

Local Market Update for October 2024

A research tool provided by the Canopy Realtor® Association
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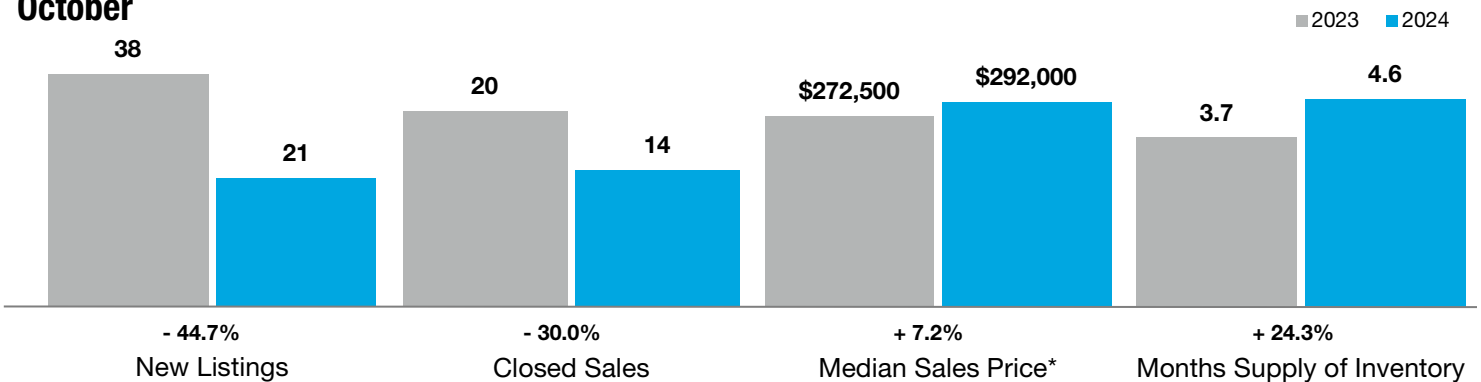
Marion

North Carolina

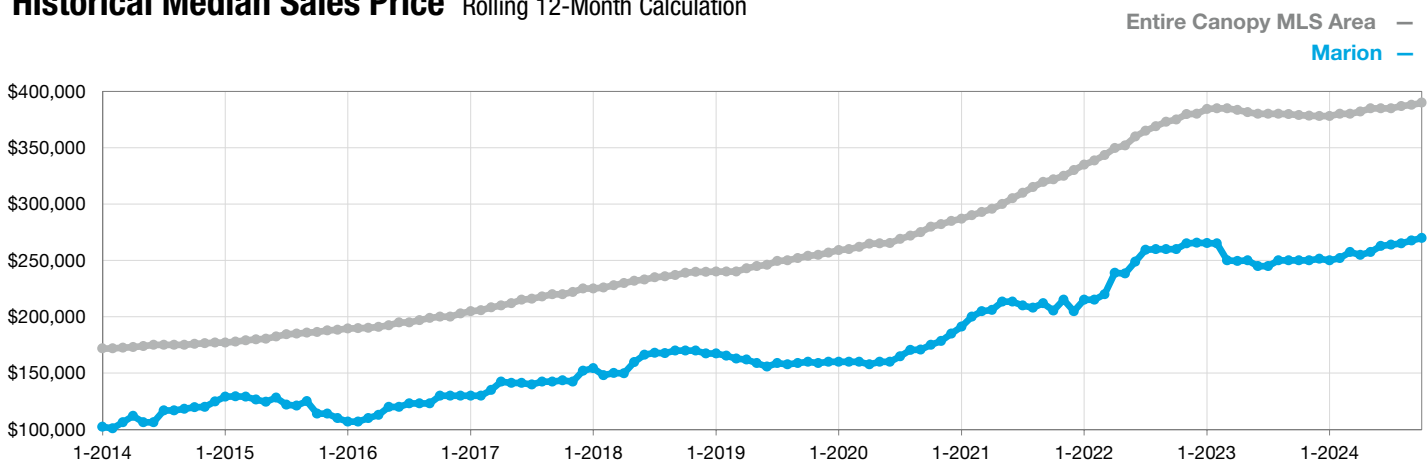
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	38	21	- 44.7%	261	271	+ 3.8%
Pending Sales	19	9	- 52.6%	231	194	- 16.0%
Closed Sales	20	14	- 30.0%	224	203	- 9.4%
Median Sales Price*	\$272,500	\$292,000	+ 7.2%	\$250,000	\$265,500	+ 6.2%
Average Sales Price*	\$300,550	\$269,279	- 10.4%	\$288,654	\$316,777	+ 9.7%
Percent of Original List Price Received*	93.7%	94.1%	+ 0.4%	95.8%	91.9%	- 4.1%
List to Close	58	98	+ 69.0%	76	116	+ 52.6%
Days on Market Until Sale	22	53	+ 140.9%	32	66	+ 106.3%
Cumulative Days on Market Until Sale	22	54	+ 145.5%	37	72	+ 94.6%
Average List Price	\$279,776	\$247,724	- 11.5%	\$319,061	\$357,931	+ 12.2%
Inventory of Homes for Sale	78	87	+ 11.5%	--	--	--
Months Supply of Inventory	3.7	4.6	+ 24.3%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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