

Local Market Update for March 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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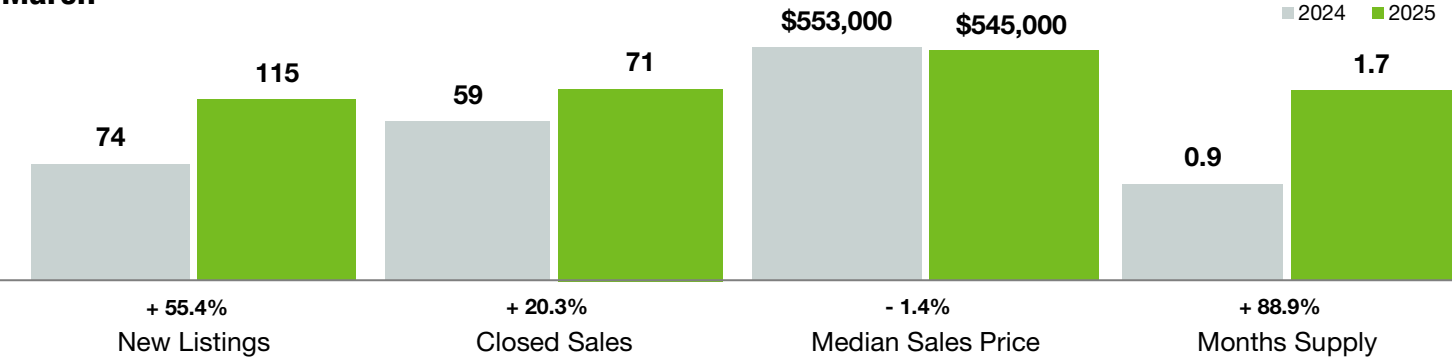
Matthews

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	74	115	+ 55.4%	217	281	+ 29.5%
Pending Sales	69	100	+ 44.9%	211	235	+ 11.4%
Closed Sales	59	71	+ 20.3%	155	172	+ 11.0%
Median Sales Price*	\$553,000	\$545,000	- 1.4%	\$510,000	\$519,900	+ 1.9%
Average Sales Price*	\$682,599	\$623,228	- 8.7%	\$609,058	\$578,850	- 5.0%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	99.3%	98.3%	- 1.0%
List to Close	61	68	+ 11.5%	58	79	+ 36.2%
Days on Market Until Sale	19	25	+ 31.6%	20	32	+ 60.0%
Cumulative Days on Market Until Sale	21	29	+ 38.1%	21	37	+ 76.2%
Average List Price	\$668,721	\$637,676	- 4.6%	\$646,274	\$638,643	- 1.2%
Inventory of Homes for Sale	61	135	+ 121.3%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

* 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.

March



Median Sales Price

Rolling 12-Month Calculation

