

Local Market Update for July 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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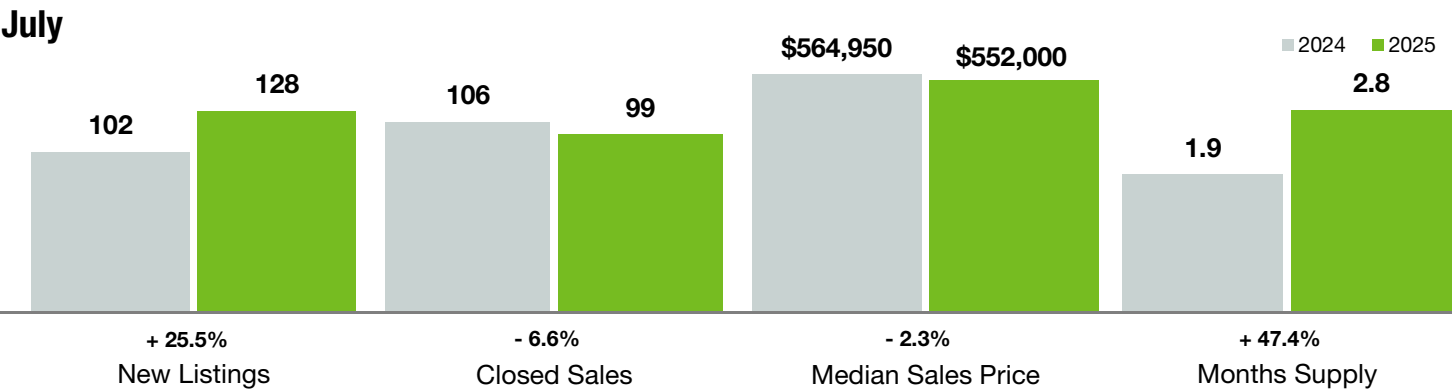


Matthews

North Carolina

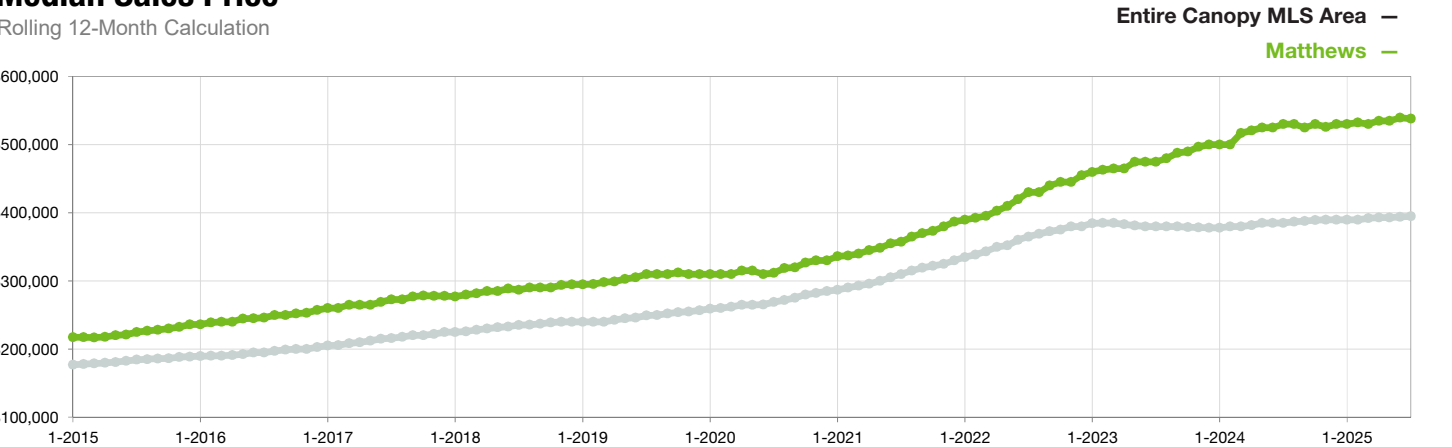
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	102	128	+ 25.5%	703	831	+ 18.2%
Pending Sales	68	87	+ 27.9%	568	616	+ 8.5%
Closed Sales	106	99	- 6.6%	524	573	+ 9.4%
Median Sales Price*	\$564,950	\$552,000	- 2.3%	\$538,000	\$550,000	+ 2.2%
Average Sales Price*	\$675,564	\$645,631	- 4.4%	\$641,874	\$631,868	- 1.6%
Percent of Original List Price Received*	99.2%	98.1%	- 1.1%	99.5%	98.4%	- 1.1%
List to Close	61	74	+ 21.3%	61	72	+ 18.0%
Days on Market Until Sale	18	24	+ 33.3%	20	27	+ 35.0%
Cumulative Days on Market Until Sale	16	24	+ 50.0%	21	31	+ 47.6%
Average List Price	\$594,125	\$654,609	+ 10.2%	\$639,377	\$661,683	+ 3.5%
Inventory of Homes for Sale	135	221	+ 63.7%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

* 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



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