Local Market Update for October 2026

A research tool provided by the Canopy Realtor® Association
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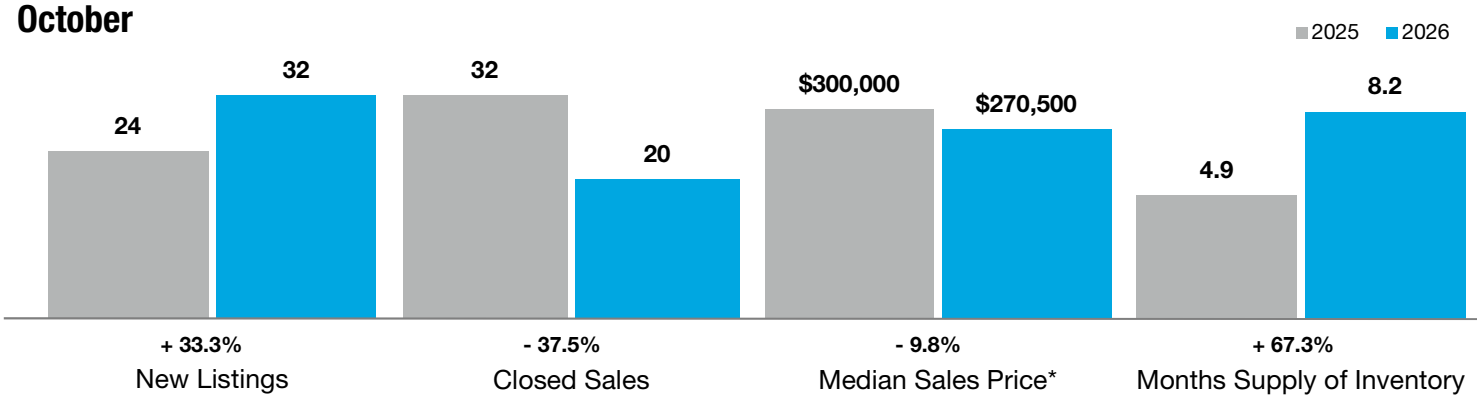
Marion

North Carolina

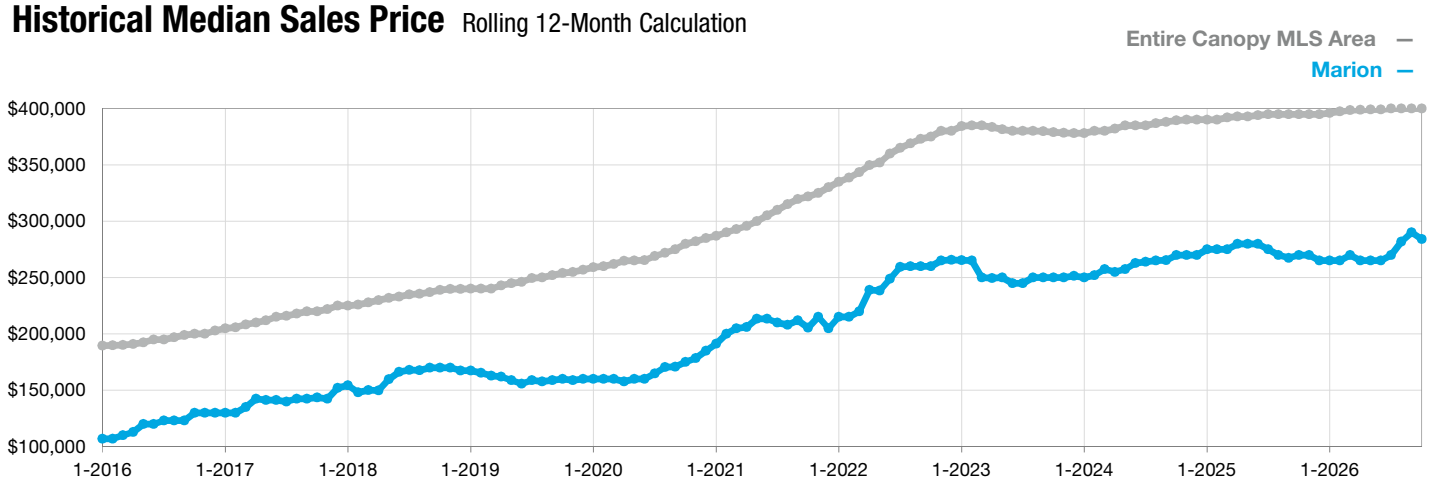
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	24	**32**	+ 33.3%	336	**330**	- 1.8%
Pending Sales	32	**14**	- 56.3%	235	**181**	- 23.0%
Closed Sales	32	**20**	- 37.5%	222	**177**	- 20.3%
Median Sales Price*	$300,000	**$270,500**	- 9.8%	$265,000	**$290,000**	+ 9.4%
Average Sales Price*	$319,758	**$284,990**	- 10.9%	$307,013	**$316,806**	+ 3.2%
Percent of Original List Price Received*	89.3%	**93.7%**	+ 4.9%	91.9%	**91.3%**	- 0.7%
List to Close	128	**104**	- 18.8%	107	**118**	+ 10.3%
Days on Market Until Sale	88	**55**	- 37.5%	62	**75**	+ 21.0%
Cumulative Days on Market Until Sale	92	**78**	- 15.2%	65	**88**	+ 35.4%
Average List Price	$342,530	**$378,109**	+ 10.4%	$368,414	**$397,258**	+ 7.8%
Inventory of Homes for Sale	108	**148**	+ 37.0%	--	--	--
Months Supply of Inventory	4.9	**8.2**	+ 67.3%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.