

Local Market Update for February 2025

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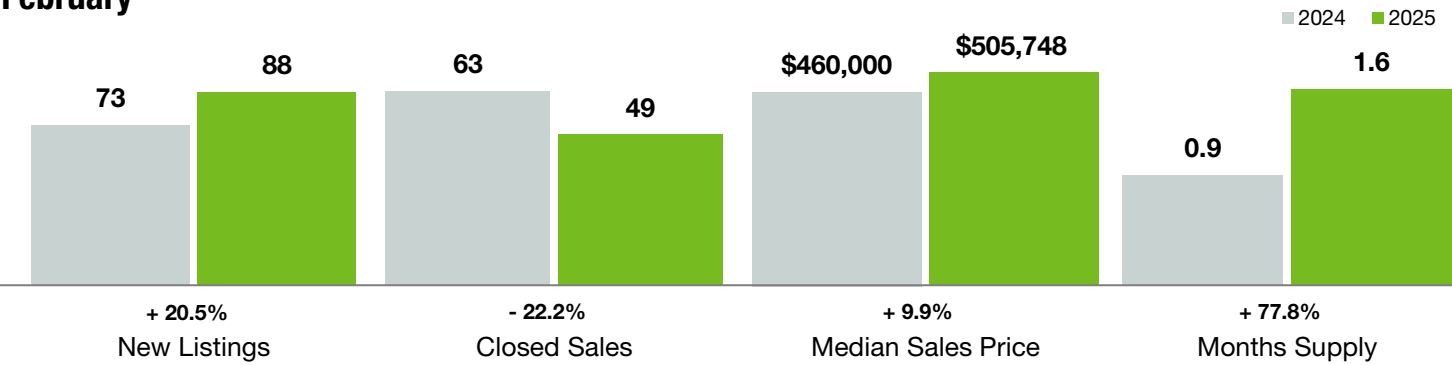
Matthews

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	73	88	+ 20.5%	143	166	+ 16.1%
Pending Sales	71	81	+ 14.1%	142	140	- 1.4%
Closed Sales	63	49	- 22.2%	96	101	+ 5.2%
Median Sales Price*	\$460,000	\$505,748	+ 9.9%	\$470,000	\$487,500	+ 3.7%
Average Sales Price*	\$567,921	\$557,708	- 1.8%	\$563,861	\$547,342	- 2.9%
Percent of Original List Price Received*	99.3%	98.1%	- 1.2%	98.5%	97.3%	- 1.2%
List to Close	53	84	+ 58.5%	57	86	+ 50.9%
Days on Market Until Sale	18	37	+ 105.6%	21	37	+ 76.2%
Cumulative Days on Market Until Sale	21	41	+ 95.2%	22	42	+ 90.9%
Average List Price	\$663,445	\$669,734	+ 0.9%	\$634,811	\$642,209	+ 1.2%
Inventory of Homes for Sale	63	122	+ 93.7%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

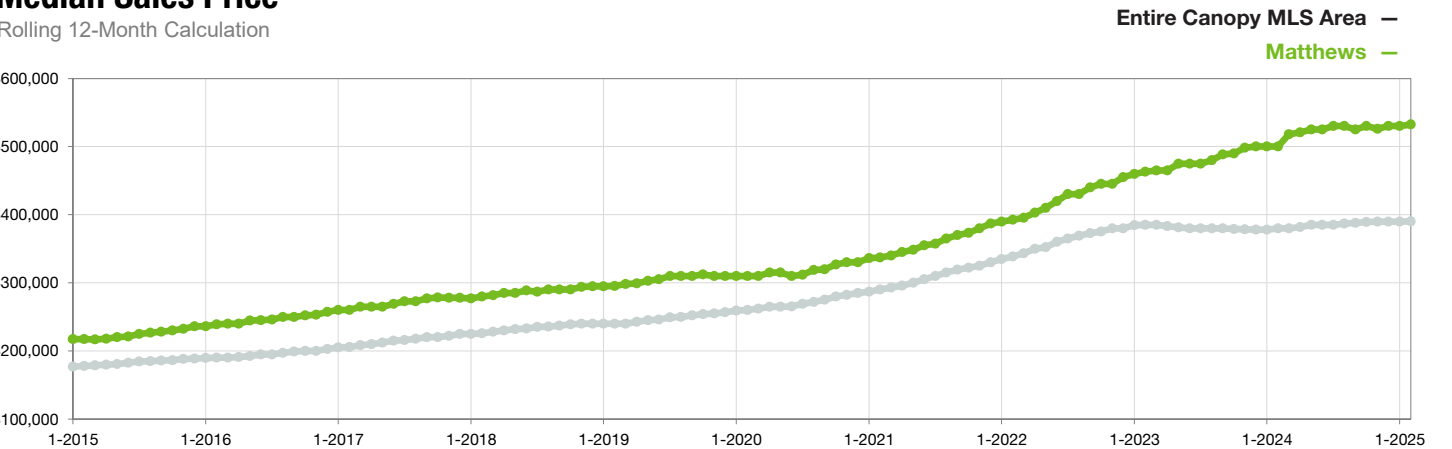
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.