

# Local Market Update for July 2025

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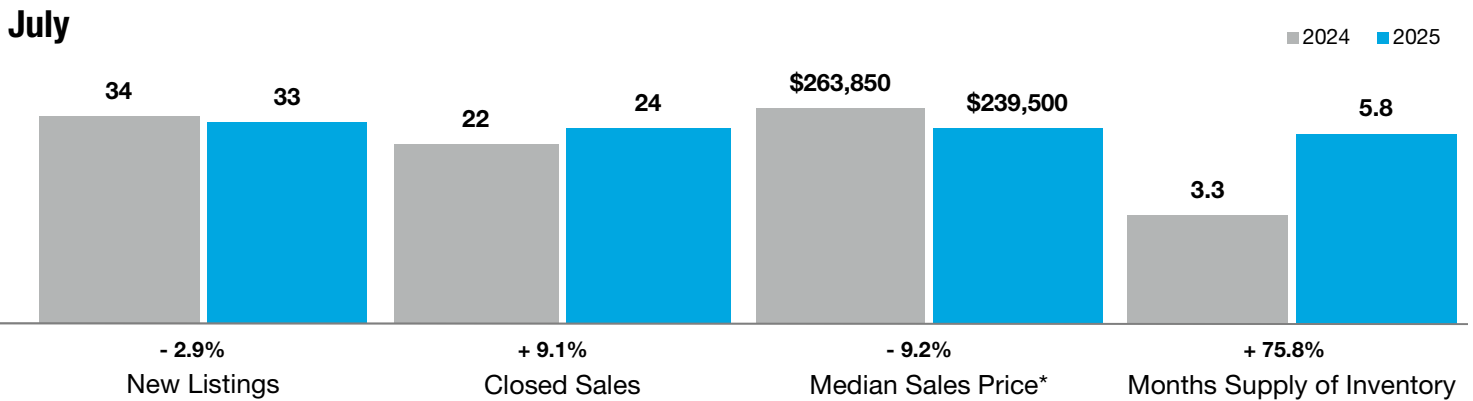


## Marion

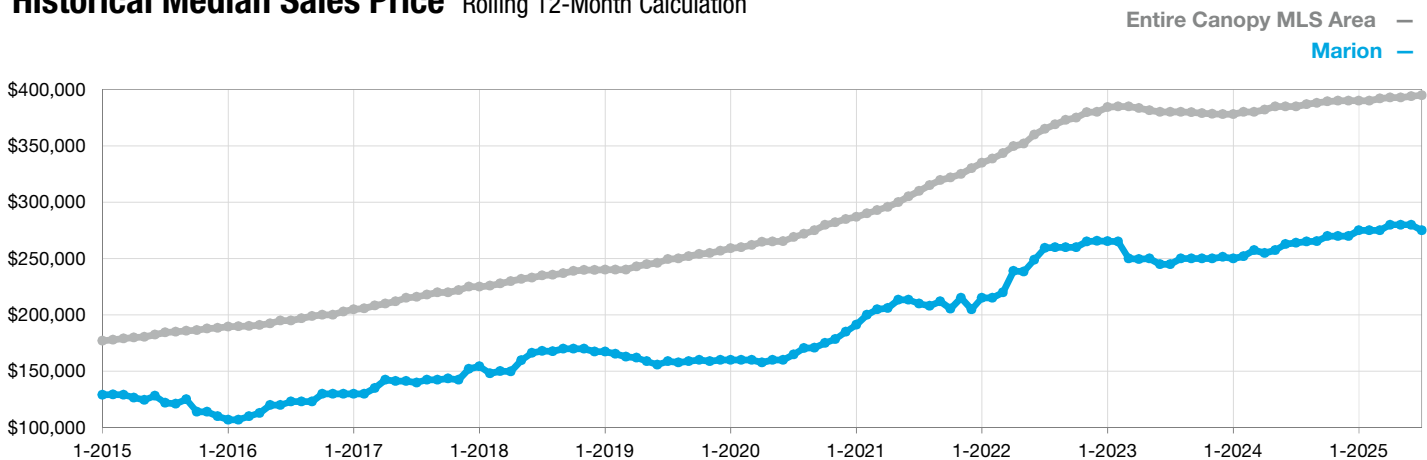
North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	34	33	- 2.9%	190	241	+ 26.8%
Pending Sales	24	31	+ 29.2%	151	159	+ 5.3%
Closed Sales	22	24	+ 9.1%	145	141	- 2.8%
Median Sales Price*	\$263,850	\$239,500	- 9.2%	\$252,000	\$270,000	+ 7.1%
Average Sales Price*	\$335,459	\$333,683	- 0.5%	\$316,577	\$316,880	+ 0.1%
Percent of Original List Price Received*	90.6%	89.1%	- 1.7%	91.3%	92.2%	+ 1.0%
List to Close	129	84	- 34.9%	124	108	- 12.9%
Days on Market Until Sale	88	47	- 46.6%	73	61	- 16.4%
Cumulative Days on Market Until Sale	104	48	- 53.8%	79	65	- 17.7%
Average List Price	\$453,868	\$319,067	- 29.7%	\$353,988	\$375,622	+ 6.1%
Inventory of Homes for Sale	67	112	+ 67.2%	--	--	--
Months Supply of Inventory	3.3	5.8	+ 75.8%	--	--	--

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