

Local Market Update for January 2025

A research tool provided by the Canopy Realtor® Association
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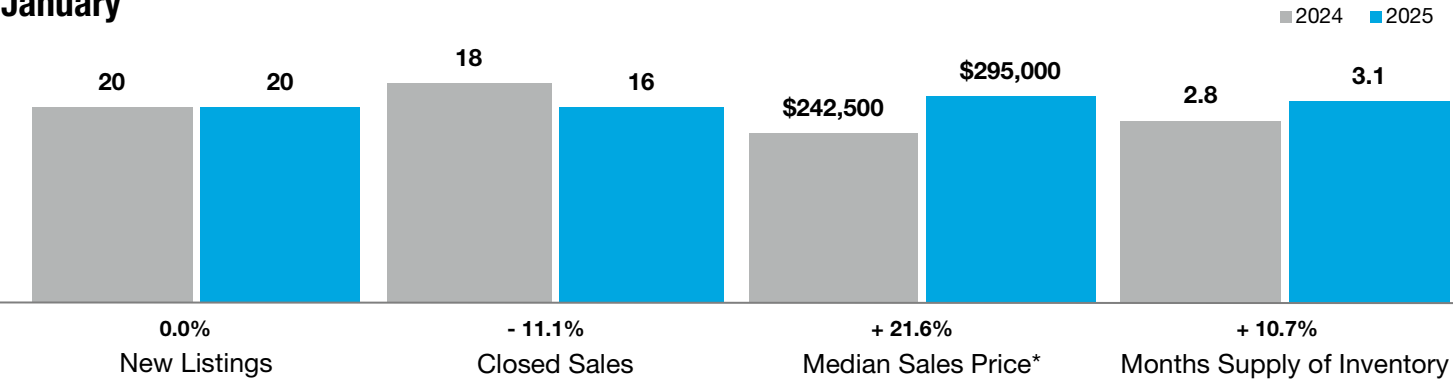
Marion

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	20	20	0.0%	20	20	0.0%
Pending Sales	20	25	+ 25.0%	20	25	+ 25.0%
Closed Sales	18	16	- 11.1%	18	16	- 11.1%
Median Sales Price*	\$242,500	\$295,000	+ 21.6%	\$242,500	\$295,000	+ 21.6%
Average Sales Price*	\$292,078	\$299,793	+ 2.6%	\$292,078	\$299,793	+ 2.6%
Percent of Original List Price Received*	89.3%	92.2%	+ 3.2%	89.3%	92.2%	+ 3.2%
List to Close	107	112	+ 4.7%	107	112	+ 4.7%
Days on Market Until Sale	58	58	0.0%	58	58	0.0%
Cumulative Days on Market Until Sale	59	62	+ 5.1%	59	62	+ 5.1%
Average List Price	\$263,265	\$425,405	+ 61.6%	\$263,265	\$425,405	+ 61.6%
Inventory of Homes for Sale	63	59	- 6.3%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

