

# Local Market Update for January 2025

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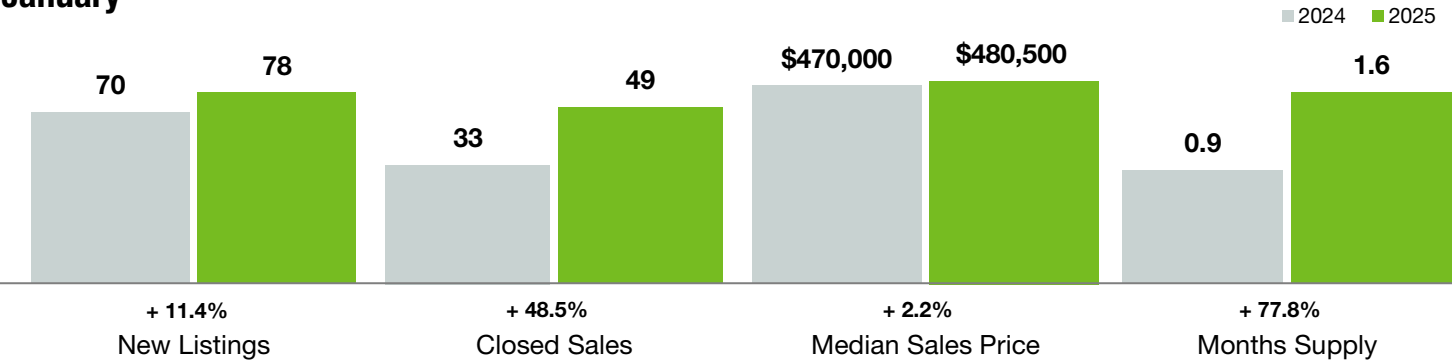
## Matthews

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	70	78	+ 11.4%	70	78	+ 11.4%
Pending Sales	71	61	- 14.1%	71	61	- 14.1%
Closed Sales	33	49	+ 48.5%	33	49	+ 48.5%
Median Sales Price*	\$470,000	\$480,500	+ 2.2%	\$470,000	\$480,500	+ 2.2%
Average Sales Price*	\$556,111	\$542,493	- 2.4%	\$556,111	\$542,493	- 2.4%
Percent of Original List Price Received*	96.9%	96.7%	- 0.2%	96.9%	96.7%	- 0.2%
List to Close	65	83	+ 27.7%	65	83	+ 27.7%
Days on Market Until Sale	27	33	+ 22.2%	27	33	+ 22.2%
Cumulative Days on Market Until Sale	23	36	+ 56.5%	23	36	+ 56.5%
Average List Price	\$604,933	\$618,845	+ 2.3%	\$604,933	\$618,845	+ 2.3%
Inventory of Homes for Sale	65	118	+ 81.5%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

\* 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.

### January



### Median Sales Price

Rolling 12-Month Calculation

