

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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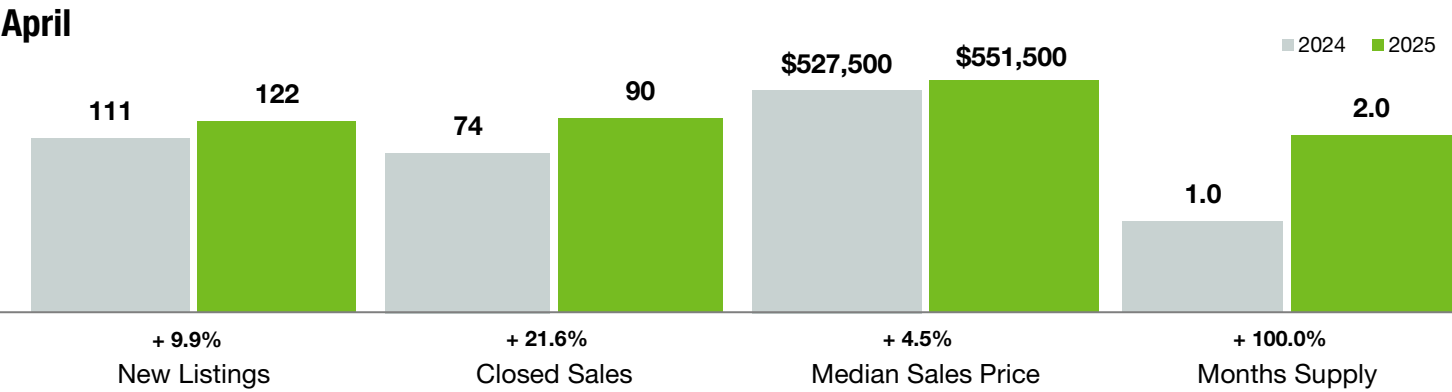


Matthews

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	111	122	+ 9.9%	328	404	+ 23.2%
Pending Sales	92	90	- 2.2%	303	326	+ 7.6%
Closed Sales	74	90	+ 21.6%	229	263	+ 14.8%
Median Sales Price*	\$527,500	\$551,500	+ 4.5%	\$525,000	\$535,000	+ 1.9%
Average Sales Price*	\$619,017	\$631,555	+ 2.0%	\$612,276	\$596,654	- 2.6%
Percent of Original List Price Received*	99.7%	98.2%	- 1.5%	99.4%	98.2%	- 1.2%
List to Close	70	68	- 2.9%	62	75	+ 21.0%
Days on Market Until Sale	26	29	+ 11.5%	22	31	+ 40.9%
Cumulative Days on Market Until Sale	26	42	+ 61.5%	23	39	+ 69.6%
Average List Price	\$648,153	\$694,467	+ 7.1%	\$646,879	\$653,380	+ 1.0%
Inventory of Homes for Sale	71	157	+ 121.1%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

