

Local Market Update for September 2025

A research tool provided by the Canopy Realtor® Association
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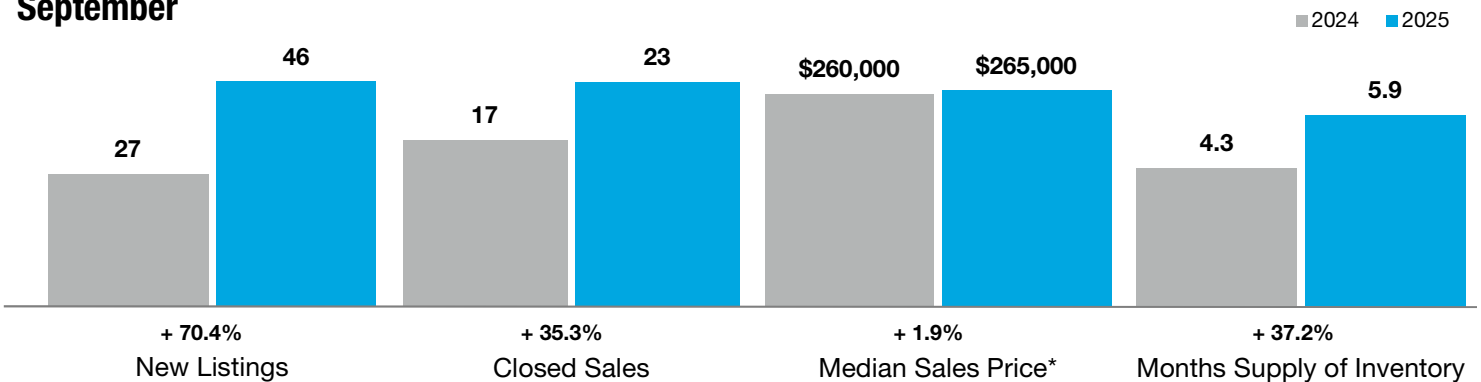
Marion

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	27	46	+ 70.4%	250	312	+ 24.8%
Pending Sales	10	26	+ 160.0%	182	206	+ 13.2%
Closed Sales	17	23	+ 35.3%	190	189	- 0.5%
Median Sales Price*	\$260,000	\$265,000	+ 1.9%	\$264,500	\$265,000	+ 0.2%
Average Sales Price*	\$277,823	\$282,383	+ 1.6%	\$319,452	\$305,401	- 4.4%
Percent of Original List Price Received*	95.1%	90.8%	- 4.5%	91.7%	92.4%	+ 0.8%
List to Close	74	99	+ 33.8%	117	103	- 12.0%
Days on Market Until Sale	31	60	+ 93.5%	67	57	- 14.9%
Cumulative Days on Market Until Sale	32	60	+ 87.5%	73	60	- 17.8%
Average List Price	\$346,689	\$431,800	+ 24.5%	\$361,844	\$384,895	+ 6.4%
Inventory of Homes for Sale	84	121	+ 44.0%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

