

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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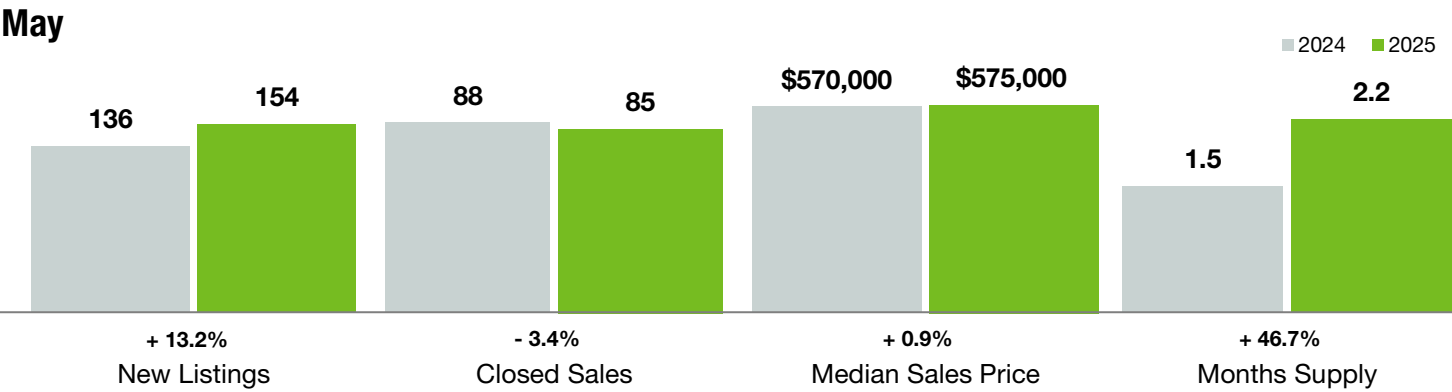


Matthews

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	136	154	+ 13.2%	464	561	+ 20.9%
Pending Sales	94	115	+ 22.3%	397	441	+ 11.1%
Closed Sales	88	85	- 3.4%	317	349	+ 10.1%
Median Sales Price*	\$570,000	\$575,000	+ 0.9%	\$530,000	\$540,000	+ 1.9%
Average Sales Price*	\$712,278	\$675,654	- 5.1%	\$640,037	\$615,196	- 3.9%
Percent of Original List Price Received*	100.2%	98.9%	- 1.3%	99.6%	98.4%	- 1.2%
List to Close	61	62	+ 1.6%	62	72	+ 16.1%
Days on Market Until Sale	18	20	+ 11.1%	21	28	+ 33.3%
Cumulative Days on Market Until Sale	20	23	+ 15.0%	22	35	+ 59.1%
Average List Price	\$686,814	\$710,579	+ 3.5%	\$658,552	\$667,301	+ 1.3%
Inventory of Homes for Sale	100	175	+ 75.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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

