

# Local Market Update for February 2026

A research tool provided by the Canopy Realtor® Association  
FOR MORE INFORMATION, CONTACT A REALTOR®



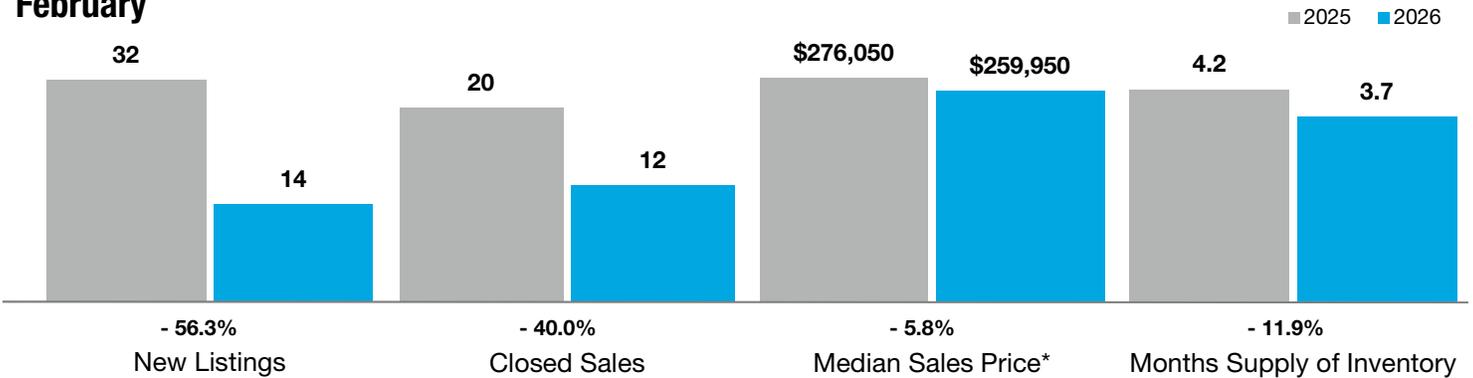
## Marion

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	32	14	- 56.3%	52	37	- 28.8%
Pending Sales	15	15	0.0%	39	28	- 28.2%
Closed Sales	20	12	- 40.0%	37	25	- 32.4%
Median Sales Price*	\$276,050	\$259,950	- 5.8%	\$295,000	\$295,000	0.0%
Average Sales Price*	\$290,913	\$329,596	+ 17.6%	\$296,693	\$328,534	+ 10.7%
Percent of Original List Price Received*	91.0%	85.1%	- 6.5%	91.8%	87.5%	- 4.7%
List to Close	103	118	+ 14.6%	112	144	+ 28.6%
Days on Market Until Sale	63	133	+ 111.1%	60	126	+ 110.0%
Cumulative Days on Market Until Sale	64	146	+ 128.1%	62	133	+ 114.5%
Average List Price	\$423,750	\$382,029	- 9.8%	\$417,271	\$358,195	- 14.2%
Inventory of Homes for Sale	78	80	+ 2.6%	--	--	--
Months Supply of Inventory	4.2	3.7	- 11.9%	--	--	--

\* 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.

### February



### Historical Median Sales Price

Rolling 12-Month Calculation

