

# Local Market Update for August 2025

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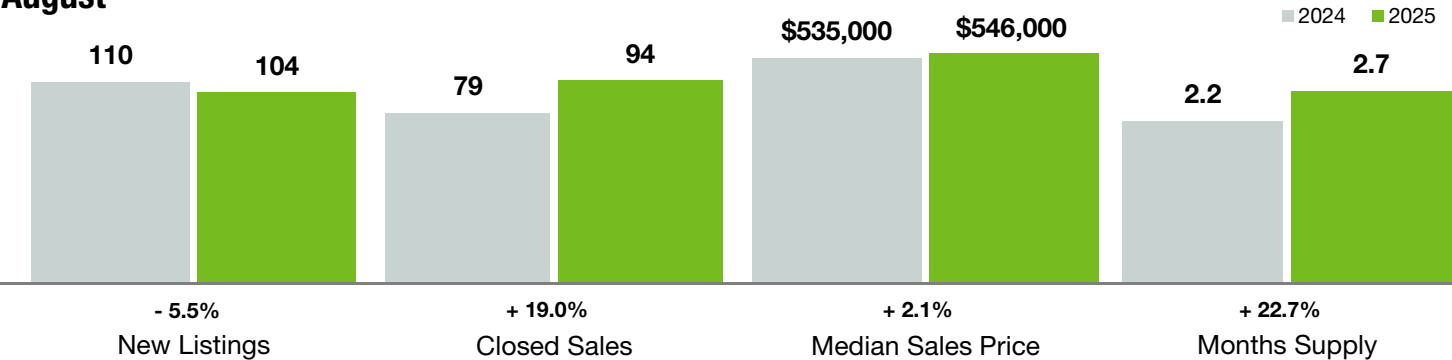
## Matthews

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	110	104	- 5.5%	813	937	+ 15.3%
Pending Sales	72	96	+ 33.3%	640	708	+ 10.6%
Closed Sales	79	94	+ 19.0%	603	668	+ 10.8%
Median Sales Price*	\$535,000	\$546,000	+ 2.1%	\$536,000	\$550,000	+ 2.6%
Average Sales Price*	\$593,669	\$632,397	+ 6.5%	\$635,559	\$632,183	- 0.5%
Percent of Original List Price Received*	97.8%	96.5%	- 1.3%	99.3%	98.1%	- 1.2%
List to Close	52	75	+ 44.2%	60	73	+ 21.7%
Days on Market Until Sale	17	30	+ 76.5%	20	27	+ 35.0%
Cumulative Days on Market Until Sale	19	39	+ 105.3%	21	32	+ 52.4%
Average List Price	\$594,535	\$636,240	+ 7.0%	\$633,283	\$658,757	+ 4.0%
Inventory of Homes for Sale	158	215	+ 36.1%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

