THE LONG & FOSTER

900.000

800.000

700,000 600,000

500,000

400,000 300,000

200,000

100,000

Median Sale Price

\$319,900

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 21%

Vs. Year Ago

FOCUS ON: MECKLENBURG COUNTY HOUSING MARKET

Active Inventory

APRIL 2025

Days On Market

64

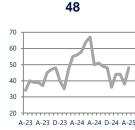
A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 14%

Vs. Year Ago



Vs. Year Ago



Down -14% Vs. Year Ago



Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 14%. The total number of active inventory this April was 48 compared to 56 in April 2024. This month's total of 48 is higher than the previous month's total supply of available inventory of 38, an increase of 26%.



Median Sale Price

Last April, the median sale price for Mecklenburg County Homes was \$265,000. This April, the median sale price was \$319,900, an increase of 21% or \$54,900 compared to last year. The current median sold price is approximately the same as the median price 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.

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knowledgeable and experienced sales associates. Information included in this report is based on data supplied by RVLG and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVLG or Long & Foster Real Estate, Inc.

Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 18 sold this month in Mecklenburg County. This month's total units sold was higher than at this time last year, an increase from April 2024.

110

90

70

50

30

10



THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: MECKLENBURG COUNTY HOUSING MARKET

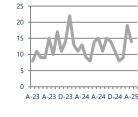
Current Contracts

14

APRIL 2025



Vs. Year Ago



Up 8% Vs. Year Ago



New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Mecklenburg County compared to 16 in April 2024, an increase of 63%. There were 14 current contracts pending sale this April compared to 13 a year ago. The number of current contracts is 8% higher than last April.

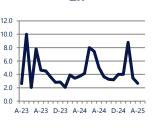




Sold Vs. List Price

Down -1.5% Vs. Year Ago

Months of Supply 2.7



Down -28% Vs. Year Ago

Months of Supply

In April, there was 2.7 months of supply available in Mecklenburg County, compared to 3.7 in April 2024. That is a decrease of 29% 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.



¹⁰⁰ Sale Price to List Price Ratio

In April, the average sale price in Mecklenburg County was 95.3% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 56, an increase of 14%.



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