

# Local Market Update for December 2025

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

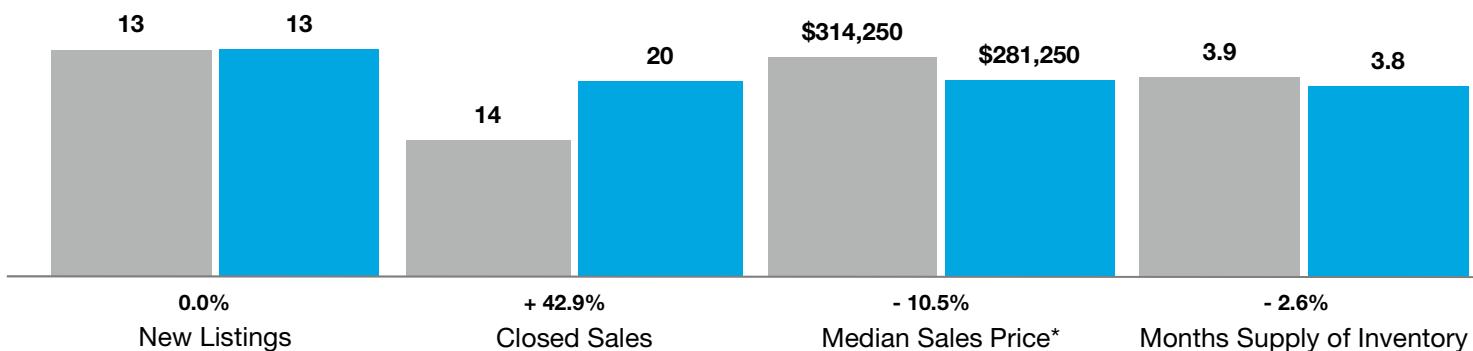
North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	13	13	0.0%	305	371	+ 21.6%
Pending Sales	12	13	+ 8.3%	222	274	+ 23.4%
Closed Sales	14	20	+ 42.9%	228	268	+ 17.5%
Median Sales Price*	\$314,250	\$281,250	- 10.5%	\$270,000	\$265,000	- 1.9%
Average Sales Price*	\$530,379	\$328,895	- 38.0%	\$332,242	\$306,018	- 7.9%
Percent of Original List Price Received*	94.9%	92.5%	- 2.5%	92.2%	91.7%	- 0.5%
List to Close	80	83	+ 3.8%	111	107	- 3.6%
Days on Market Until Sale	43	47	+ 9.3%	63	63	0.0%
Cumulative Days on Market Until Sale	53	56	+ 5.7%	69	68	- 1.4%
Average List Price	\$357,058	\$405,900	+ 13.7%	\$354,386	\$377,013	+ 6.4%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--

\* 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.

## December

■ 2024 ■ 2025



## Historical Median Sales Price

Rolling 12-Month Calculation

Entire Canopy MLS Area —  
Marion —

