Local Market Update for August 2026

A research tool provided by the Canopy Realtor® Association
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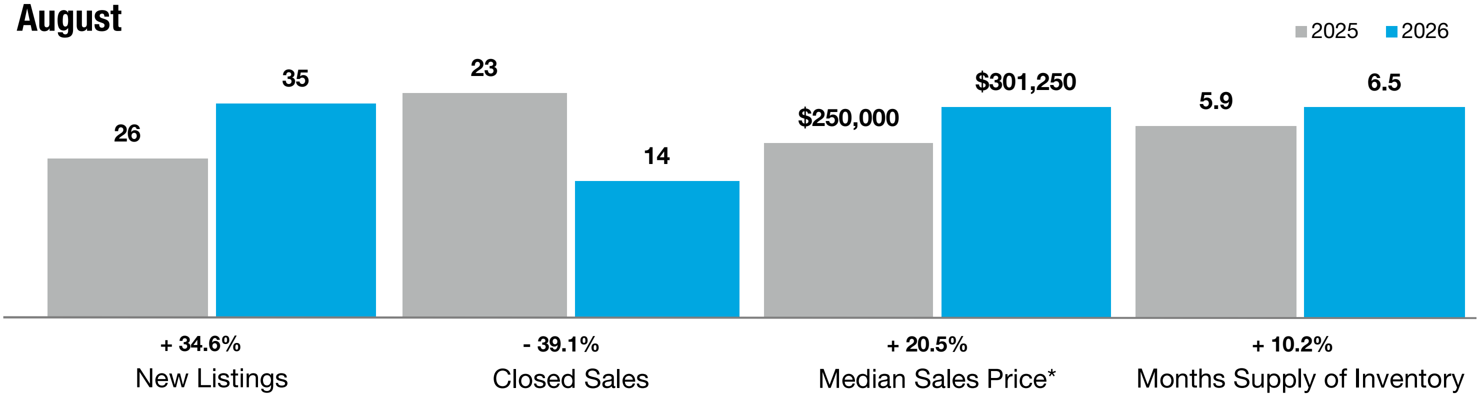
Marion

North Carolina

Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	26	**35**	+ 34.6%	267	**260**	- 2.6%
Pending Sales	24	**21**	- 12.5%	179	**149**	- 16.8%
Closed Sales	23	**14**	- 39.1%	166	**135**	- 18.7%
Median Sales Price*	$250,000	**$301,250**	+ 20.5%	$262,500	**$290,000**	+ 10.5%
Average Sales Price*	$260,496	**$369,929**	+ 42.0%	$308,630	**$324,171**	+ 5.0%
Percent of Original List Price Received*	94.5%	**93.6%**	- 1.0%	92.6%	**91.0%**	- 1.7%
List to Close	76	**110**	+ 44.7%	103	**123**	+ 19.4%
Days on Market Until Sale	37	**70**	+ 89.2%	57	**82**	+ 43.9%
Cumulative Days on Market Until Sale	38	**76**	+ 100.0%	61	**94**	+ 54.1%
Average List Price	$380,820	**$407,560**	+ 7.0%	$368,542	**$398,662**	+ 8.2%
Inventory of Homes for Sale	112	**130**	+ 16.1%	--	--	--
Months Supply of Inventory	5.9	**6.5**	+ 10.2%	--	**--**	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation