

# Local Market Update for July 2024

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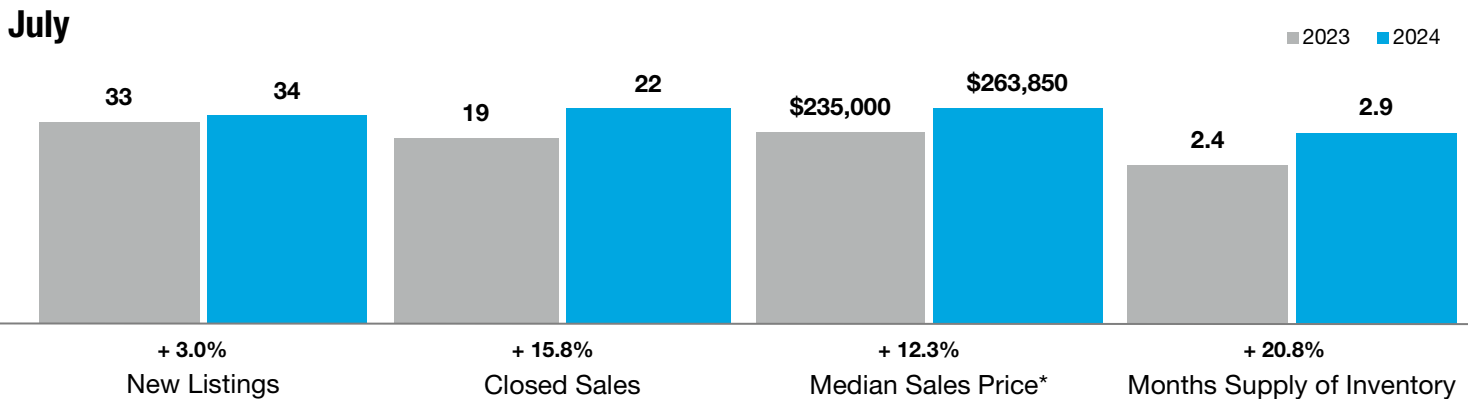


## Marion

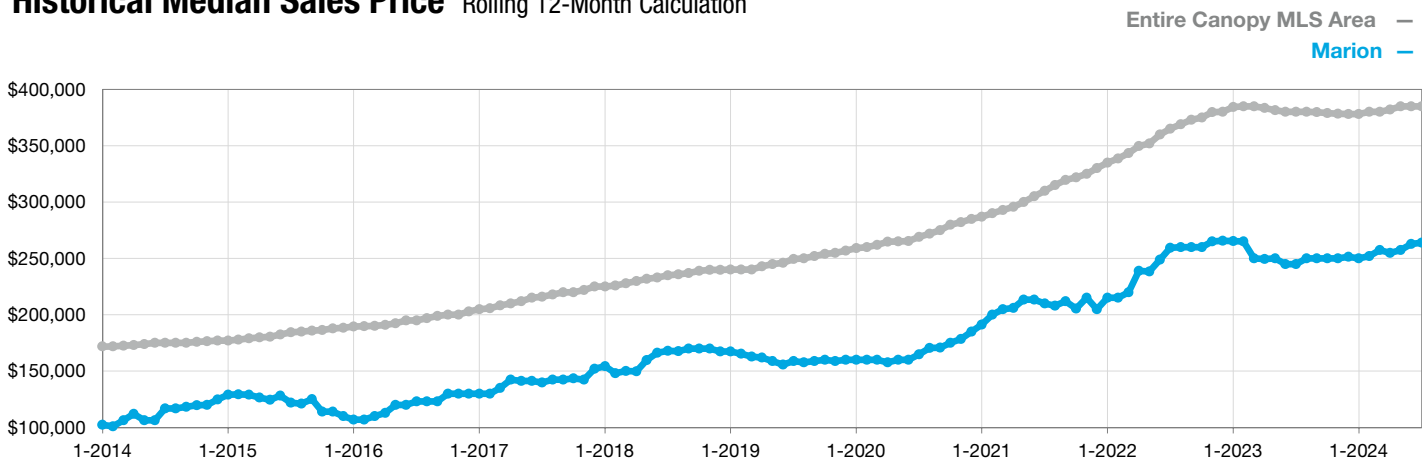
North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	33	34	+ 3.0%	165	190	+ 15.2%
Pending Sales	21	28	+ 33.3%	176	159	- 9.7%
Closed Sales	19	22	+ 15.8%	169	145	- 14.2%
Median Sales Price*	\$235,000	\$263,850	+ 12.3%	\$240,000	\$252,000	+ 5.0%
Average Sales Price*	\$298,439	\$335,459	+ 12.4%	\$281,046	\$316,577	+ 12.6%
Percent of Original List Price Received*	100.8%	90.6%	- 10.1%	96.3%	91.3%	- 5.2%
List to Close	64	129	+ 101.6%	78	124	+ 59.0%
Days on Market Until Sale	30	88	+ 193.3%	34	73	+ 114.7%
Cumulative Days on Market Until Sale	31	104	+ 235.5%	39	79	+ 102.6%
Average List Price	\$424,633	\$476,025	+ 12.1%	\$316,434	\$362,842	+ 14.7%
Inventory of Homes for Sale	56	61	+ 8.9%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

\* 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.



## Historical Median Sales Price Rolling 12-Month Calculation



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