

Local Market Update for August 2024

A research tool provided by the Canopy Realtor® Association
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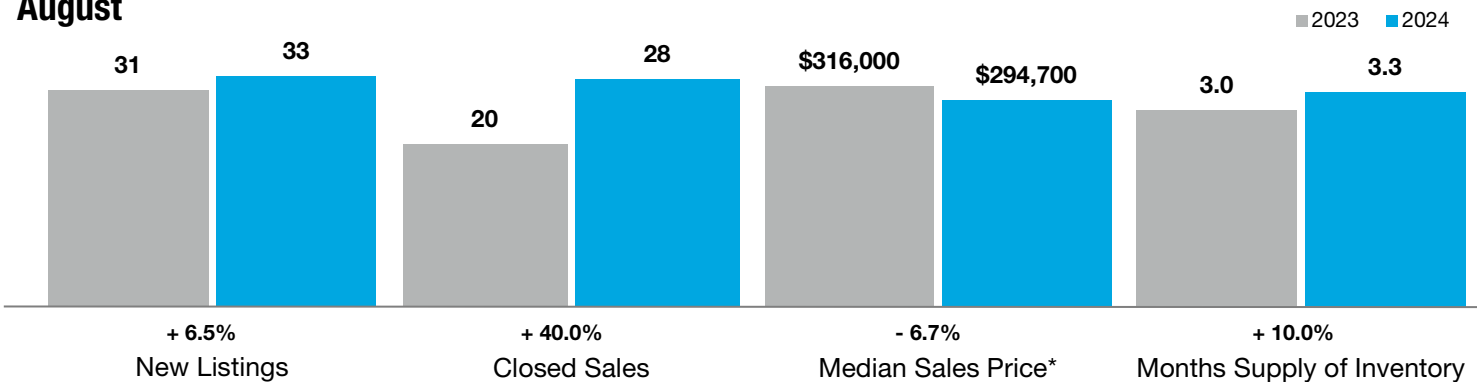
Marion

North Carolina

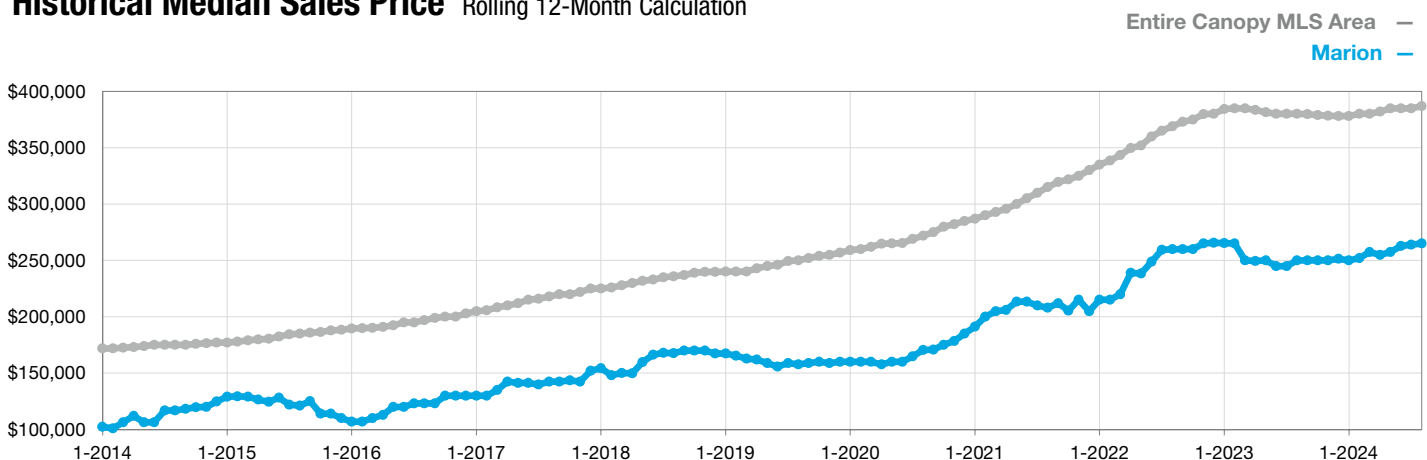
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	31	33	+ 6.5%	196	223	+ 13.8%
Pending Sales	17	23	+ 35.3%	193	178	- 7.8%
Closed Sales	20	28	+ 40.0%	189	173	- 8.5%
Median Sales Price*	\$316,000	\$294,700	- 6.7%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$359,465	\$359,613	+ 0.0%	\$291,863	\$323,543	+ 10.9%
Percent of Original List Price Received*	96.7%	91.5%	- 5.4%	96.4%	91.3%	- 5.3%
List to Close	86	105	+ 22.1%	79	121	+ 53.2%
Days on Market Until Sale	42	56	+ 33.3%	35	71	+ 102.9%
Cumulative Days on Market Until Sale	44	71	+ 61.4%	40	78	+ 95.0%
Average List Price	\$311,657	\$436,684	+ 40.1%	\$315,688	\$371,298	+ 17.6%
Inventory of Homes for Sale	66	69	+ 4.5%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation



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