

Local Market Update for May 2025

A research tool provided by the Canopy Realtor® Association
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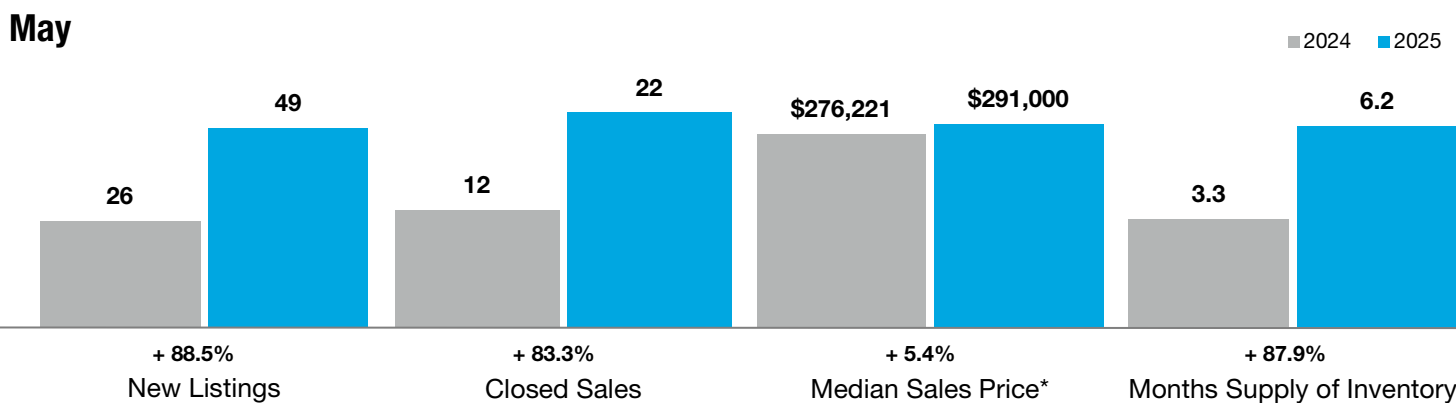


Marion

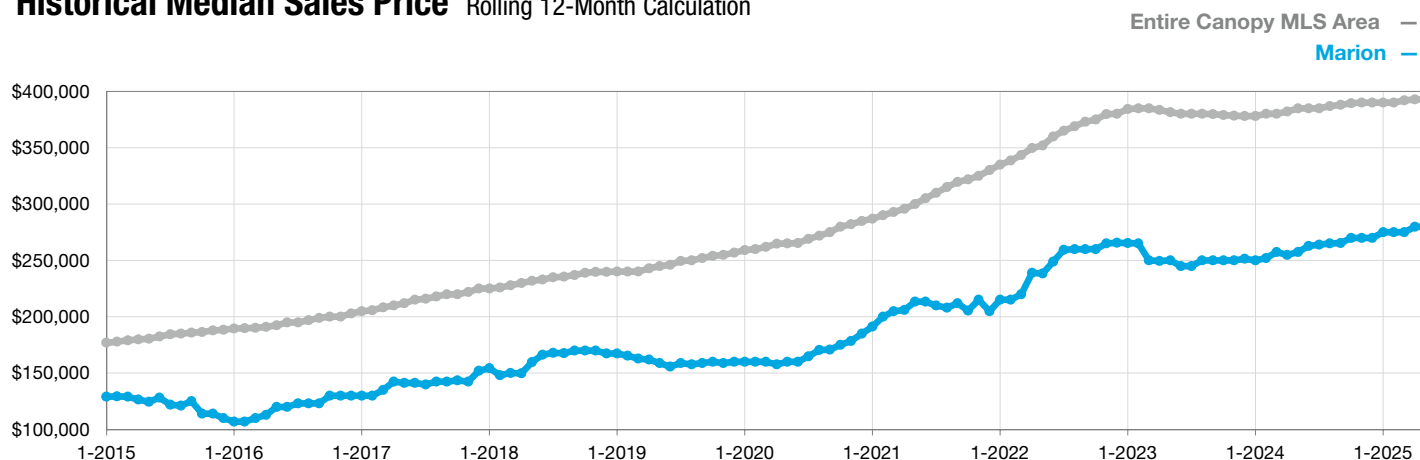
North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	49	+ 88.5%	121	170	+ 40.5%
Pending Sales	24	26	+ 8.3%	100	99	- 1.0%
Closed Sales	12	22	+ 83.3%	98	91	- 7.1%
Median Sales Price*	\$276,221	\$291,000	+ 5.4%	\$253,500	\$276,050	+ 8.9%
Average Sales Price*	\$353,490	\$342,378	- 3.1%	\$312,877	\$301,410	- 3.7%
Percent of Original List Price Received*	92.7%	95.1%	+ 2.6%	90.8%	92.6%	+ 2.0%
List to Close	155	96	- 38.1%	135	118	- 12.6%
Days on Market Until Sale	131	52	- 60.3%	79	68	- 13.9%
Cumulative Days on Market Until Sale	155	71	- 54.2%	83	74	- 10.8%
Average List Price	\$367,088	\$442,818	+ 20.6%	\$316,967	\$399,016	+ 25.9%
Inventory of Homes for Sale	64	115	+ 79.7%	--	--	--
Months Supply of Inventory	3.3	6.2	+ 87.9%	--	--	--

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