

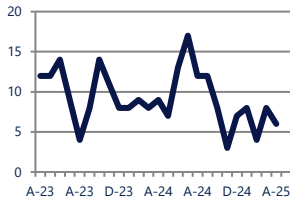
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MATHEWS COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

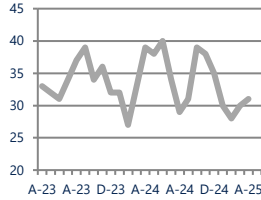
6



Down -33%
Vs. Year Ago

Active Inventory

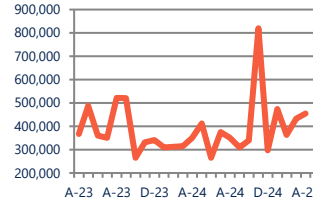
31



Down -21%
Vs. Year Ago

Median Sale Price

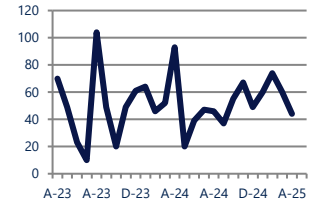
\$455,000



Up
Vs. Year Ago

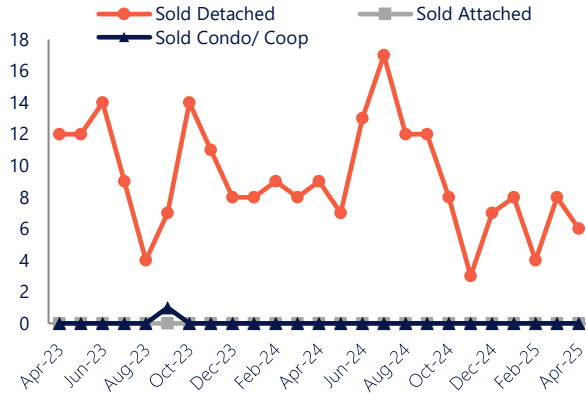
Days On Market

44



Down
Vs. Year Ago

Units Sold*



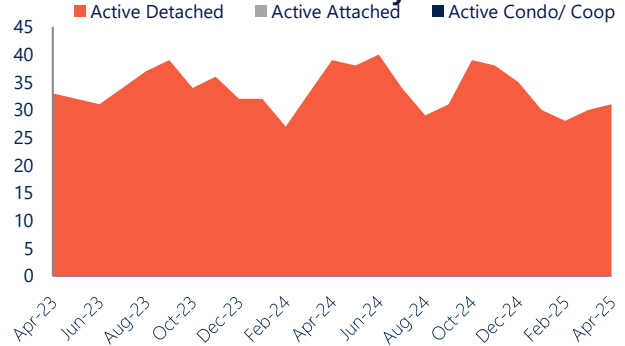
Units Sold

There was a decrease in total units sold in April, with 6 sold this month in Mathews County versus 8 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 33% versus April 2024.

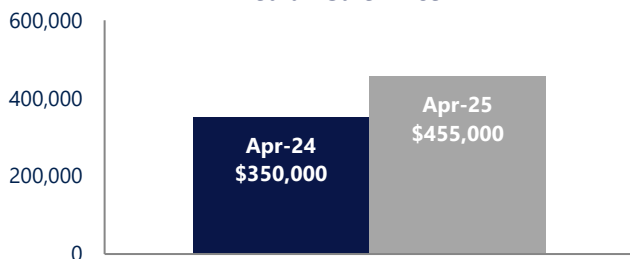
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 21%. The total number of active inventory this April was 31 compared to 39 in April 2024. This month's total of 31 is higher than the previous month's total supply of available inventory of 30, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Mathews County Homes was \$350,000. This April, the median sale price was \$455,000, an increase of \$105,000 compared to last year. The current median sold price is higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CBRAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information included in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CBRAR or Long & Foster Real Estate, Inc.

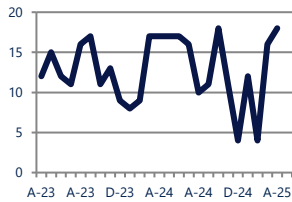
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FOCUS ON: **MATHEWS COUNTY HOUSING MARKET**

APRIL 2025

New Listings

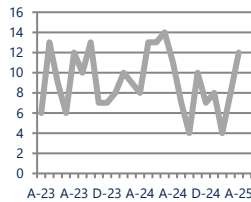
18



Up 6%
Vs. Year Ago

Current Contracts

12



Up 50%
Vs. Year Ago

Sold Vs. List Price

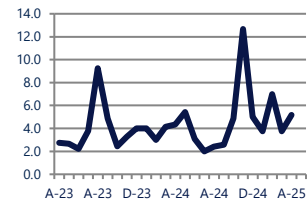
98.8%



Down -1.7%
Vs. Year Ago

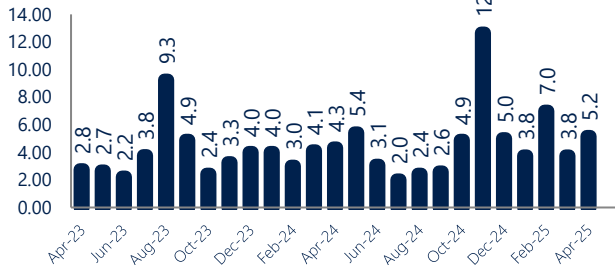
Months of Supply

5.2



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

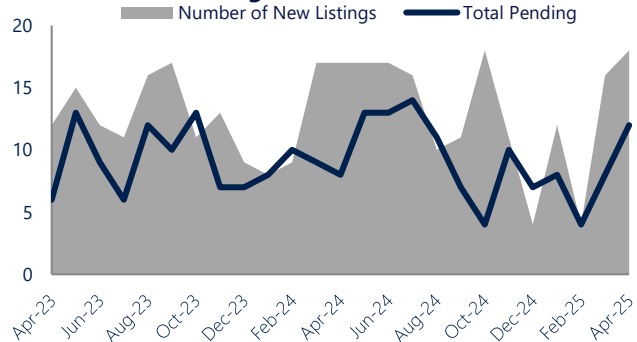
In April, there was 5.2 months of supply available in Mathews County, compared to 4.3 in April 2024. That is an increase of 19% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

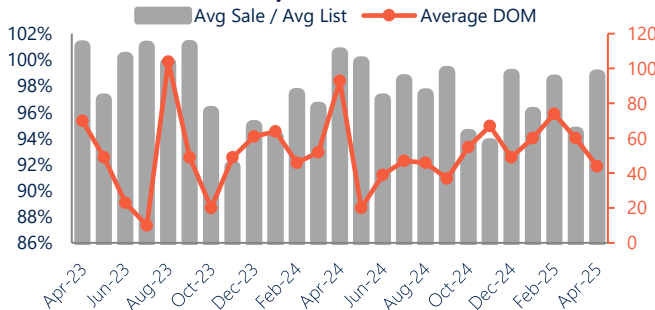
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Mathews County compared to 17 in April 2024, an increase of 6%. There were 12 current contracts pending sale this April compared to 8 a year ago. The number of current contracts is 50% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Mathews County was 98.8% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 93. This decrease was impacted by the limited number of sales.