

Local Market Update for March 2024

A research tool provided by the Canopy Realtor® Association
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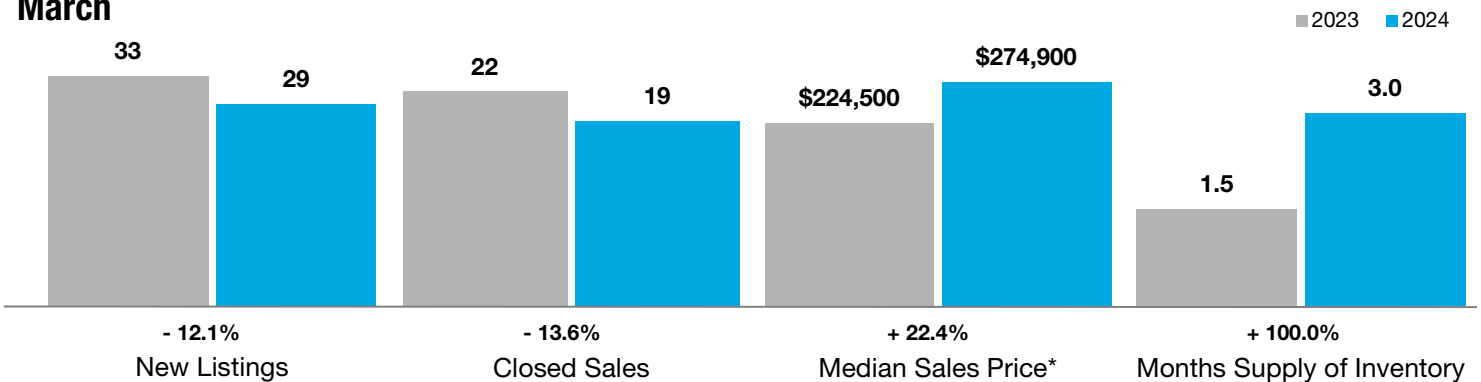
Marion

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	33	29	- 12.1%	61	70	+ 14.8%
Pending Sales	20	25	+ 25.0%	102	64	- 37.3%
Closed Sales	22	19	- 13.6%	95	59	- 37.9%
Median Sales Price*	\$224,500	\$274,900	+ 22.4%	\$230,000	\$260,000	+ 13.0%
Average Sales Price*	\$226,809	\$406,074	+ 79.0%	\$262,761	\$330,141	+ 25.6%
Percent of Original List Price Received*	90.7%	95.1%	+ 4.9%	93.9%	90.9%	- 3.2%
List to Close	93	144	+ 54.8%	83	132	+ 59.0%
Days on Market Until Sale	49	67	+ 36.7%	40	67	+ 67.5%
Cumulative Days on Market Until Sale	51	62	+ 21.6%	42	67	+ 59.5%
Average List Price	\$283,076	\$306,942	+ 8.4%	\$264,085	\$312,467	+ 18.3%
Inventory of Homes for Sale	38	57	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

