

# Local Market Update for November 2025

A research tool provided by the Canopy Realtor® Association  
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## Marion

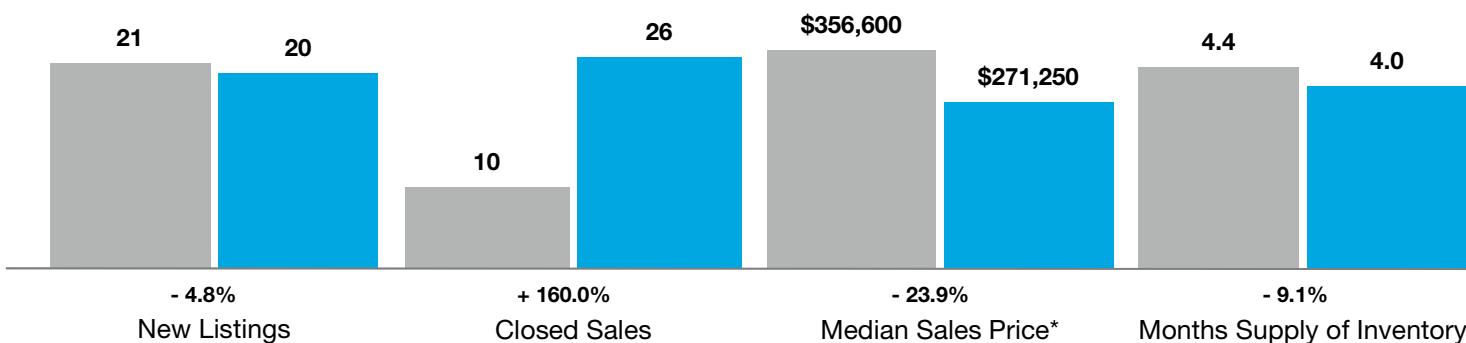
North Carolina

| Key Metrics                              | November  |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
|  | 2024      | 2025      | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings                             | 21        | 20        | - 4.8%         | 292          | 357          | + 22.3%        |
| Pending Sales                            | 19        | 26        | + 36.8%        | 210          | 263          | + 25.2%        |
| Closed Sales                             | 10        | 26        | + 160.0%       | 214          | 247          | + 15.4%        |
| Median Sales Price*                      | \$356,600 | \$271,250 | - 23.9%        | \$267,700    | \$265,000    | - 1.0%         |
| Average Sales Price*                     | \$386,010 | \$275,835 | - 28.5%        | \$319,280    | \$304,139    | - 4.7%         |
| Percent of Original List Price Received* | 97.2%     | 88.6%     | - 8.8%         | 92.1%        | 91.6%        | - 0.5%         |
| List to Close                            | 63        | 132       | + 109.5%       | 113          | 109          | - 3.5%         |
| Days on Market Until Sale                | 23        | 89        | + 287.0%       | 64           | 64           | 0.0%           |
| Cumulative Days on Market Until Sale     | 24        | 102       | + 325.0%       | 70           | 69           | - 1.4%         |
| Average List Price                       | \$382,481 | \$349,825 | - 8.5%         | \$354,277    | \$376,692    | + 6.3%         |
| Inventory of Homes for Sale              | 84        | 92        | + 9.5%         | --           | --           | --             |
| Months Supply of Inventory               | 4.4       | 4.0       | - 9.1%         | --           | --           | --             |

\* 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.

## November

■ 2024 ■ 2025



## Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Marion —

