

Local Market Update for February 2025

A research tool provided by the Canopy Realtor® Association
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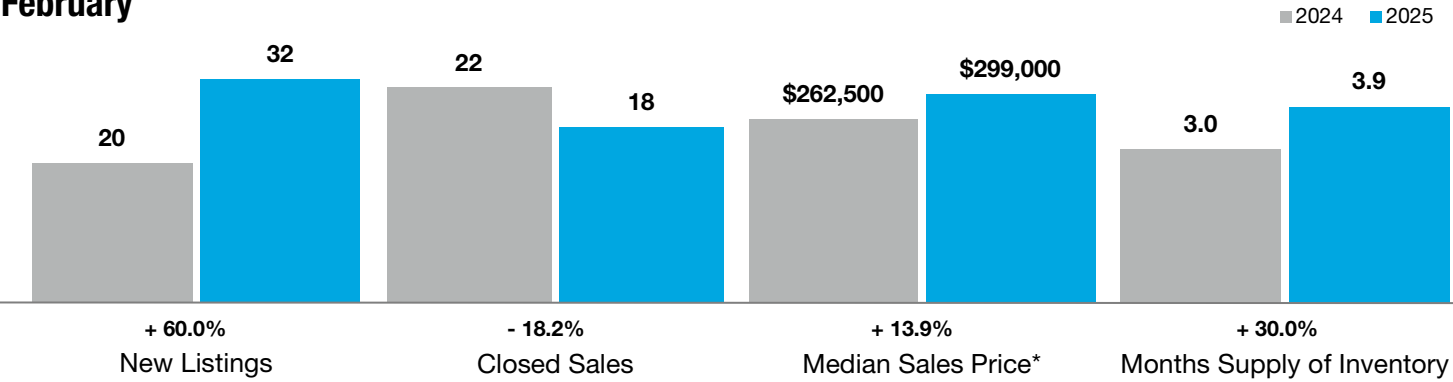
Marion

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	20	32	+ 60.0%	40	52	+ 30.0%
Pending Sales	19	17	- 10.5%	39	42	+ 7.7%
Closed Sales	22	18	- 18.2%	40	35	- 12.5%
Median Sales Price*	\$262,500	\$299,000	+ 13.9%	\$257,500	\$299,000	+ 16.1%
Average Sales Price*	\$295,705	\$295,438	- 0.1%	\$294,073	\$299,374	+ 1.8%
Percent of Original List Price Received*	88.9%	90.1%	+ 1.3%	89.0%	91.4%	+ 2.7%
List to Close	144	110	- 23.6%	127	116	- 8.7%
Days on Market Until Sale	73	69	- 5.5%	66	63	- 4.5%
Cumulative Days on Market Until Sale	79	70	- 11.4%	70	65	- 7.1%
Average List Price	\$334,385	\$433,893	+ 29.8%	\$298,825	\$429,861	+ 43.9%
Inventory of Homes for Sale	57	73	+ 28.1%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

