

Local Market Update for February 2024

A research tool provided by the Canopy Realtor® Association
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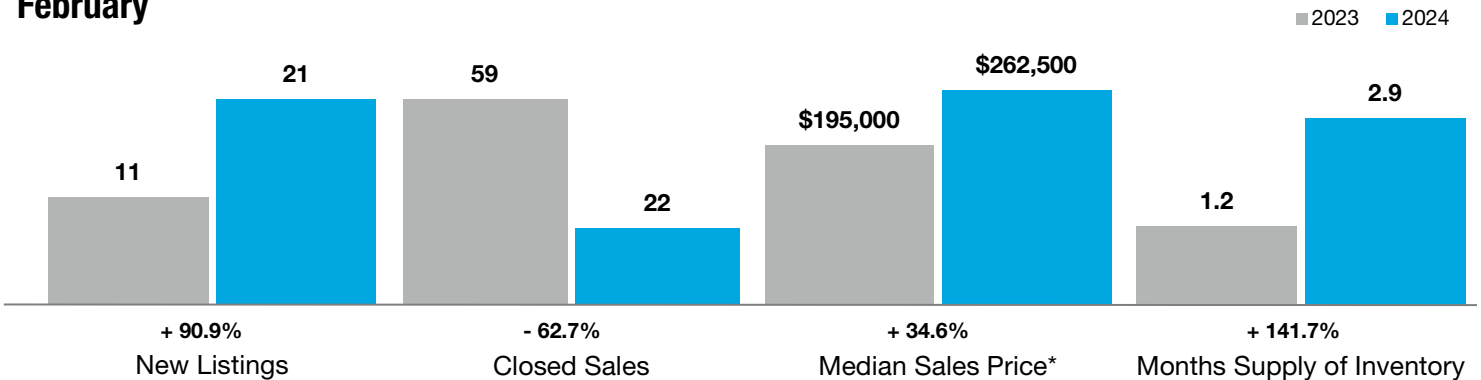
Marion

North Carolina

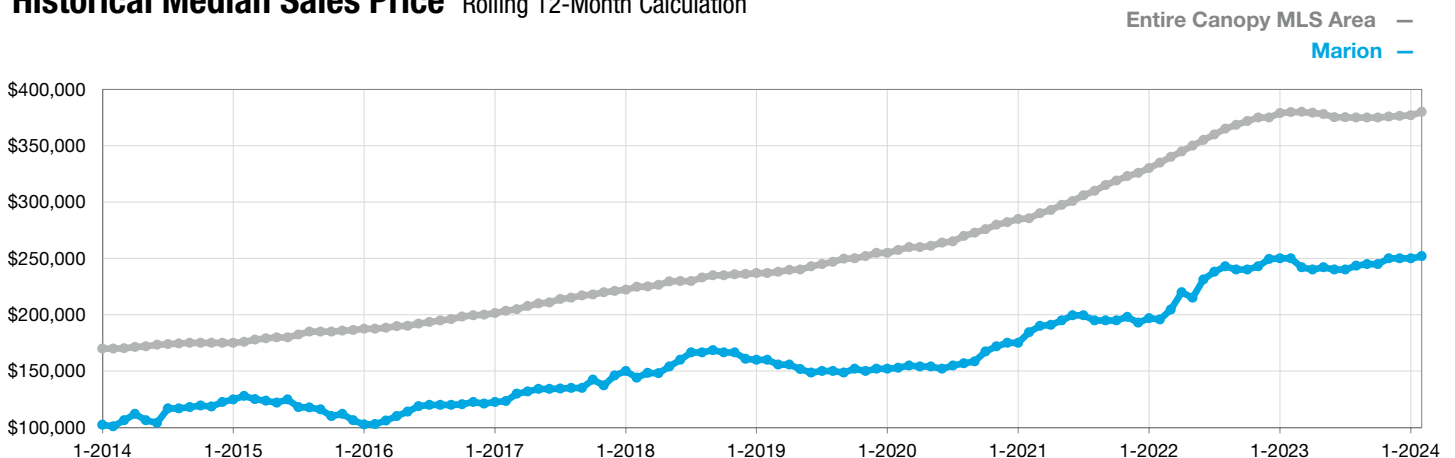
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	21	+ 90.9%	28	41	+ 46.4%
Pending Sales	65	20	- 69.2%	82	41	- 50.0%
Closed Sales	59	22	- 62.7%	73	40	- 45.2%
Median Sales Price*	\$195,000	\$262,500	+ 34.6%	\$240,000	\$257,500	+ 7.3%
Average Sales Price*	\$277,227	\$295,705	+ 6.7%	\$290,035	\$294,073	+ 1.4%
Percent of Original List Price Received*	96.2%	88.9%	- 7.6%	97.0%	89.0%	- 8.2%
List to Close	81	144	+ 77.8%	74	127	+ 71.6%
Days on Market Until Sale	38	73	+ 92.1%	31	66	+ 112.9%
Cumulative Days on Market Until Sale	44	79	+ 79.5%	33	70	+ 112.1%
Average List Price	\$314,799	\$370,862	+ 17.8%	\$241,703	\$320,519	+ 32.6%
Inventory of Homes for Sale	32	54	+ 68.8%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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