

# Local Market Update for August 2025

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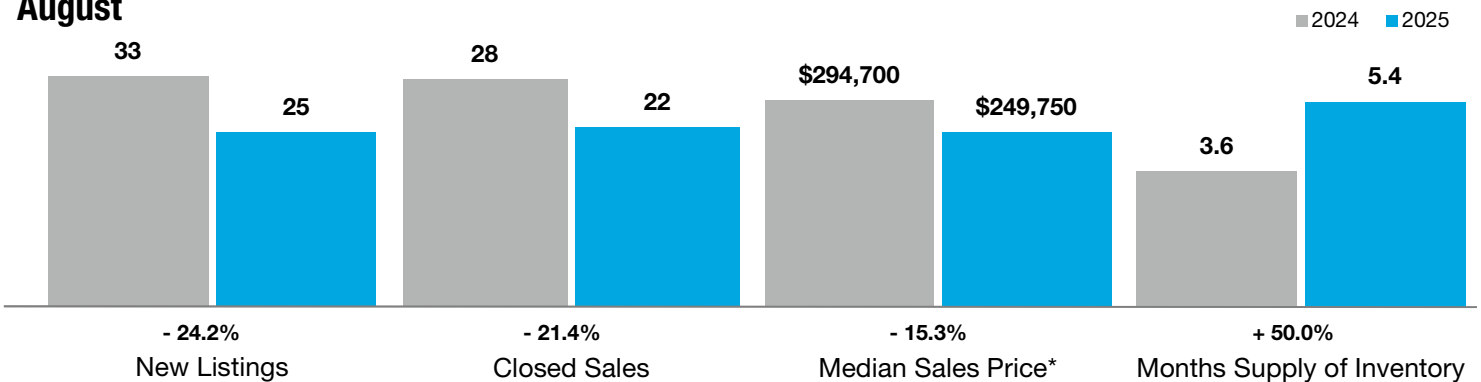
## Marion

North Carolina

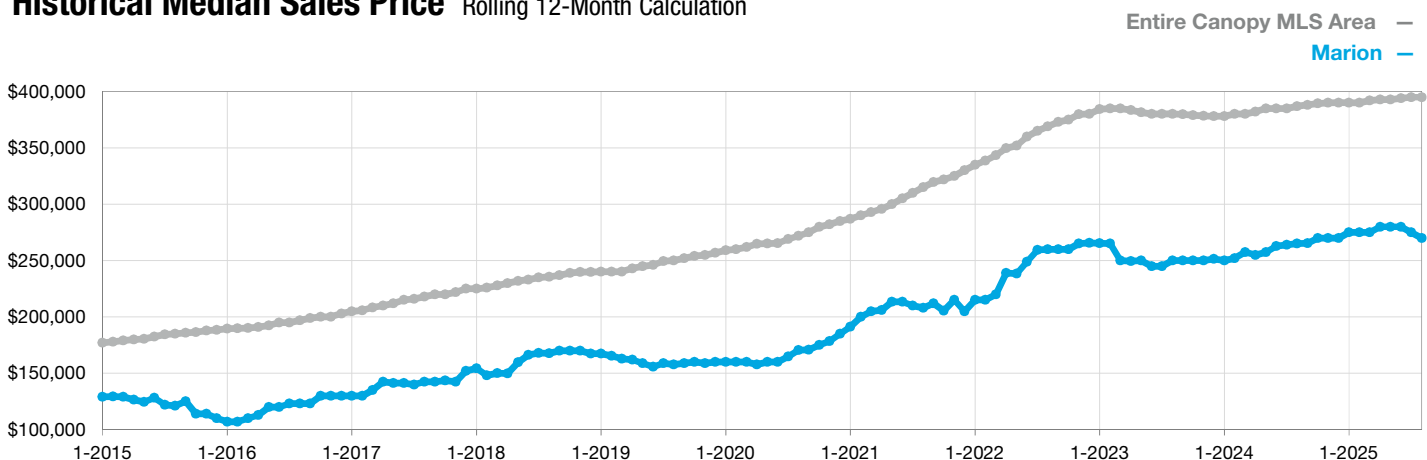
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	33	25	- 24.2%	223	266	+ 19.3%
Pending Sales	21	25	+ 19.0%	172	183	+ 6.4%
Closed Sales	28	22	- 21.4%	173	165	- 4.6%
Median Sales Price*	\$294,700	\$249,750	- 15.3%	\$265,000	\$265,000	0.0%
Average Sales Price*	\$359,613	\$260,518	- 27.6%	\$323,543	\$308,928	- 4.5%
Percent of Original List Price Received*	91.5%	94.5%	+ 3.3%	91.3%	92.6%	+ 1.4%
List to Close	105	75	- 28.6%	121	103	- 14.9%
Days on Market Until Sale	56	36	- 35.7%	71	57	- 19.7%
Cumulative Days on Market Until Sale	71	37	- 47.9%	78	61	- 21.8%
Average List Price	\$421,803	\$426,380	+ 1.1%	\$364,024	\$378,368	+ 3.9%
Inventory of Homes for Sale	73	105	+ 43.8%	--	--	--
Months Supply of Inventory	3.6	5.4	+ 50.0%	--	--	--

\* 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.

### August



### Historical Median Sales Price Rolling 12-Month Calculation



Current as of September 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.