

Local Market Update for April 2025

A research tool provided by the Canopy Realtor® Association
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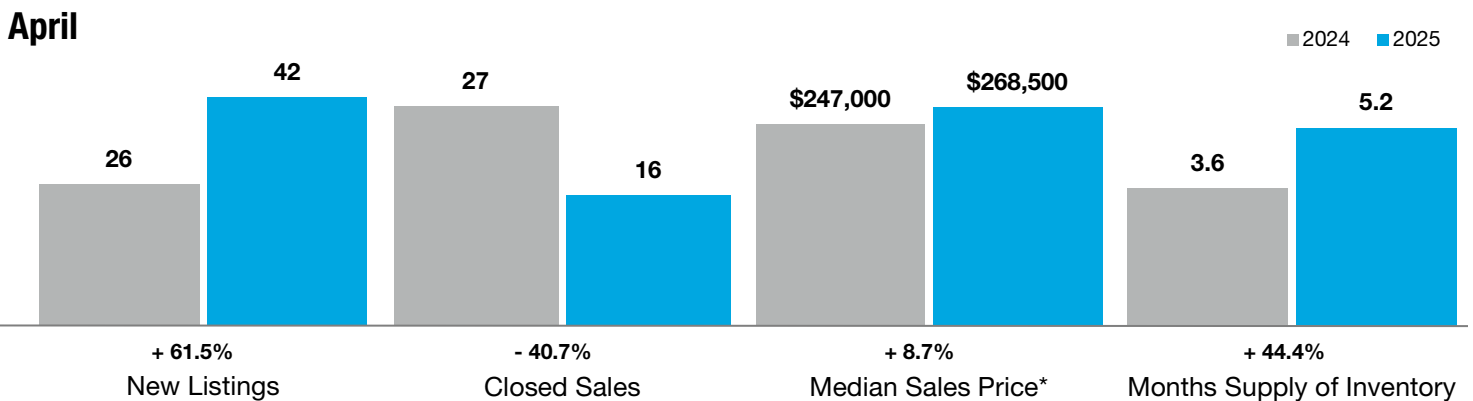


Marion

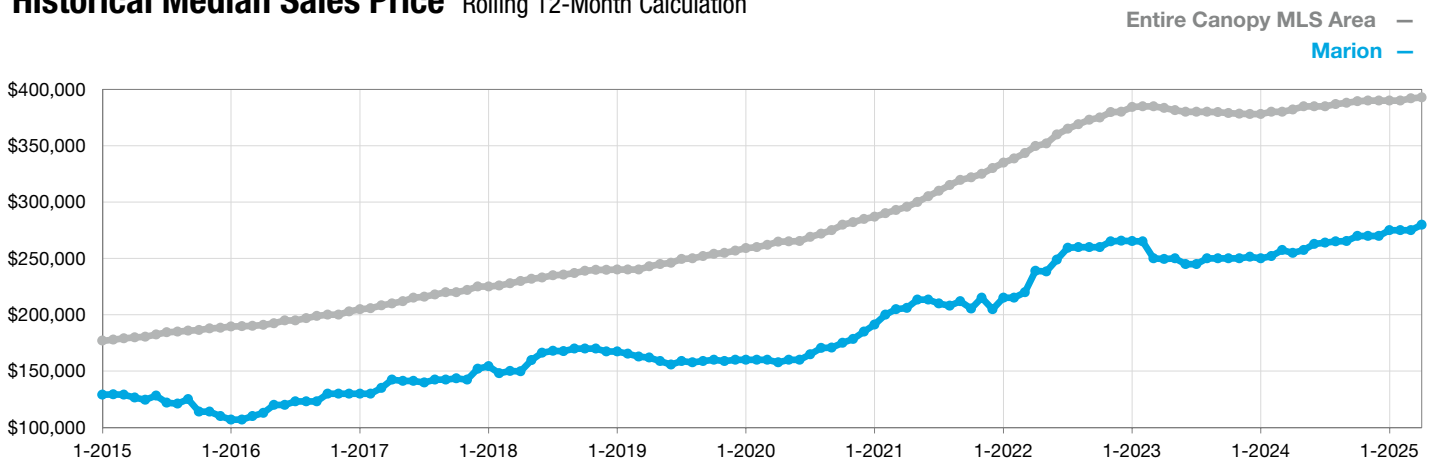
North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	26	42	+ 61.5%	95	120	+ 26.3%
Pending Sales	14	22	+ 57.1%	76	76	0.0%
Closed Sales	27	16	- 40.7%	86	68	- 20.9%
Median Sales Price*	\$247,000	\$268,500	+ 8.7%	\$253,500	\$275,525	+ 8.7%
Average Sales Price*	\$257,101	\$284,500	+ 10.7%	\$307,210	\$288,230	- 6.2%
Percent of Original List Price Received*	89.8%	90.7%	+ 1.0%	90.6%	91.8%	+ 1.3%
List to Close	132	133	+ 0.8%	132	126	- 4.5%
Days on Market Until Sale	83	81	- 2.4%	72	74	+ 2.8%
Cumulative Days on Market Until Sale	84	81	- 3.6%	73	75	+ 2.7%
Average List Price	\$317,342	\$364,329	+ 14.8%	\$303,249	\$384,514	+ 26.8%
Inventory of Homes for Sale	68	97	+ 42.6%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--

* 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 May 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.