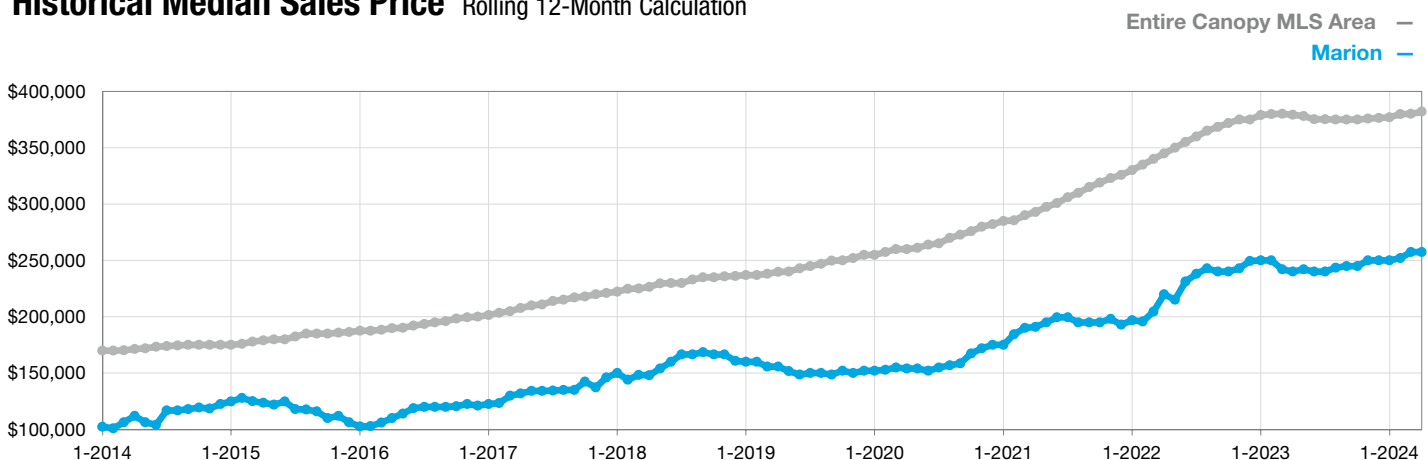
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	17	26	+ 52.9%	78	96	+ 23.1%
Pending Sales	17	18	+ 5.9%	119	80	- 32.8%
Closed Sales	17	25	+ 47.1%	112	84	- 25.0%
Median Sales Price*	\$235,000	\$252,000	+ 7.2%	\$231,500	\$257,500	+ 11.2%
Average Sales Price*	\$285,294	\$259,869	- 8.9%	\$268,395	\$309,227	+ 15.2%
Percent of Original List Price Received*	98.5%	89.9%	- 8.7%	95.2%	90.6%	- 4.8%
List to Close	109	137	+ 25.7%	90	134	+ 48.9%
Days on Market Until Sale	31	88	+ 183.9%	37	73	+ 97.3%
Cumulative Days on Market Until Sale	41	88	+ 114.6%	42	74	+ 76.2%
Average List Price	\$350,644	\$324,612	- 7.4%	\$282,071	\$313,364	+ 11.1%
Inventory of Homes for Sale	35	62	+ 77.1%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

* 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



Current as of May 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.